



See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 02<sup>nd</sup> July 2025**



**GREEN END, LANDBEACH, CAMBRIDGE, CB25**

## Cooke Curtis & Co

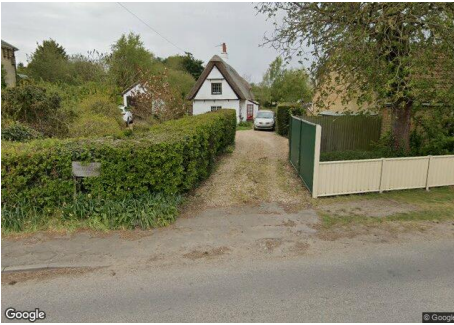
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk


















Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	4.4 acres		
Council Tax :	Band F		
Annual Estimate:	£3,488		
Title Number:	CB227927		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds	
Conservation Area:	Landbeach	(Standard - Superfast - Ultrafast)	
Flood Risk:		13	1800
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			
			
			
			

Planning records for: **Green End, Landbeach, Cambridge, CB25**

Reference - S/2562/18/TC	
Decision:	Decided
Date:	04th July 2018
Description:	T1 - Fraxinus excelsior (Ash) - Multiple reductions - 2.5m from house To remove and replace with more suitable tree species given the proximity to the house

Reference - S/2361/17/TC	
Decision:	Decided
Date:	27th June 2017
Description:	Tree Works

Planning records for: **Frith Meadow Green End Landbeach Cambridge Cambridgeshire CB25 9FD**

Reference - S/0157/18/OL	
Decision:	Decided
Date:	11th January 2018
Description:	Proposed Dwelling with Ancillary Access Arrangement

Reference - S/2411/18/FL	
Decision:	Decided
Date:	21st June 2018
Description:	Single storey rear extension

Reference - S/4498/18/FL	
Decision:	Decided
Date:	30th November 2018
Description:	Proposed Conversion of Existing Barn to Holiday Let

Planning records for: **Village Recreation Ground Green End Landbeach Cambridge Cambridgeshire CB25 9FD**

Reference - S/2549/19/NMA8	
Decision:	Decided
Date:	07th March 2022
Description:	Non material amendment of reserved matters application S/2549/19/RM (Approval of matters reserved for access appearance landscaping layout and scale following outline planning permission S/2413/17/OL as varied by Section 73 application S/4116/18/VC for the erection of up to 200 residential dwellings (including 40% affordable housing) demolition of no. 117 Rampton Road introduction of structural planting and landscaping informal public open space and childrens play area surface water flood mitigation and attenuation vehicular access points from Rampton Road and associated ancillary works) to move plot 120 700mm closer to plot 121

Planning records for: **Village Recreation Ground Green End Landbeach Cambridge Cambridgeshire CB25 9FD**

Reference - 21/0588/TTCA	
Decision:	Decided
Date:	02nd June 2021
Description:	(Application amended via email received 1 June 2021) T1 & T2 Norway Maple - crown lift to 4.5m over road and inside of fence leaving major boughs by just pruning the overhang. T3 - T17 & T19 + T20 Mixture of F Maple, H Chestnut, Cherry, Lime, Hornbeam and Apple - Crown lift to between 2.5m & 3.0m leaving major boughs. T18 - Mountain Ash - Fell. G1 - Group of mixed trees - Crown Lift between 2.5 & 3.0m leaving major boughs.

Reference - 22/0292/TTCA	
Decision:	Decided
Date:	07th March 2022
Description:	T1 and T2 - Acer - Fell - The roots are starting to damage the surface of the tennis court. The court is due to be re surfaced in the near future. Two trees would be planted in place of the trees to be removed at a different location on the sports field.

Planning records for: **Emmaus Cambridge Green End Landbeach Cambridgeshire CB25 9FD**

Reference - 21/04957/CONDD	
Decision:	Decided
Date:	26th August 2022
Description:	Submission of details required by condition 16 (Cycle Storage ) of planning permission 21/04957/FUL

Planning records for: **Beach Farm Green End Landbeach CB25 9FD**

Reference - 20/03981/CONDD	
Decision:	Decided
Date:	30th November 2021
Description:	Submission of details required by condition 5 (Ecology) of planning permission 20/03981/FUL

Planning records for: **Beach Farm Green End Landbeach CB25 9FD**

Reference - 20/03981/CONDF	
Decision:	Decided
Date:	20th March 2023
Description:	Submission of details required by condition 8 (Windows) of planning permission 20/03981/FUL

Reference - 20/03981/FUL	
Decision:	Decided
Date:	25th September 2020
Description:	Demolition of existing dwelling and erection of two dwellings using existing access.

Reference - 20/03981/CONDG	
Decision:	Decided
Date:	18th October 2023
Description:	Submission of details required by condition 7 (water efficiency) and 18 (lighting scheme) of planning permission 20/03981/FUL

Reference - 20/03981/CONDC	
Decision:	Decided
Date:	09th November 2021
Description:	Submission of details required by condition 4 (Energy Statement) of planning permission 20/03981/FUL

Planning records for: **Beach Farm Green End Landbeach CB25 9FD**

Reference - F/YR23/0264/F
<b>Decision:</b> Decided
<b>Date:</b> 20th March 2023
<b>Description:</b> Formation of a manu00e8ge

Reference - 20/03981/CONDE
<b>Decision:</b> Decided
<b>Date:</b> 12th January 2023
<b>Description:</b> Submission of details required by condition 8 (windows) of planning permission 20/03981/FUL

Reference - 23/0049/TTCA
<b>Decision:</b> Decided
<b>Date:</b> 12th January 2023
<b>Description:</b> T a Cedar decline 70 % deadwood - Remove - see photo FT b Yew 90% dead RemoveT c Large Laurel - reduce back to 2 metres to regrow and restore a more shapely form T d Yew - dead remove See poto E T e Yew mature with poor historic pruning, all lower crown is dead - tips of live growth at the top - clear steam of all dead vegetation to 2.9metres see photo DT f Hazel triple stemmed - removeT g Ash self set - removeT l Yew Crown lift side facing Telford House to 2.2metresT m Holly growing at base of T16 - removeTn Holly engulfed in ivy growing at base of Lime T13 - cut 0.5metres and retrain new growth into a hedge to form screen - see photo GT 7 Yew - crown lift to 4mT8 Lawson Cypress crown lift to 4mT11 Yew - crown lift sides extending over drive to 4 m

Reference - 23/00505/FUL
<b>Decision:</b> Decided
<b>Date:</b> 20th March 2023
<b>Description:</b> Demolition of existing outbuildings and construction of offices

Planning records for: **1 Green End Landbeach Cambridgeshire CB25 9FD**

Reference - 24/01156/LBC	
Decision:	Awaiting decision
Date:	26th March 2024
Description:	Erection of Oak framed single storey extension to the side and rear.

Reference - 24/01137/FUL	
Decision:	Decided
Date:	26th March 2024
Description:	Installation of roof mounted solar panels to Landbeach Village Hall

Planning records for: **2 Green End Landbeach Cambridge Cambridgeshire CB25 9FD**

Reference - S/3082/17/TC	
Decision:	Decided
Date:	02nd September 2017
Description:	Pear in decline reduce hard to stimulate growth and minimise chances of failure.

Planning records for: **The Warren Green End Landbeach Cambridgeshire CB25 9FD**

Reference - 24/01034/CLUED	
Decision:	Decided
Date:	20th March 2024
Description:	Certificate of lawfulness under S191 for the existing residential (C3) use of the dwellinghouse known as The Warren.



Planning records for: **Manor Farmhouse 16 Green End Landbeach Cambridge Cambridgeshire CB25 9FD**

Reference - 20/2218/TTCA	
Decision:	Decided
Date:	22nd October 2020
Description:	T1 False Acacia - Remove T2 Willow - Remove overhanging damaged bow T3 Walnut - Raise Crown 2.5 metres T4 Oak - Raise Crown 3.5 metres T5 Scots Pine - Raise Crown 3.5 metres

Reference - S/1709/19/TC	
Decision:	Decided
Date:	13th May 2019
Description:	Oak tree. Remove dead wood and crown reduction by 1m alround. This is to protect No1 Ravensdale from branches touching the property.

Reference - 25/0090/TTCA	
Decision:	Decided
Date:	27th January 2025
Description:	Belated 5 Days Notice to remove a group of 6 semi-mature dead elms,, located behind a boundary wall immediately adjacent to, and overhanging, the public footpath and highway. The trees had all succumbed to Dutch elm disease and represented a threat to public safety.

Planning records for: **8 Green End Landbeach CB25 9FD**

Reference - 21/1119/TTCA	
Decision:	Decided
Date:	08th September 2021
Description:	T1 - Cordyling - removeT2 - Black Walnut - crown lift to 3m above groundT3 - Horse Chestnut - crown lift to 3m above groundT5 -Walnut - remove to benefit shrubT6 - Leyland Cypress - remove before it becomes largeT4 Dead (Agent confirms no works required)

Planning records for: **12 Green End Landbeach Cambridge Cambridgeshire CB25 9FD**

Reference - 21/04912/HFUL	
Decision:	Decided
Date:	09th November 2021
Description:	New drainge connections and boiler flue, and internal alterations (retrospective)

Reference - 21/04913/LBC	
Decision:	Decided
Date:	09th November 2021
Description:	Retention of: new drainge connections and boiler flue, relocation of kitchen, new timber doors, shower room with stud partition, installation of smoke and carbon monoxide detectors and secondary glazing to all windows

Planning records for: **30 Green End Landbeach CB25 9FD**

Reference - 21/0722/TTCA	
Decision:	Decided
Date:	10th June 2021
Description:	T1 - Cherry Plum - Reduce to 6ft to retain frame work for wildlife due to a main bough snapping out T2 - Apple - Reduce crown by 1-1.5m to reduce end loading. The tree has a substantial cavity starting from the base (please see attached photos)

Planning records for: **36 Green End Landbeach Cambridge CB25 9FD**

Reference - S/4296/19/FL	
Decision:	Decided
Date:	09th December 2019
Description:	Demolition of a cow shed and car port and the construction of a single storey annex

Planning records for: **38 Green End Landbeach Cambridgeshire CB25 9FD**

Reference - 22/0697/TTCA	
Decision:	Decided
Date:	24th June 2022
Description:	Blue Atlas Cedar front of property - Reduce height by approx. 2m and reduce lateral branches by approx 2-2.5m to secondary growth points. Laterally reduce away from road by approx 0.5m, crown lift to approx 3m from path and drive.

Reference - 22/02849/PRIOR	
Decision:	Decided
Date:	24th June 2022
Description:	Installation of H3G street pole and additional equipment cabinets

Reference - 22/0696/TTCA	
Decision:	Decided
Date:	24th June 2022
Description:	Cupressus leylandii in front of greenhouse, height: approx. 10m number on plan: 1. Removal of whole tree including stump. Reasons: Root damage to paths, outbuildings, soakaway and house, which will worsen as the tree is still growing. The tree is tall enough to damage the house if it falls. Replanting: Not necessary as there is already a large, healthy, attractive magnolia tree alongside. The garden is too small for two full-sized trees.

Planning records for: **40 Green End Landbeach Cambridgeshire CB25 9FD**

Reference - S/1483/09/F	
Decision:	Decided
Date:	22nd October 2009
Description:	Conservatory

Planning records for: **59 Green End LANDBEACH CB25 9FD**

Reference - S/2688/16/TC	
Decision:	Decided
Date:	07th October 2016
Description:	Remove one Willow (corkscrew) Tree (T1) and C1 Ivy Works

Planning records for: **65 Green End Landbeach Cambridge Cambridgeshire CB25 9FD**

Reference - 22/0445/TTCA	
Decision:	Awaiting decision
Date:	08th April 2022
Description:	T1 - Beech - Crown lift to 5m, trim back 3m from buildings.

Planning records for: **79 Green End Landbeach Cambridgeshire CB25 9FD**

Reference - 23/0402/TTCA	
Decision:	Decided
Date:	20th April 2023
Description:	Scott's Pine (T1) - Fell due to excessive shading of garden and close proximity to annex/ home office.

Reference - 23/1230/TTCA	
Decision:	Decided
Date:	13th October 2023
Description:	T1 Chinese Willow re-pollard to a finished height of 4 meters T2 Beech Crown raise over outbuilding by 4 meters from ground level T3 Prunus reduce crown by 1.5 meters and crown raise by 2.5 meters from ground level

Planning records for: **79 Green End Landbeach Cambridgeshire CB25 9FD**

Reference - 23/00850/LBC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 06th March 2023</p>
<p><b>Description:</b> Proposed conversion of The Stables, Granary and East Barn, together with the construction of connecting link and associated alterations to create a single dwelling</p>
Reference - S/2686/16/VC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 10th October 2016</p>
<p><b>Description:</b> Variation of Condition 2 (approved plans) of S/2590/11/FL to allow increase in size of outbuilding</p>
Reference - S/0108/17/FL
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 11th January 2017</p>
<p><b>Description:</b> Demolition of existing garage construction of open car port and single garage</p>
Reference - 23/0403/TTCA
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 20th April 2023</p>
<p><b>Description:</b> T1 - Yew tree - 1m reduction on the sides and a 2m reduction in height to growth points.</p>

Planning records for: *Jasmine Cottage 79 Green End Landbeach Cambridge CB25 9FD*

Reference - S/4121/17/DC
<b>Decision:</b> Decided
<b>Date:</b> 20th November 2017
<b>Description:</b> Discharge of conditions 3 (Materials) 4 (glazing) and 5 (Tree protection strategy) of planning permission S/0108/17/FL

Reference - 23/0255/TTCA
<b>Decision:</b> Decided
<b>Date:</b> 06th March 2023
<b>Description:</b> Mixed Hegde (G1) - Reduce to a finished height of 1.8 meters. Willow (T1) - Reduce crown by 2.5 meters. Mixed Hege (G2) - Reduce to finished height of 1.8 meters.

Reference - S/3293/17/DC
<b>Decision:</b> Decided
<b>Date:</b> 20th September 2017
<b>Description:</b> Discharge of conditions 3 (Materials) 4 (glazing) and 5 (Tree protection strategy) of planning permission S/0108/17/FL

Reference - S/2590/11
<b>Decision:</b> Decided
<b>Date:</b> 22nd December 2011
<b>Description:</b> Demolition of existing garage construction of open car port and single garage with study accommodation over.

Planning records for: **83 Green End Landbeach Cambridgeshire CB25 9FD**

Reference - 23/0832/TTCA	
Decision:	Decided
Date:	02nd August 2023
Description:	T1 Wild cherry ~ fell to ground levelT2 Wild cherry ~ fell to ground levelT3 Paper birch ~ crown reduction - reduce spread by up to 1.5mT4 Wild cherry ~ crown reduction - reduce spread by up to 1.5mT5 Silver birch ~ fell to ground levelT6 Leyland Cypress ~ fell to ground level

Reference - S/0242/09/LB	
Decision:	Decided
Date:	09th April 2009
Description:	Alterations to rear lean-to extension to create enlarged bathroom.

Reference - 23/0834/TTCA	
Decision:	Decided
Date:	02nd August 2023
Description:	T1 LEYLANDI ~ remove,Difficult to photograph tree as surrounding by shrubs and other trees, but is shown in background

Planning records for: **Maple Lodge 97 Green End Landbeach Cambridge Cambridgeshire CB25 9FD**

Reference - S/1557/10	
Decision:	Decided
Date:	06th January 2011
Description:	Erection of Fence

Planning records for: **14 Green End Landbeach Cambridge Cambridgeshire CB25 9FD**

Reference - S/3561/18/LB
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 19th September 2018</p>
<p><b>Description:</b> Fabric repair/replacement and remodelling of entrance hall and utility room and works to chimney</p>
Reference - S/2837/17/TC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 07th August 2017</p>
<p><b>Description:</b> 5 day notice to remove one dead Sequoia Tree</p>
Reference - S/1924/18/LB
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 17th May 2018</p>
<p><b>Description:</b> House name sign and replacement of post box.</p>
Reference - S/0430/15/LB
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 09th March 2015</p>
<p><b>Description:</b> Garage for 9 cars and garden store</p>



Planning records for: *The Old Rectory 14 Green End Landbeach Cambridge Cambridgeshire CB25 9FD*

Reference - S/1904/18/TC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 16th May 2018</p>
<p><b>Description:</b> Remove Yew tree T1. Tree is badly burnt up one side and already has a steel support cable to stabilise. Tree is located very close to a Horse Chestnut and is one of a number of Yew trees in the garden.</p>
Reference - S/3321/18/LB
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 30th August 2018</p>
<p><b>Description:</b> Installation of pipes for ground source heat pump connecting to internal heat pump through wall. Installation of linings in 4 chimney flues.</p>
Reference - 23/0065/TTCA
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 16th January 2023</p>
<p><b>Description:</b> T461 Holly ~ Reduce height by 2.0 metres T462 Holly ~ Reduce height by 3.0 metres T464 Mulberry ~ Reduce height by 2.5 metres lateral branches by 2.0 metres to alleviate weight on split stem at base. T477 Yew ~ Tree in decline - recommend pollard at 6.0 metres to try and encourage regeneration. T483 Sycamore ~ growing close to wall. Remove</p>
Reference - S/3257/19/DC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 19th September 2019</p>
<p><b>Description:</b> Discharge of Condition 5 (Materials) of Planning Application S.Fabric repair/replacement and remodelling of entrance hall and utility room and works to chimney</p>

Planning records for: *The Old Rectory 14 Green End Landbeach Cambridge Cambridgeshire CB25 9FD*

Reference - S/1559/19/LB
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 01st May 2019</p>
<p><b>Description:</b> Reconstruction of Grade II Listed Boundary wall to match what was previously constructed in both construction methods and materials</p>
Reference - S/0428/15/FL
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 09th March 2015</p>
<p><b>Description:</b> Garage for nine cars and Garden Store</p>
Reference - S/2548/19/DC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 23rd July 2019</p>
<p><b>Description:</b> Discharge of Condition 6b (structural engineers details for the attic floor beam) of Planning Application S/3561/18/LB - Fabric repair/replacement and remodelling of entrance hall and utility room and works to chimney</p>
Reference - 23/0064/TTPO
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 16th January 2023</p>
<p><b>Description:</b> T1 Elm by Pole No. 1 ~ Pollard at 4.0 metres.</p>

Planning records for: **14 Green End Landbeach Cambridge Cambridgeshire CB25 9FD**

Reference - S/1558/19/FL	
Decision:	Decided
Date:	01st May 2019
Description:	Reconstruction of Grade II Listed Boundary wall to match what was previously constructed in both construction methods and materials

Planning records for: **Emmaus Cambridge Green End Landbeach Cambridgeshire CB25 9FD**

Reference - 22/01016/FUL	
Decision:	Decided
Date:	26th August 2022
Description:	Construction of dwelling with detached garage, revisions to previously approved 22/00500/FUL

Reference - S/0190/12/FL	
Decision:	Decided
Date:	07th February 2012
Description:	Installation of solar photovoltaic cells to sloping south roof of warehouse.

Reference - 22/0962/TTPO	
Decision:	Decided
Date:	26th August 2022
Description:	T6 - Horse Chestnut - remove re-growth to reduce crown by 4-5m

Planning records for: **Emmaus Cambridge Green End Landbeach Cambridge Cambridgeshire CB25 9FD**

Reference - S/0207/15/PO	
Decision:	Decided
Date:	26th January 2015
Description:	Application to Modify Condition 3 (a) and (b) of Section 106 Agreement Ref A468 for Planning Consent S/1010/96/F From 30 Companions to 50.

Reference - S/1092/16/DC	
Decision:	Decided
Date:	25th April 2016
Description:	Discharge of Conditions 4 (Hard & Soft Landsacape) 6 (Car Park materials/surface water drainage) 7.(Foul water Drainage) 8 (Surface Water drainage) of planning application S/3084/15/FL

Reference - S/2113/11	
Decision:	Decided
Date:	04th November 2011
Description:	Replacement of 5 existing signs with 6 pole mounted free standing signs

Planning records for: **New Farm Green End Landbeach Cambridgeshire CB25 9FD**

Reference - 22/04372/HFUL	
Decision:	Decided
Date:	04th October 2022
Description:	Conversion of first floor of existing garage to side into roof extension with front dormer.

Planning records for: **New Farm Green End Landbeach Cambridgeshire CB25 9FD**

Reference - 22/1134/TTPO
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 04th October 2022</p>
<p><b>Description:</b> 5 Days Notice; T1 Norway Maple - dismantled and fell (public safety) Reason tree has an active split on the main trunk, a section of the crown is leaning toward play equipment</p>
Reference - 22/04535/FUL
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 13th October 2022</p>
<p><b>Description:</b> Construction of 3 No. Staff Apartments on vacant area of land within New Farm</p>
Reference - 24/01453/OUT
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 17th April 2024</p>
<p><b>Description:</b> Outline application for the construction of 7 No. Additional Holiday Lodges and associated landscaping with all matters reserved.</p>
Reference - S/3401/17/CONDA
<p><b>Decision:</b> Awaiting decision</p>
<p><b>Date:</b> 21st May 2020</p>
<p><b>Description:</b> Submission of details required by conditions 9 (Flood plan), 10 (Covered secure cycle parking) and 14 (External lighting) of planning permission S/3401/17/FL</p>

Planning records for: ***New Farm Green End Landbeach Cambridge Cambridgeshire CB25 9FD***

Reference - S/1291/16/FL	
Decision:	Decided
Date:	24th May 2016
Description:	Single storey side extension to form double garage store and utility room

Reference - S/2523/15/FL	
Decision:	Decided
Date:	10th November 2015
Description:	Change of use of agricultural reservoir to fishing lake and part of existing stable building to ancillary toilet and shower facilities and the creation of 6 ancillary car parking spaces and access.

Planning records for: ***91 Green End Landbeach Cambridgeshire CB25 9FD***

Reference - 23/0818/TTCA	
Decision:	Decided
Date:	28th July 2023
Description:	T1 Leylandi in neighbouring property (91 Green End, Landbeach) ~ Prune back to main trunk 2 main stems growing over roof of applicant's property and the chimney, to ensure good clearance of applicant's property, and prune back remaining lateral growth at side of applicant's house to ensure 1.0 to 1.5 metres clearance to that roof.

Reference - 22/1326/TTCA	
Decision:	Decided
Date:	09th November 2022
Description:	Mature Apple tree in rear garden which has had previous branches fail in the past due to excessive fruit weight. Proposal to reduce and thin branches by approx 1 - 2 metres to reduce end weight and limit lever arm effect and prevent future damage to tree.

Planning records for: *Old Beach Farm 91 Green End Landbeach Cambridge Cambridgeshire CB25 9FD*

Reference - 20/1924/TTCA	
Decision:	Decided
Date:	09th September 2020
Description:	T1 and T2 : 2 x Horse Chestnut trees -Reduce hights by 3ms and remaining laterals all round by 1.5 to 2ms to balance; reduce long over extended lateral on T2 by 2.5ms and remove deadwood from remaining crowns - please refer to accompanying SCHEDULE OF WORK - NEWELL / 001.

Reference - 22/1321/TTCA	
Decision:	Decided
Date:	09th November 2022
Description:	Pine (T1) - remove end weight from a long branch on the East side of the tree (roadside) by removing up to 1.5m from branch length.

Planning records for: *Overbrook Nursery Green End Landbeach Cambridge Cambridgeshire CB25 9FD*

Reference - S/2502/15/LD	
Decision:	Decided
Date:	29th September 2015
Description:	Use of land as residential caravan site for the stationing of 16 caravans

Planning records for: *Land at 95A Green End Landbeach Cambridge Cambridgeshire CB25 9FD*

Reference - S/0371/15/FL	
Decision:	Decided
Date:	04th February 2015
Description:	Erection of one shed and two polytunnels and the refurbishment of two existing sheds.

Planning records for: *The Brambles Green End Landbeach Cambridgeshire CB25 9FD*

Reference - 24/01007/CLUED
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 18th March 2024</p>
<p><b>Description:</b> Certificate of lawfulness under S191 for the existing use of The Bungalow as a Residential dwellinghouse (Class C3).</p>
Reference - S/1805/19/FL
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 22nd May 2019</p>
<p><b>Description:</b> Retrospective application for holiday let accommodation and conversion of existing barn to form holiday let accommodation</p>
Reference - 22/04932/FUL
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 11th November 2022</p>
<p><b>Description:</b> Retrospective application for holiday let accommodation and conversion of existing barn to form holiday let accommodation.</p>
Reference - 24/00296/FUL
<p><b>Decision:</b> Awaiting decision</p>
<p><b>Date:</b> 18th March 2024</p>
<p><b>Description:</b> Two storey front extension, single storey rear extension, changes to internal layout along with fenestration additions &amp; alterations &amp; new front gate to public highway</p>



Planning records for: *The Brambles Green End Landbeach Cambridgeshire CB25 9FD*

Reference - 24/00301/TPO	
Decision:	Awaiting decision
Date:	18th March 2024
Description:	T1 Lime - Re-pollard back to previous pollard points T2 Lime - Re-pollard back to previous pollard points T3 Lime - Re-pollard back to previous pollard points On going 3 to 5 year management of established pollard heads.

Planning records for: *Overbrook Farm Green End Landbeach Cambridge Cambridgeshire CB25 9FD*

Reference - S/0930/12/LD	
Decision:	Decided
Date:	30th April 2012
Description:	Certificate of lawful use of land for stationing of 4 mobile homes for residential purposes

Reference - S/0136/09/O	
Decision:	Decided
Date:	15th July 2010
Description:	Siting of 3 Mobile Homes

Reference - S/0138/09/F	
Decision:	Decided
Date:	15th July 2010
Description:	Replacement mobile home (retrospective)

Planning records for: *Manor Farm 16 Green End Landbeach Cambridge CB25 9FD*

Reference - S/1626/18/PN	
Decision:	-
Date:	25th April 2018
Description:	Prior notification of agricultural or forestry development - Proposed Steel framed building

---

## Listed Building Information

---

Grad II Listed

## Electricity Supply

---

Octopus Energy

## Central Heating

---

Oil Central heating

## Water Supply

---

Cambridge Water

## Drainage

---

Anglian Water



### 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.



/cookecurtisco



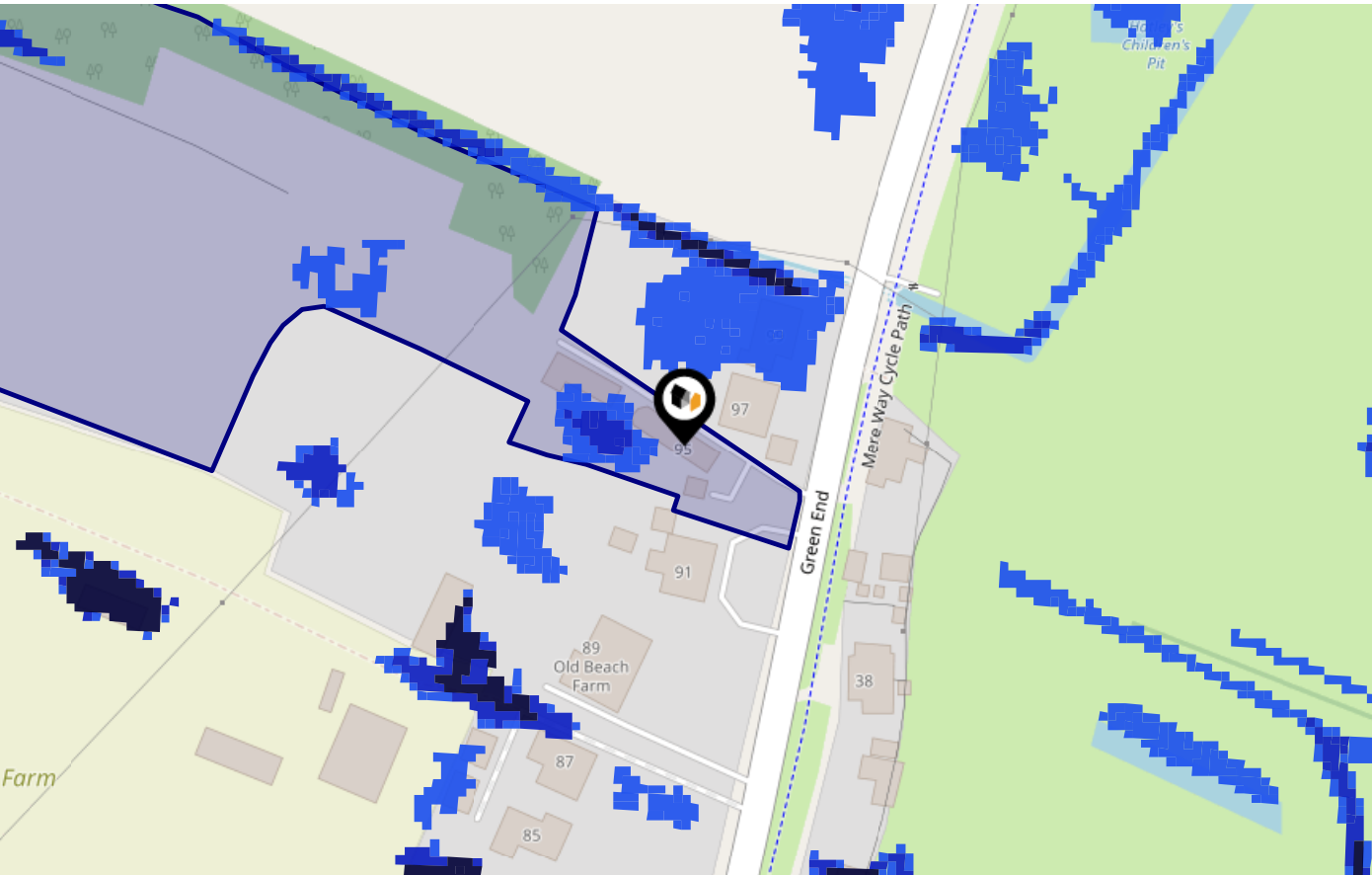
/cookecurtisco

# Flood Risk

## Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

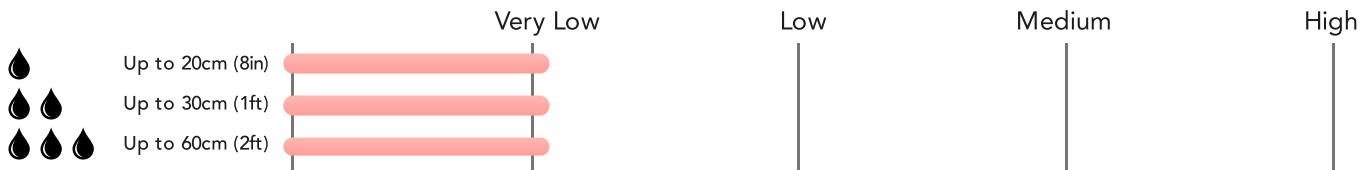


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

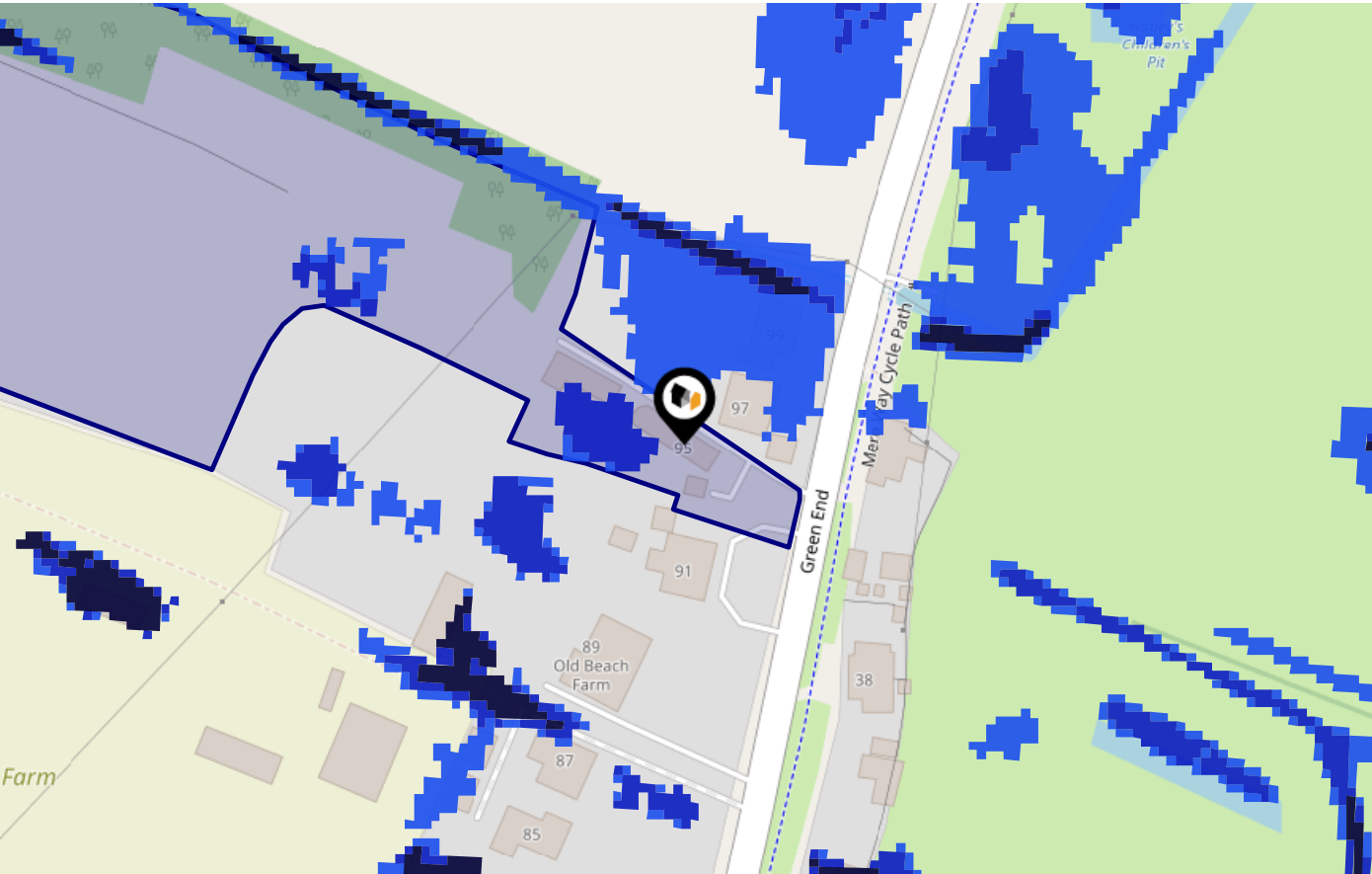


# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

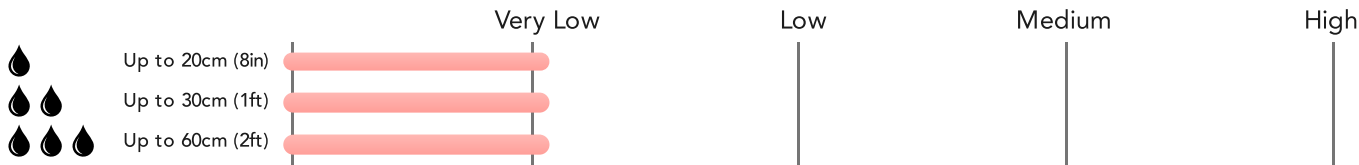


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



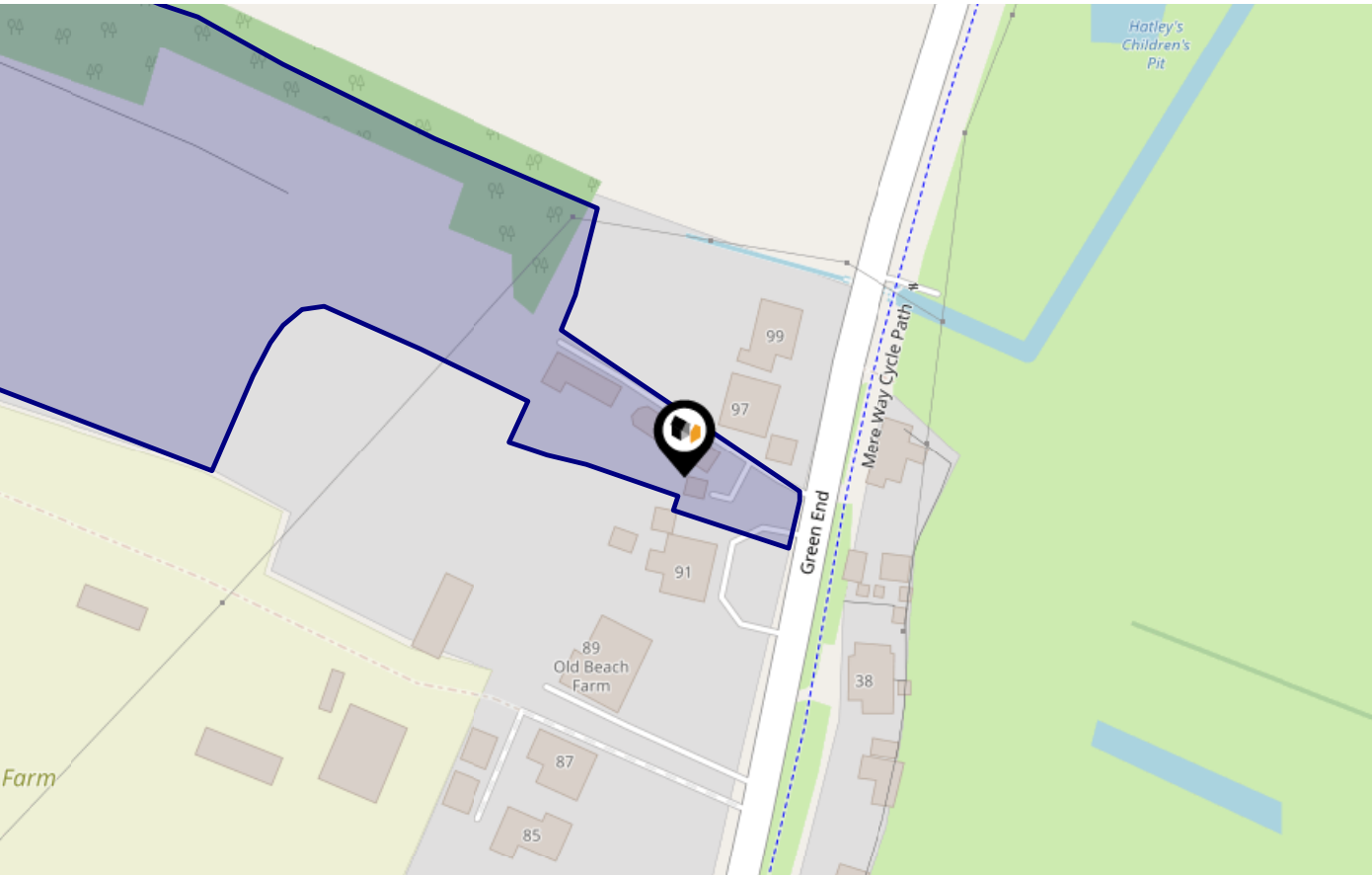


# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

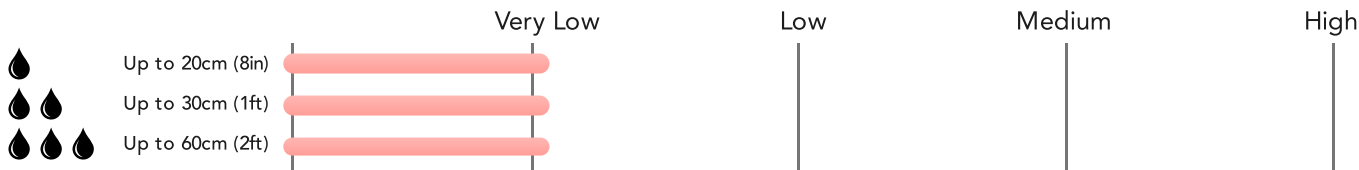


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

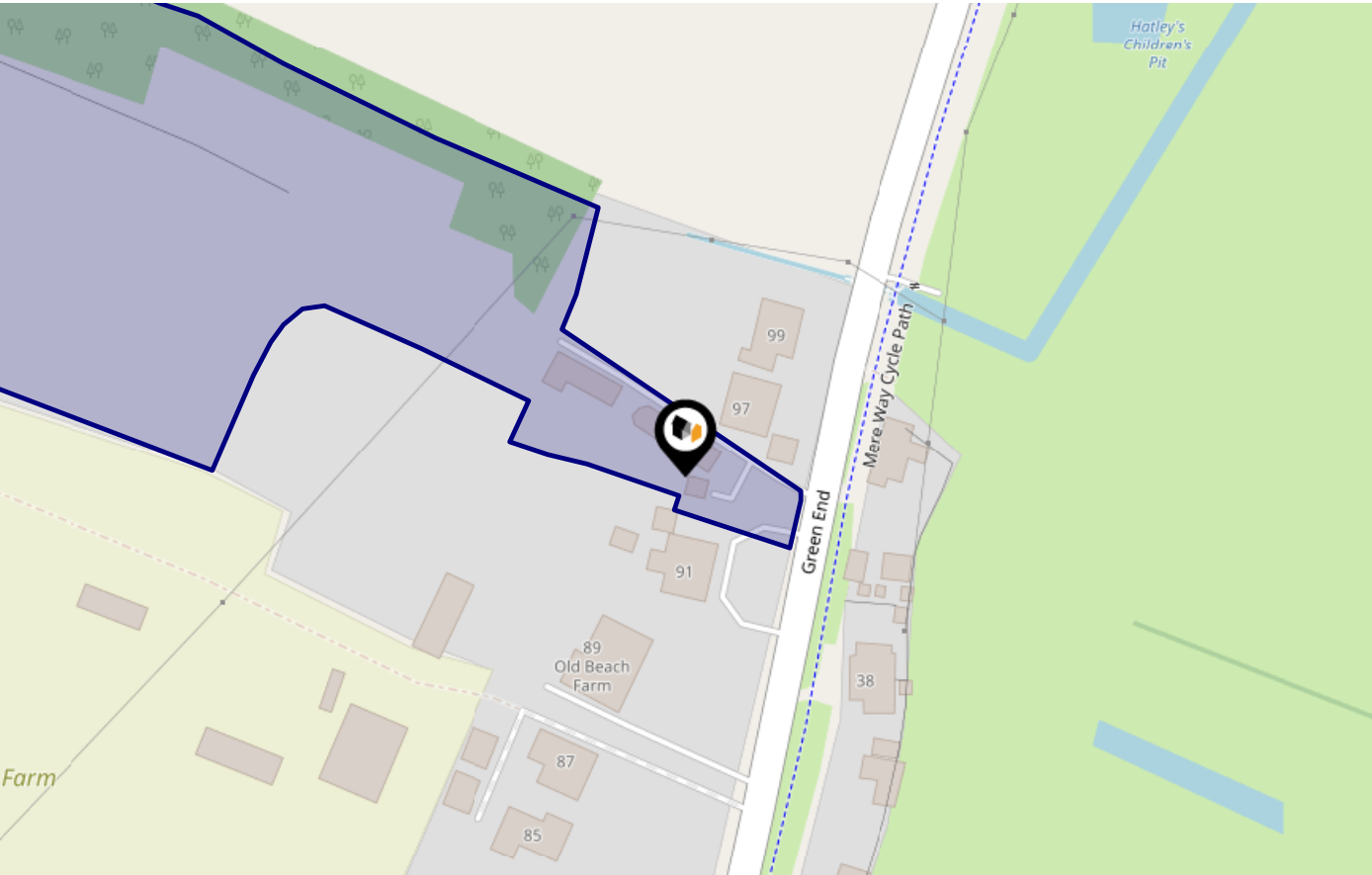


# Flood Risk

## Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

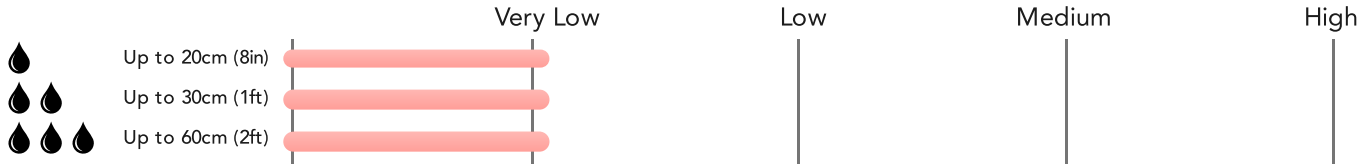


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

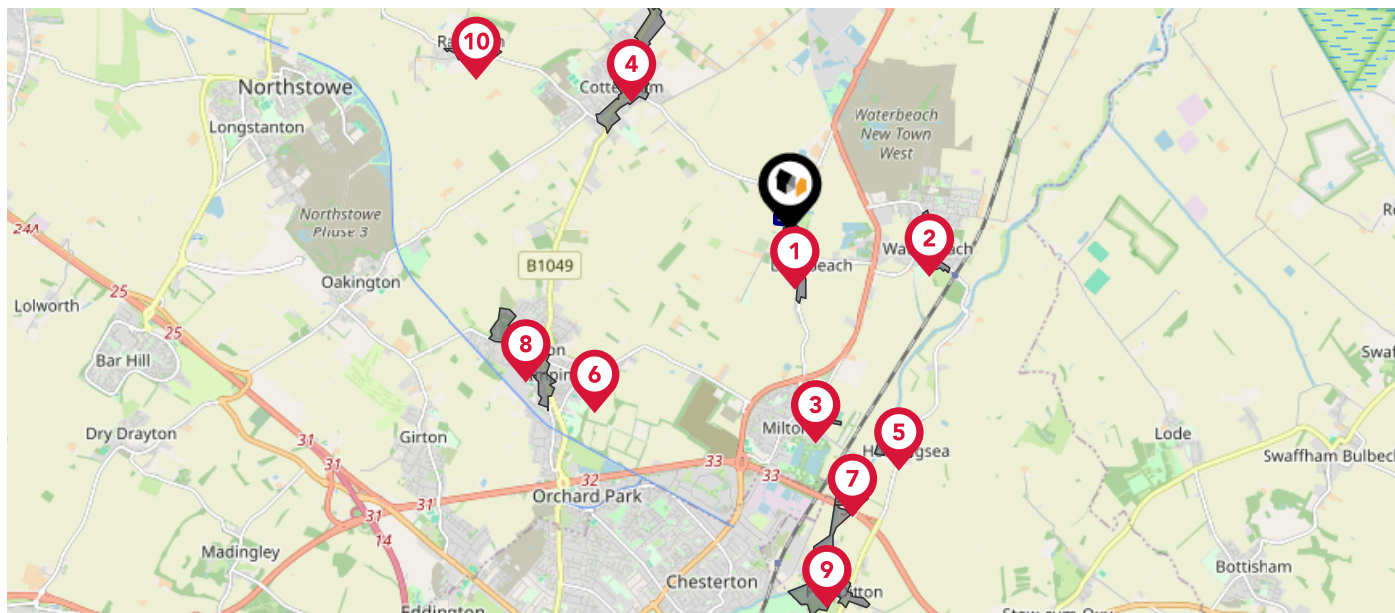


# Maps

## Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas



Landbeach



Waterbeach



Milton



Cottenham



Horningsea



Impington St Andrew's



Baits Bite Lock



Histon and Impington

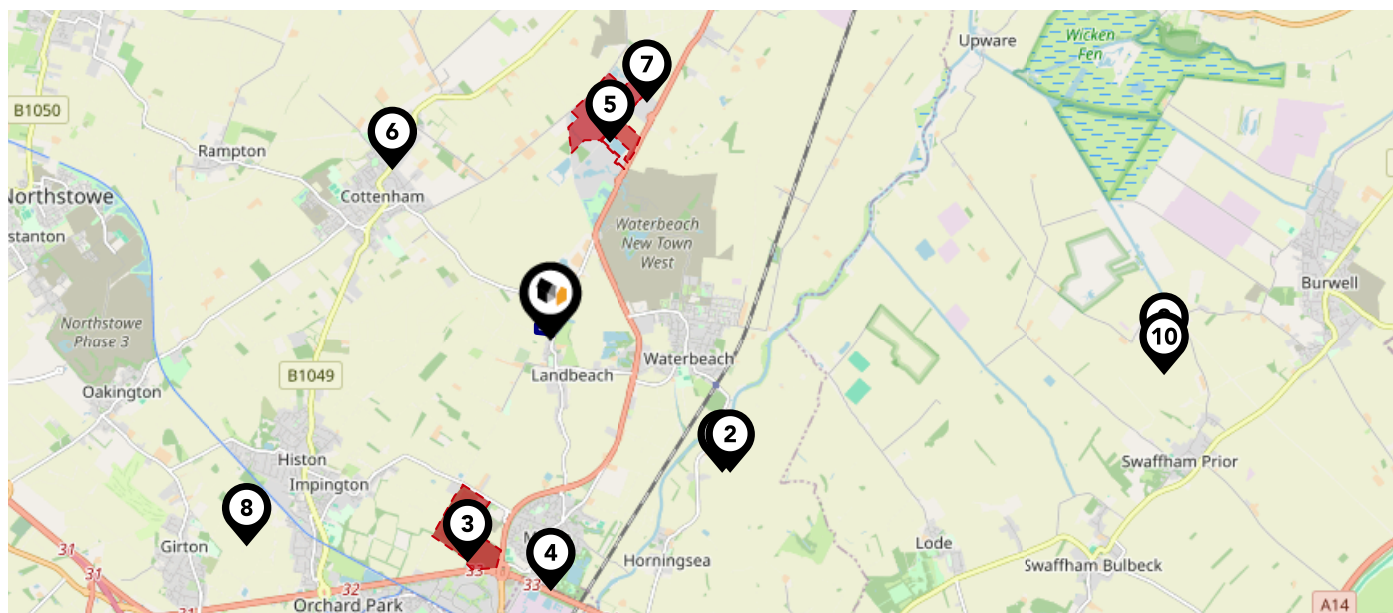


Fen Ditton



Rampton

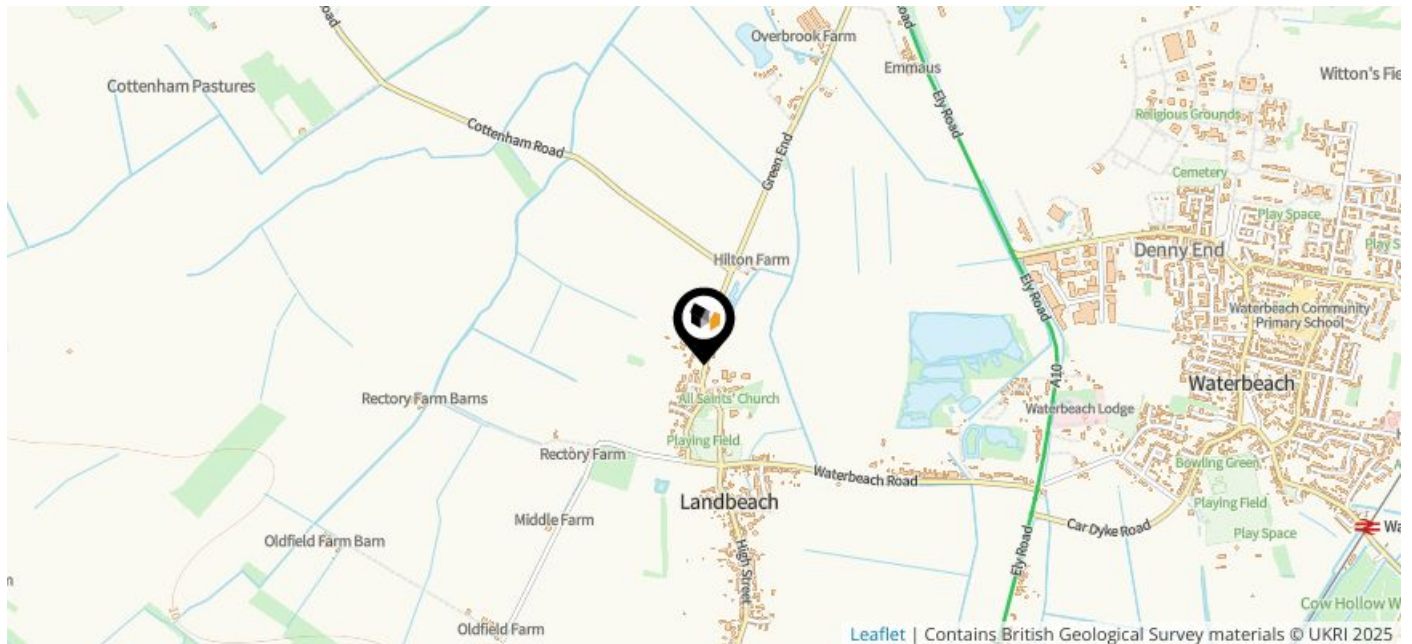
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Clayhithe Cottages-Horningsea	Historic Landfill
2	C Hunter - Northfields Farm-Northfields Farm, Clayhithe, Cambridge, Cambridgeshire	Historic Landfill
3	No name provided by source	Active Landfill
4	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill
5	EA/EPR/FP3190NH/V002	Active Landfill
6	Ivatt Street-Cottenham, Cambridgeshire	Historic Landfill
7	No name provided by source	Active Landfill
8	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill
9	Hill Farm-Reach	Historic Landfill
10	The Chalk Pit-Reach	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

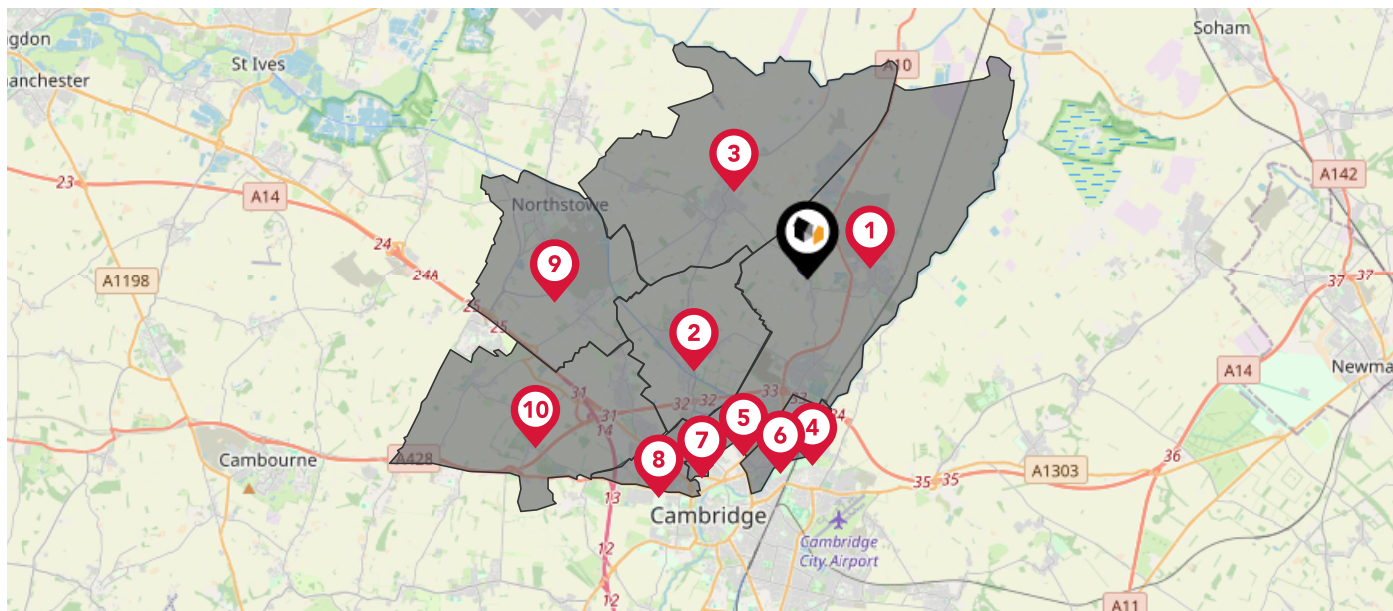
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.











Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

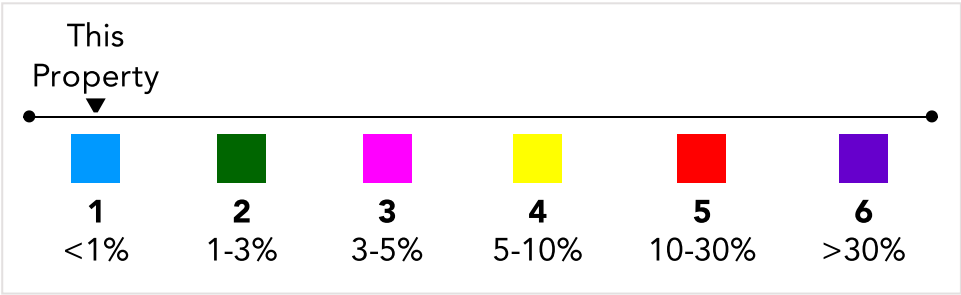
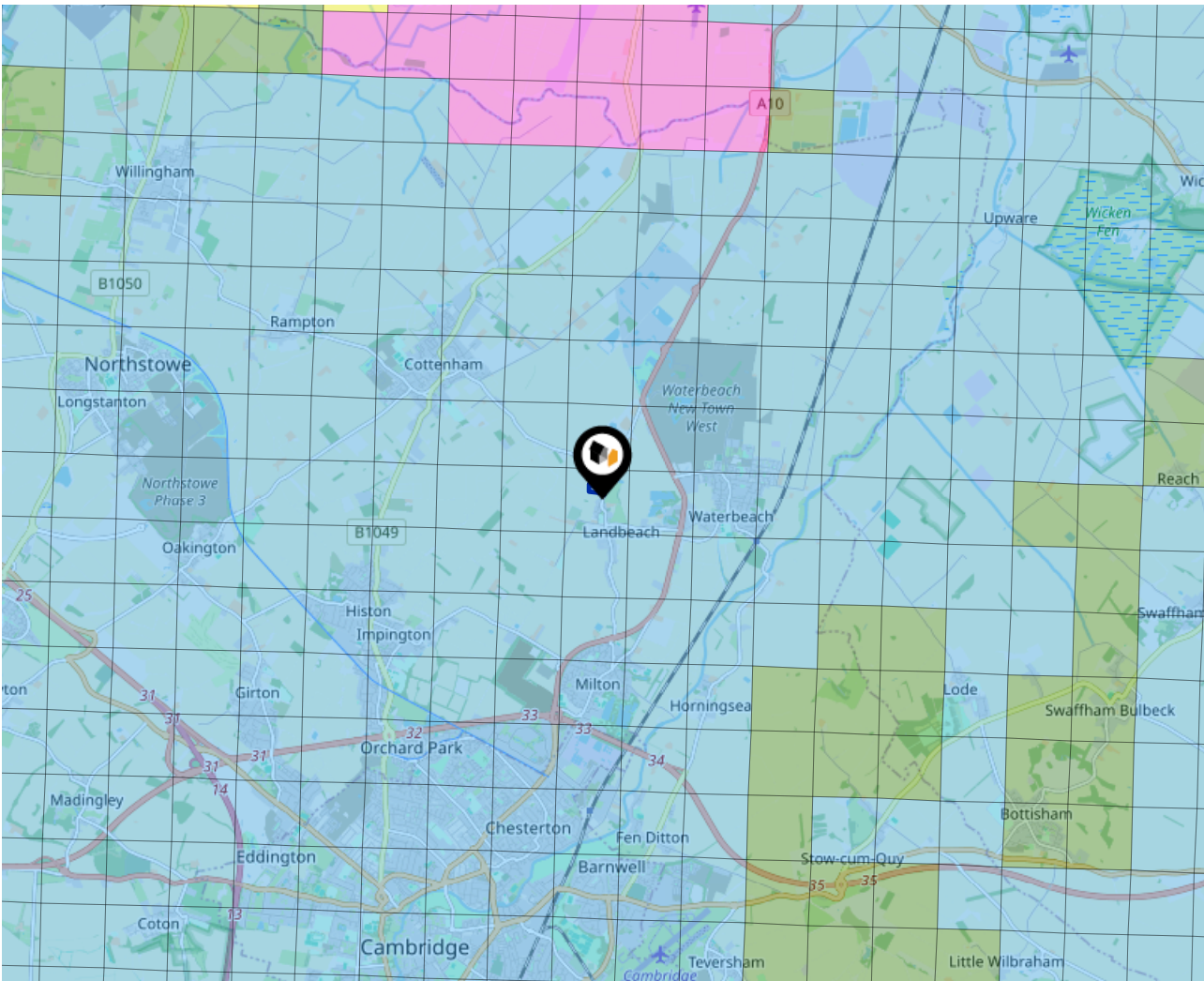


### Nearby Council Wards

-  1 Milton & Waterbeach Ward
-  2 Histon & Impington Ward
-  3 Cottenham Ward
-  4 Milton & Waterbeach Ward
-  5 King's Hedges Ward
-  6 East Chesterton Ward
-  7 Arbury Ward
-  8 Castle Ward
-  9 Longstanton Ward
-  10 Girton Ward

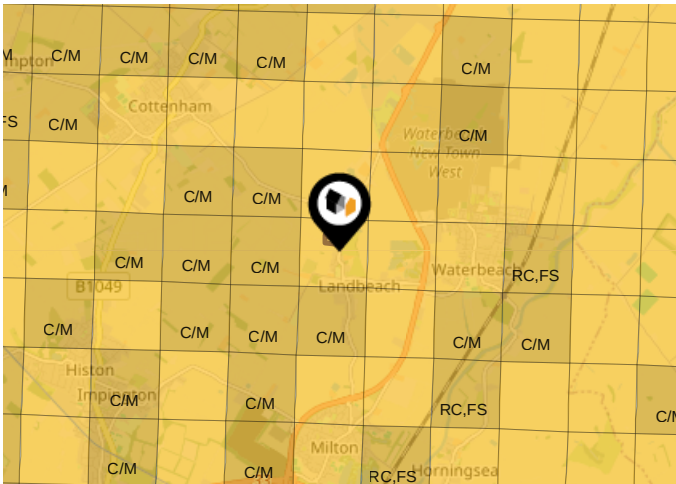
### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	LOAM TO CLAY
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		



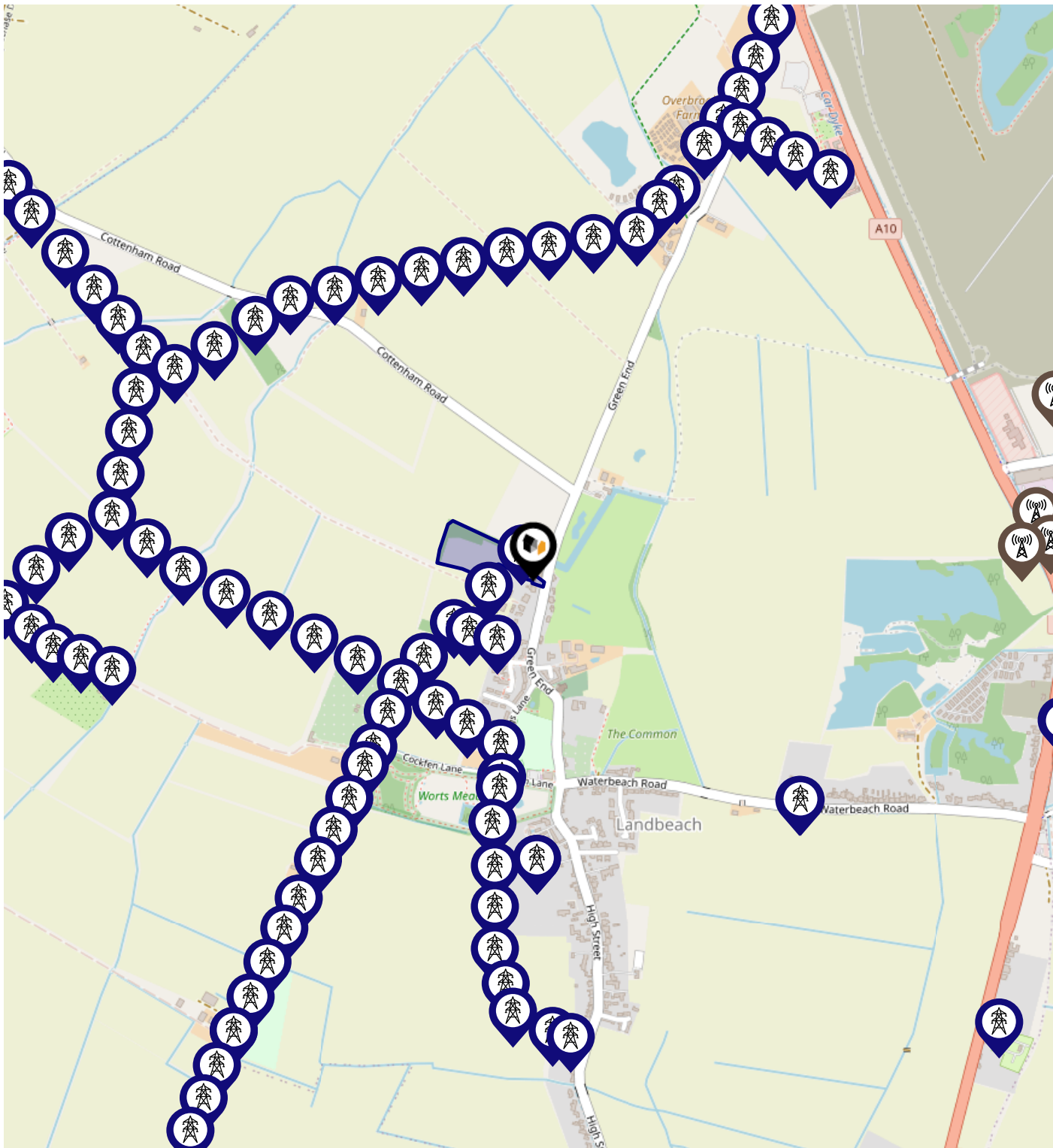
### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess





# Local Area

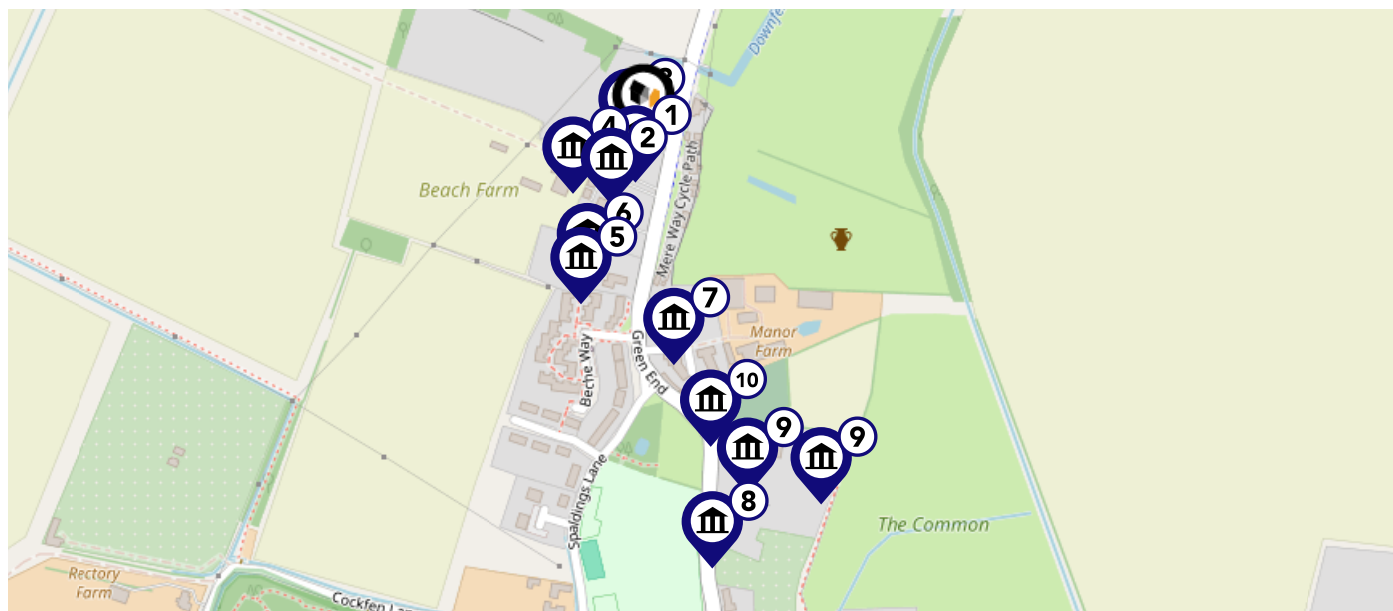
## Masts & Pylons














**Key:**

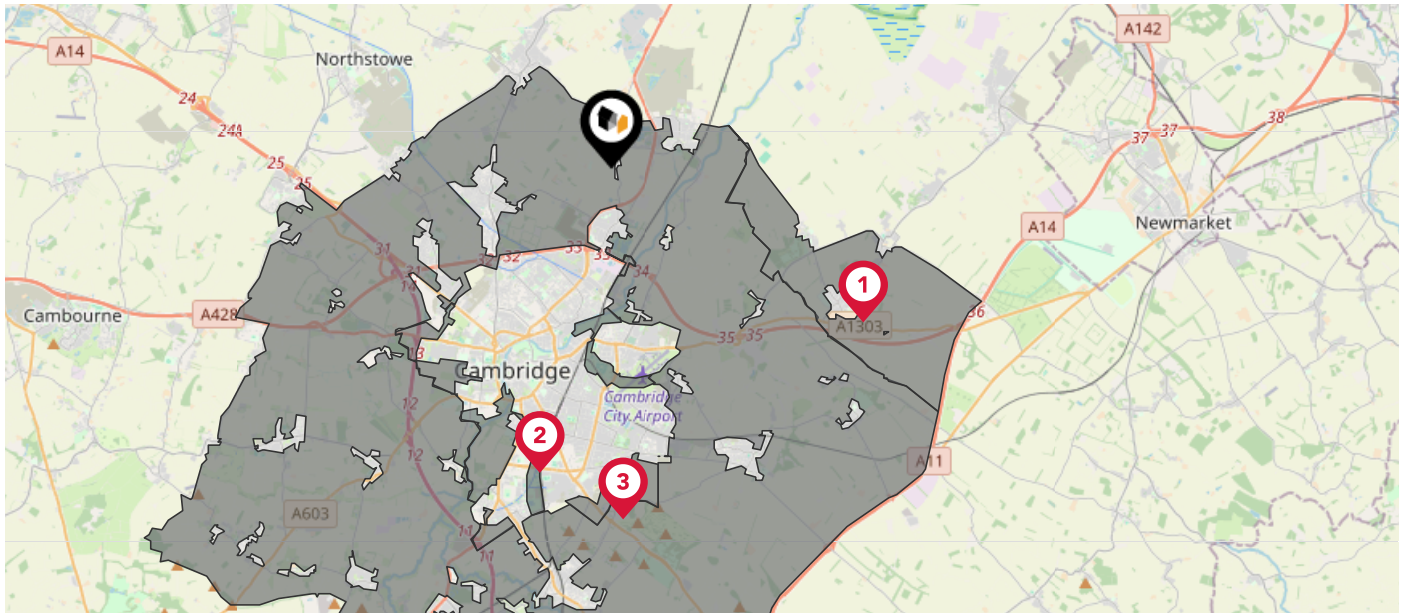
-  Power Pylons
-  Communication Masts

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1179042 - North Farmhouse	Grade II	0.0 miles
 1127383 - Old Beach Farmhouse	Grade II	0.0 miles
 1127384 - Skatchbow Cottage	Grade II	0.0 miles
 1331300 - Barn To West Of Old Beach Farmhouse	Grade II	0.0 miles
 1331299 - Jasmine Cottage	Grade II	0.1 miles
 1179026 - 81 And 83, Green End	Grade II	0.1 miles
 1179005 - Manor Farmhouse	Grade II	0.1 miles
 1331298 - Milton Cottage Oak Cottage Plough Cottage	Grade II	0.2 miles
 1178950 - The Old Rectory	Grade II	0.2 miles
 1127385 - Parish Church Of All Saints	Grade I	0.2 miles
 1127382 - Tithe Barn, East Of Number 14 (the Old Rectory)	Grade II	0.2 miles

This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land



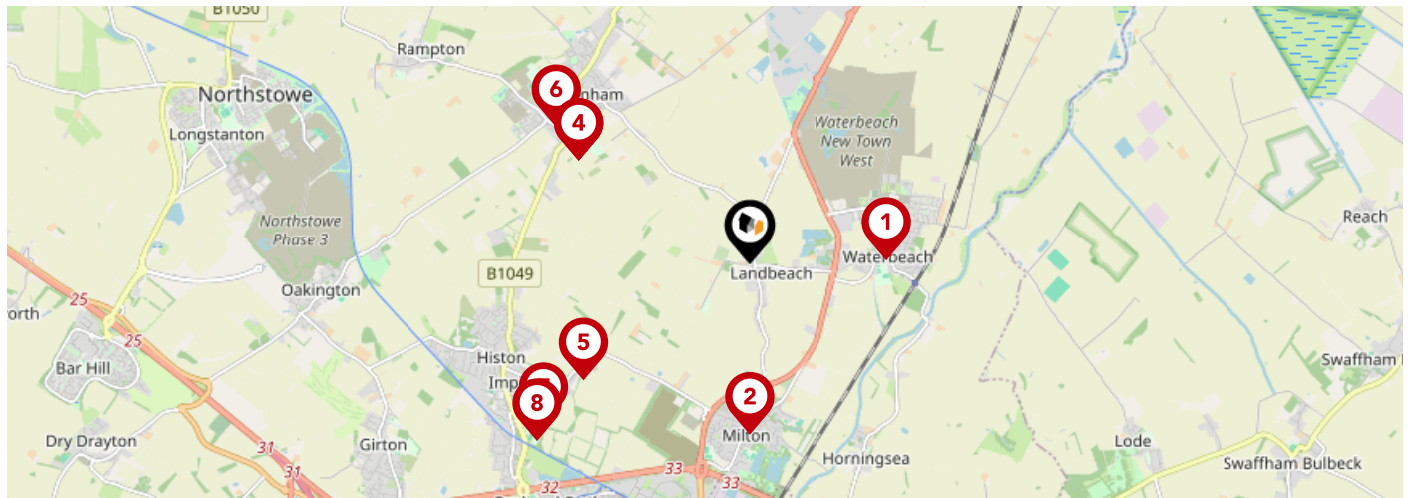
Cambridge Green Belt - East Cambridgeshire



Cambridge Green Belt - South Cambridgeshire











Cambridge Green Belt - Cambridge

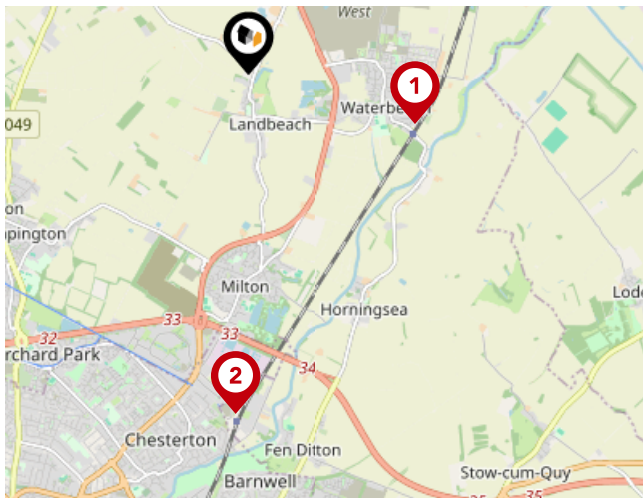


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Waterbeach Community Primary School</b> Ofsted Rating: Good   Pupils: 516   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Milton Church of England Primary School</b> Ofsted Rating: Good   Pupils: 313   Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Cottenham Village College</b> Ofsted Rating: Good   Pupils: 877   Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Centre School</b> Ofsted Rating: Good   Pupils: 134   Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hope Tree School</b> Ofsted Rating: Requires improvement   Pupils: 17   Distance:1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Cottenham Primary School</b> Ofsted Rating: Good   Pupils: 481   Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Impington Village College</b> Ofsted Rating: Good   Pupils: 1432   Distance:2.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>The Cavendish School</b> Ofsted Rating: Outstanding   Pupils: 99   Distance:2.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



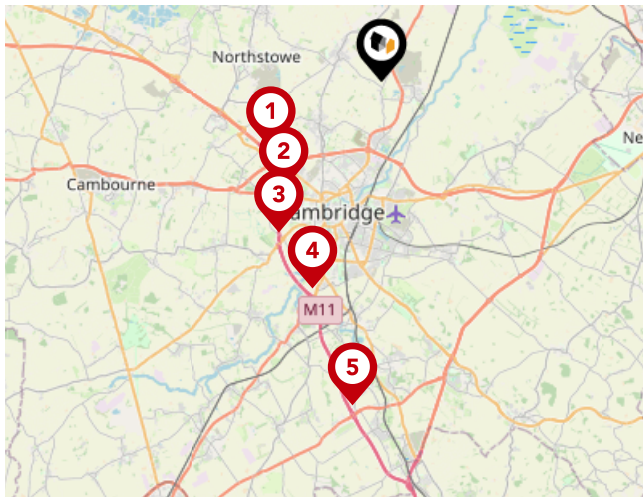
		Nursery	Primary	Secondary	College	Private
	<b>Histon and Impington Brook Primary School</b> Ofsted Rating: Outstanding   Pupils: 434   Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Regional College</b> Ofsted Rating: Good   Pupils:0   Distance:2.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Histon Early Years Centre</b> Ofsted Rating: Good   Pupils: 102   Distance:2.79	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Histon and Impington Park Primary School</b> Ofsted Rating: Good   Pupils: 344   Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King's Hedges Nursery School</b> Ofsted Rating: Good   Pupils: 68   Distance:2.86	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kings Hedges Primary School</b> Ofsted Rating: Good   Pupils: 398   Distance:2.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shirley Community Primary School</b> Ofsted Rating: Good   Pupils: 348   Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Grove Primary School</b> Ofsted Rating: Good   Pupils: 245   Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





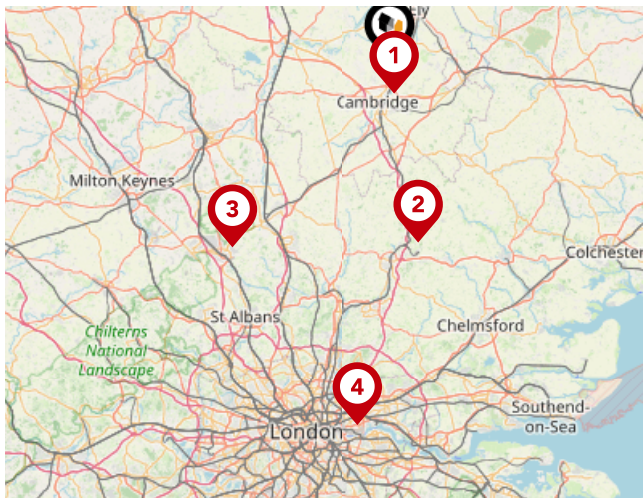
National Rail Stations

Pin	Name	Distance
1	Waterbeach Rail Station	1.58 miles
2	Cambridge North Rail Station	3.08 miles
3	Cambridge Rail Station	5.27 miles



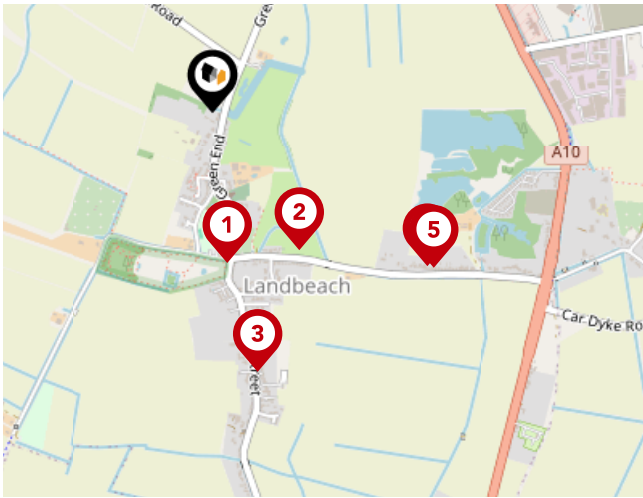
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	4.67 miles
2	M11 J13	5.29 miles
3	M11 J12	6.6 miles
4	M11 J11	7.91 miles
5	M11 J10	11.83 miles



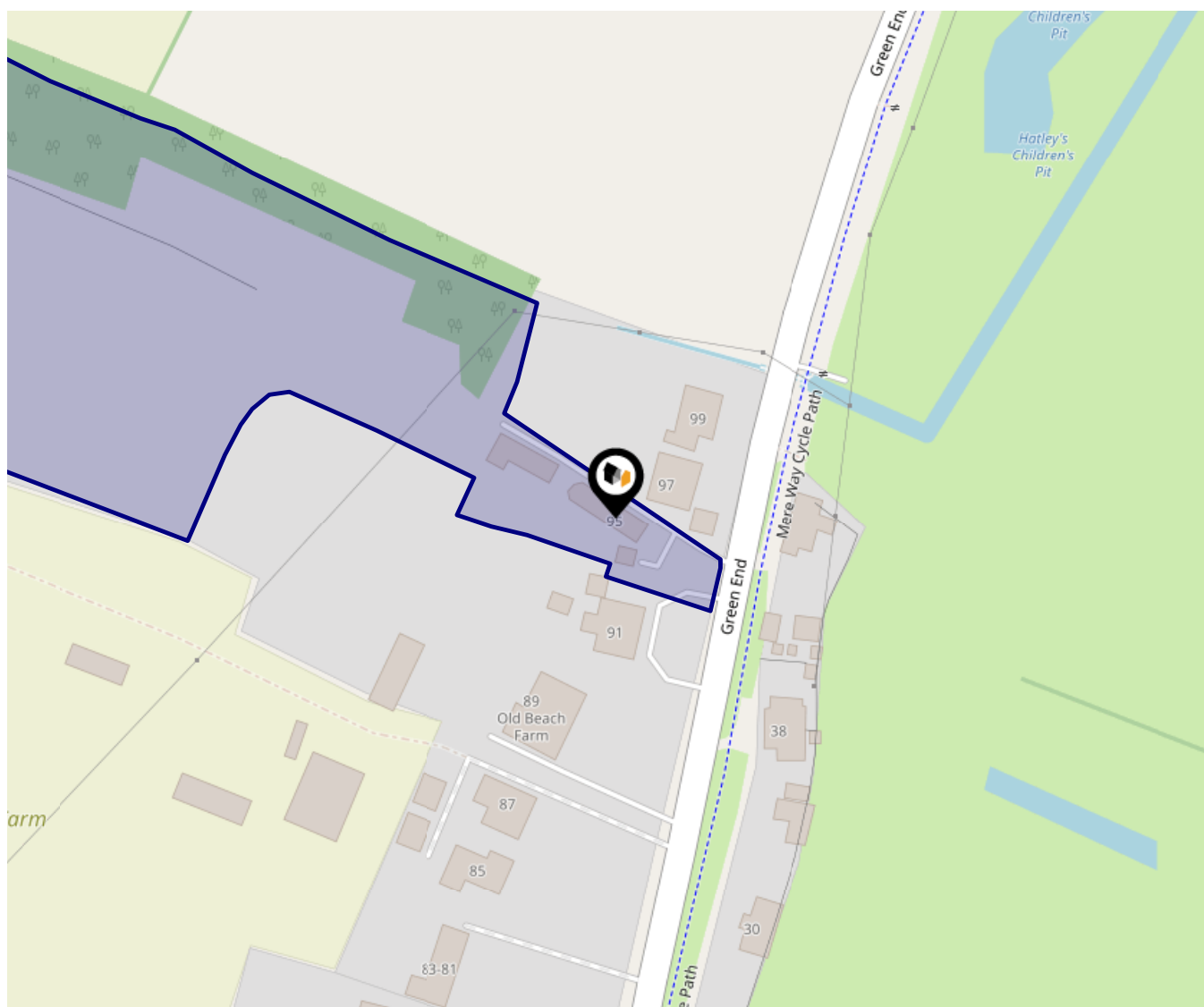
Airports/Helipads

Pin	Name	Distance
1	Cambridge	4.41 miles
2	Stansted Airport	26.51 miles
3	Luton Airport	35.35 miles
4	Silvertown	53.17 miles



Bus Stops/Stations

Pin	Name	Distance
1	Cockfen Lane	0.34 miles
2	Matthew Parker Close	0.37 miles
3	Walnut Farm	0.6 miles
4	Manor House	0.6 miles
5	Manor House	0.62 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB



# 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

