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MIR: Material Info

The Material Information Affecting this Property
Wednesday 11th March 2026



GREEN END, LANDBEACH, CAMBRIDGE, CB25

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

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

Tenure: Freehold

Local Area

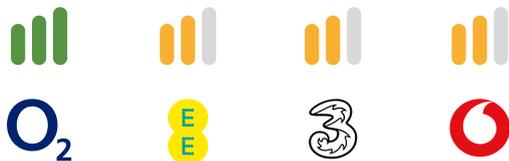
Local Authority: Cambridgeshire
Conservation Area: Landbeach
Flood Risk:
 • Rivers & Seas: Very low
 • Surface Water: Very low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

16 mb/s **1800** mb/s



Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



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

Reference - 26/0033/TTCA
Decision: Decided
Date: 12th January 2026
Description: T1 - Hornbeam - Crown reduce by approximately 4-5m. T2 - Hazel - Crown reduce by approximately 1-2m. T3 - Tassle Bush - Crown reduce by approximately 1-2m.
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/0992/17/FL
Decision: Decided
Date: 13th March 2017
Description: Single Storey Front and Rear Extentions to Bungalow and porch
Reference - S/2976/17/FL
Decision: Decided
Date: 24th August 2017
Description: Single storey front rear and side extensions
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

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

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

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 resurfaced 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
Reference - S/0190/12/FL
Decision: Decided
Date: 27th January 2012
Description: Installation of solar photovoltaic cells to sloping south roof of warehouse.
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/3084/15/FL
Decision: Decided
Date: 30th November 2015
Description: Two Storey Extension to Courtyard Area Single Storey Front Extension & Additional car parking

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

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:	21st October 2011
Description:	Replacement of 5 existing signs with 6 pole mounted free standing signs

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

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

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

Reference - 20/03981/FUL
Decision: Awaiting decision
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
Reference - F/YR23/0264/F
Decision: Decided
Date: 20th March 2023
Description: Formation of a manu00e8ge

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

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

Reference - 23/0049/TTCA	
Decision:	Decided
Date:	12th January 2023
Description:	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	
Decision:	Decided
Date:	20th March 2023
Description:	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.

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

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

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

Reference - S/1709/19/TC
Decision: Decided
Date: 13th May 2019
Description: Oak tree. Remove dead wood and crown reduction by 1m around. 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: *85 Green End Landbeach Cambridgeshire CB25 9FD*

Reference - 25/1249/TTCA
Decision: Decided
Date: 04th November 2025
Description: G1 - 33m long line of Leylandii - Fell to ground level.

Planning records for: **85 Green End Landbeach Cambridgeshire CB25 9FD**

Reference - 26/0146/TTCA	
Decision:	Awaiting decision
Date:	09th February 2026
Description:	H1 - Beech hedge - The hedge comprises multiple beech stems planted at approximately 0.5-1m intervals, some exceeding 75mm diameter when measured at 1.5m above ground level. Proposed works: - Reduce the overall height of the beech hedge from its current height (H1a) to the intended maintained height (H1b) of approximately 2.0-2.5 metres - Trim back lateral growth by approximately 0.5-1.5 metres to restore a managed hedge profile - Works are limited to routine hedge maintenance and shaping, retaining the hedge as a continuous boundary feature

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

Reference - 21/1119/TTCA	
Decision:	Decided
Date:	08th September 2021
Description:	T1 - Cordyling - remove T2 - Black Walnut - crown lift to 3m above ground T3 - Horse Chestnut - crown lift to 3m above ground T5 -Walnut - remove to benefit shrub T6 - Leyland Cypress - remove before it becomes large T4 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 - 25/0846/TTCA	
Decision:	Decided
Date:	19th August 2025
Description:	Cupressus leylandii (Height: Approx. 10 m) - Removal of whole tree including stump.

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.

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

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 Cambridge Cambridgeshire CB25 9FD**

Reference - S/1483/09/F	
Decision:	Decided
Date:	14th 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 - 23/1230/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

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 - 23/00850/LBC	
Decision:	Decided
Date:	06th March 2023
Description:	Proposed conversion of The Stables, Granary and East Barn, together with the construction of connecting link and associated alterations to create a single dwelling

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

Reference - S/2686/16/VC
Decision: -
Date: 10th October 2016
Description: Variation of Condition 2 (approved plans) of S/2590/11/FL to allow increase in size of outbuilding
Reference - S/0108/17/FL
Decision: Decided
Date: 11th January 2017
Description: Demolition of existing garage construction of open car port and single garage
Reference - 23/0403/TTCA
Decision: Decided
Date: 20th April 2023
Description: T1 - Yew tree - 1m reduction on the sides and a 2m reduction in height to growth points.
Reference - S/4121/17/DC
Decision: Decided
Date: 20th November 2017
Description: Discharge of conditions 3 (Materials) 4 (glazing) and 5 (Tree protection strategy) of planning permission S/0108/17/FL

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

Reference - 25/0799/TTCA	
Decision:	Awaiting decision
Date:	06th August 2025
Description:	T1 - Cherry - Crown reduction of 2 meters to a finished height of 4.5 meters

Reference - 23/0255/TTCA	
Decision:	Decided
Date:	06th March 2023
Description:	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	
Decision:	Decided
Date:	20th September 2017
Description:	Discharge of conditions 3 (Materials) 4 (glazing) and 5 (Tree protection strategy) of planning permission S/0108/17/FL

Reference - S/2590/11	
Decision:	Decided
Date:	22nd December 2011
Description:	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 - 23/0834/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

Reference - 23/0832/TTCA	
Decision:	Decided
Date:	02nd August 2023
Description:	T1 Wild cherry ~ fell to ground level T2 Wild cherry ~ fell to ground level T3 Paper birch ~ crown reduction - reduce spread by up to 1.5m T4 Wild cherry ~ crown reduction - reduce spread by up to 1.5m T5 Silver birch ~ fell to ground level T6 Leyland Cypress ~ fell to ground level

Reference - S/0242/09/LB	
Decision:	Decided
Date:	19th February 2009
Description:	Alterations to rear lean-to extension to create enlarged bathroom.

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

Reference - S/1557/10	
Decision:	Decided
Date:	10th September 2010
Description:	Erection of Fence

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

Reference - S/2837/17/TC	
Decision:	Decided
Date:	07th August 2017
Description:	5 day notice to remove one dead Sequoia Tree

Reference - S/1924/18/LB	
Decision:	Decided
Date:	17th May 2018
Description:	House name sign and replacement of post box.

Reference - S/0430/15/LB	
Decision:	Decided
Date:	19th February 2015
Description:	Garage for 9 cars and garden store

Reference - S/1904/18/TC	
Decision:	Decided
Date:	16th May 2018
Description:	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.

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

Reference - S/3321/18/LB
Decision: Decided
Date: 30th August 2018
Description: Installation of pipes for ground source heat pump connecting to internal heat pump through wall. Installation of linings in 4 chimney flues.
Reference - 23/0065/TTCA
Decision: Decided
Date: 16th January 2023
Description: 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
Reference - S/3257/19/DC
Decision: Decided
Date: 19th September 2019
Description: Discharge of Condition 5 (Materials) of Planning Application S.Fabric repair/replacement and remodelling of entrance hall and utility room and works to chimney
Reference - S/1559/19/LB
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: *The Old Rectory 14 Green End Landbeach Cambridge Cambridgeshire CB25 9FD*

Reference - S/0428/15/FL
Decision: Decided
Date: 19th February 2015
Description: Garage for nine cars and Garden Store
Reference - S/2548/19/DC
Decision: Decided
Date: 23rd July 2019
Description: 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
Reference - 23/0064/TTPO
Decision: Decided
Date: 16th January 2023
Description: T1 Elm by Pole No. 1 ~ Pollard at 4.0 metres.
Reference - S/3561/18/LB
Decision: Decided
Date: 19th September 2018
Description: Fabric repair/replacement and remodelling of entrance hall and utility room and works to chimney

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 - 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: **New Farm Green End Landbeach Cambridgeshire CB25 9FD**

Reference - 22/04535/FUL	
Decision:	Decided
Date:	13th October 2022
Description:	Construction of 3 No. Staff Apartments on vacant area of land within New Farm

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

Reference - S/1970/10
Decision: -
Date: 08th November 2010
Description: Agricultural Reservoir

Reference - 22/1134/TTPO
Decision: Decided
Date: 04th October 2022
Description: 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

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.

Reference - 24/01453/OUT
Decision: Decided
Date: 17th April 2024
Description: Outline application for the construction of 7 No. Additional Holiday Lodges and associated landscaping with all matters reserved.

Planning records for: *New Farm, Land To The North West Green End Landbeach CB25 9FD*

Reference - S/3401/17/CONDA	
Decision:	Awaiting decision
Date:	21st May 2020
Description:	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

Reference - S/1291/16/FL	
Decision:	Decided
Date:	17th May 2016
Description:	Single storey side extension to form double garage store and utility room

Reference - S/2523/15/FL	
Decision:	Decided
Date:	24th September 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.

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

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.

Reference - 20/1924/TTCA	
Decision:	Decided
Date:	09th September 2020
Description:	T1 and T2 : 2 x Horse Chestnut trees -Reduce heights 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:	Awaiting decision
Date:	29th September 2015
Description:	Use of land as residential caravan site for the stationing of 16 caravans

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

Reference - S/0134/09/F	
Decision:	Decided
Date:	02nd February 2009
Description:	Erection of workshop/store (retrospective)

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 - 22/04932/FUL	
Decision:	Decided
Date:	11th November 2022
Description:	Retrospective application for holiday let accommodation and conversion of existing barn to form holiday let accommodation.

Reference - 24/01007/CLUED	
Decision:	Decided
Date:	18th March 2024
Description:	Certificate of lawfulness under S191 for the existing use of The Bungalow as a Residential dwellinghouse (Class C3).

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

Reference - S/1805/19/FL	
Decision:	Decided
Date:	22nd May 2019
Description:	Retrospective application for holiday let accommodation and conversion of existing barn to form holiday let accommodation

Reference - 24/00296/FUL	
Decision:	Awaiting decision
Date:	18th March 2024
Description:	Two storey front extension, single storey rear extension, changes to internal layout along with fenestration additions & alterations & new front gate to public highway

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:	-
Date:	30th April 2012
Description:	Certificate of lawful use of land for stationing of 4 mobile homes for residential purposes

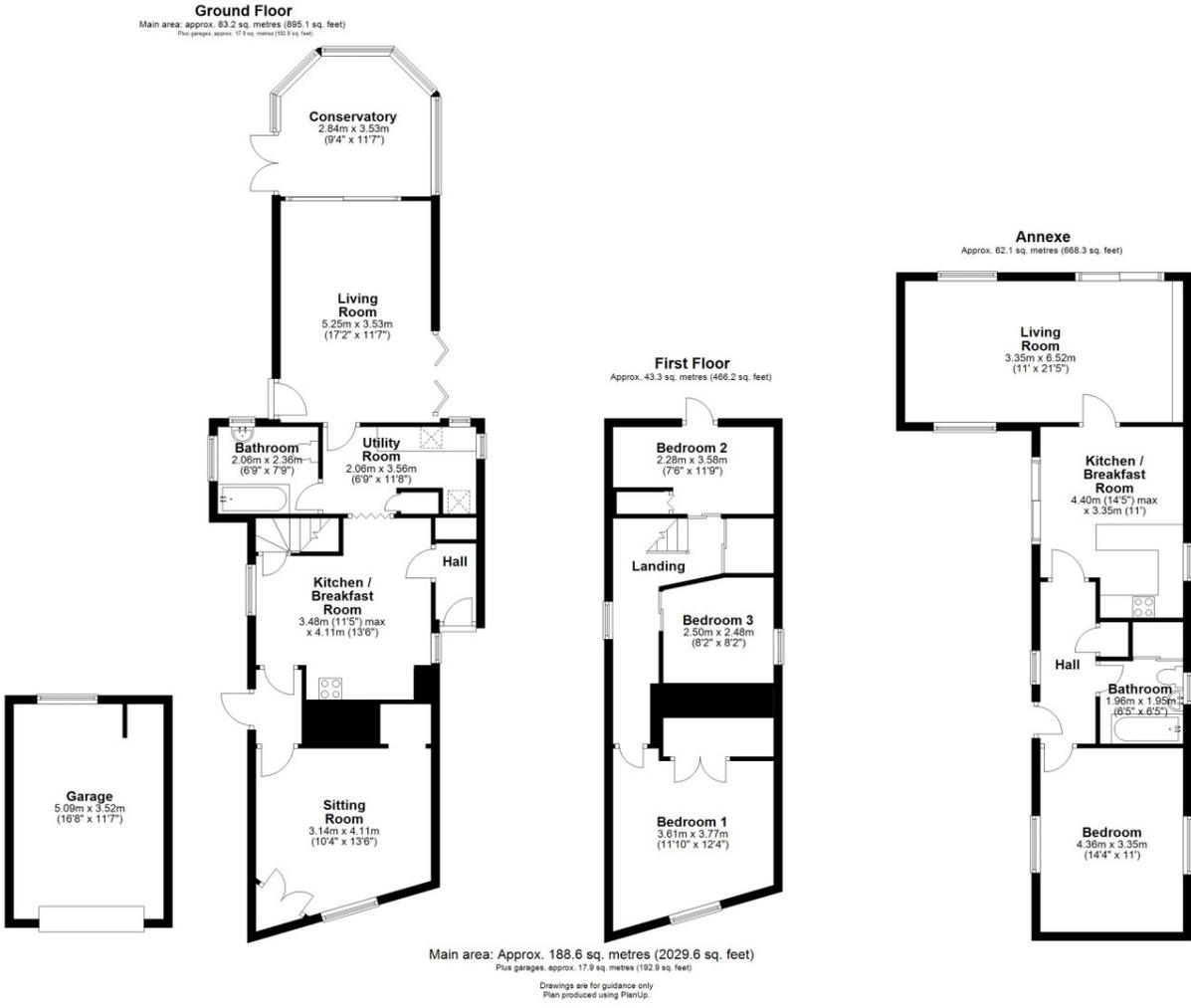
Planning records for: *Overbrook Farm Green End Landbeach Cambridge Cambridgeshire CB25 9FD*

Reference - S/0136/09/O	
Decision:	Decided
Date:	02nd February 2009
Description:	Siting of 3 Mobile Homes

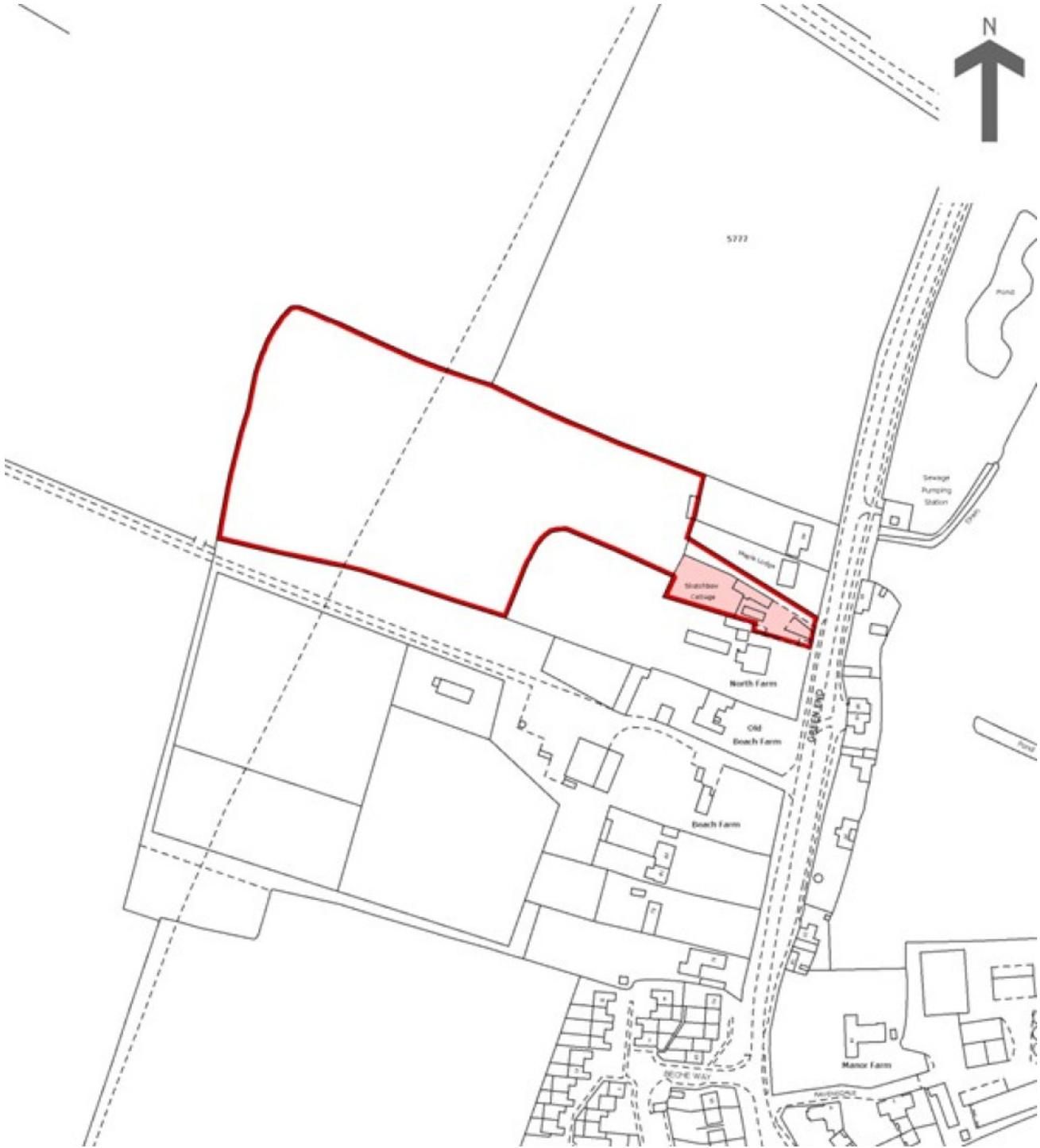
Reference - S/0138/09/F	
Decision:	Decided
Date:	02nd February 2009
Description:	Replacement mobile home (retrospective)



GREEN END, LANDBEACH, CAMBRIDGE, CB25



GREEN END, LANDBEACH, CAMBRIDGE, CB25



Building Safety

Accessibility / Adaptations

Replacement windows in Annexe.
Thatch Renewed 2019

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Cottage. Late C17 or early C18. Timber framed and plastered and painted brick. Thatched roof. One storey and attic, three unit plan. Gable elevation to east with two horizontal sliding sash windows. Main entrance in modern porch facing north. Dormer window, local brick ridge stack. Interior, exposed timber frames and wall of clunch barn now included in building. Ravensdale, J.R. The Village of Landbeach p. 9, 1974

Property Lease Information

Listed Building Information

Grade II listed

List Entry Number:1127384

Date first listed:22-Aug-1984

List Entry Name:SKATCHBOW COTTAGE

Statutory Address:SKATCHBOW COTTAGE, 95, GREEN END

Stamp Duty

Other

Shared driveway costs and general maintenance such as hedge cutting and fence replacement have been shared and agreed with neighbour as needed on an informal basis. No specific agreement in place.

Other

Electricity Supply

Octopus

Gas Supply

No

Central Heating

Oil central heating

Water Supply

Cambridge Water

Drainage

Anglia Water

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.



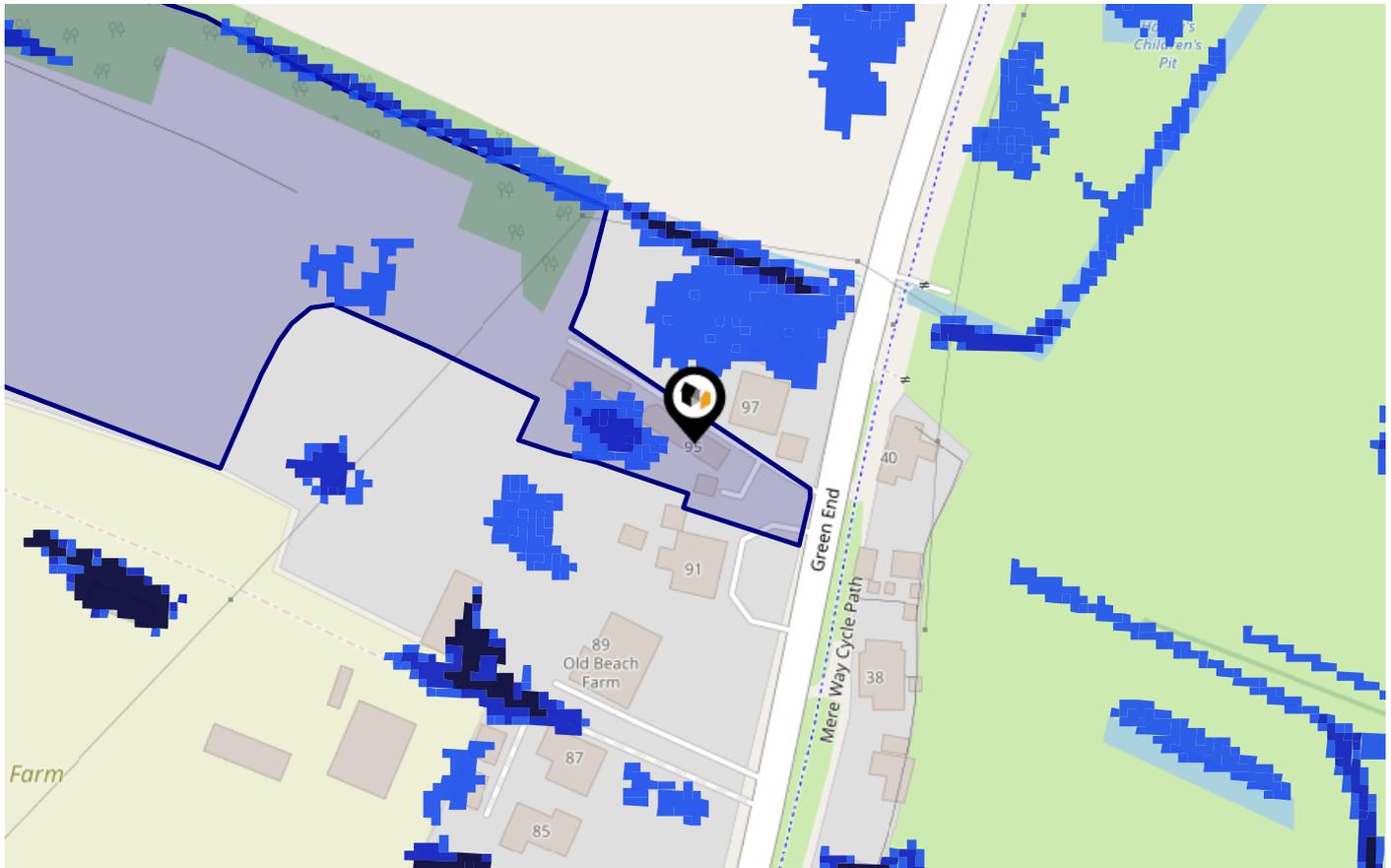
Important - Please read

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:

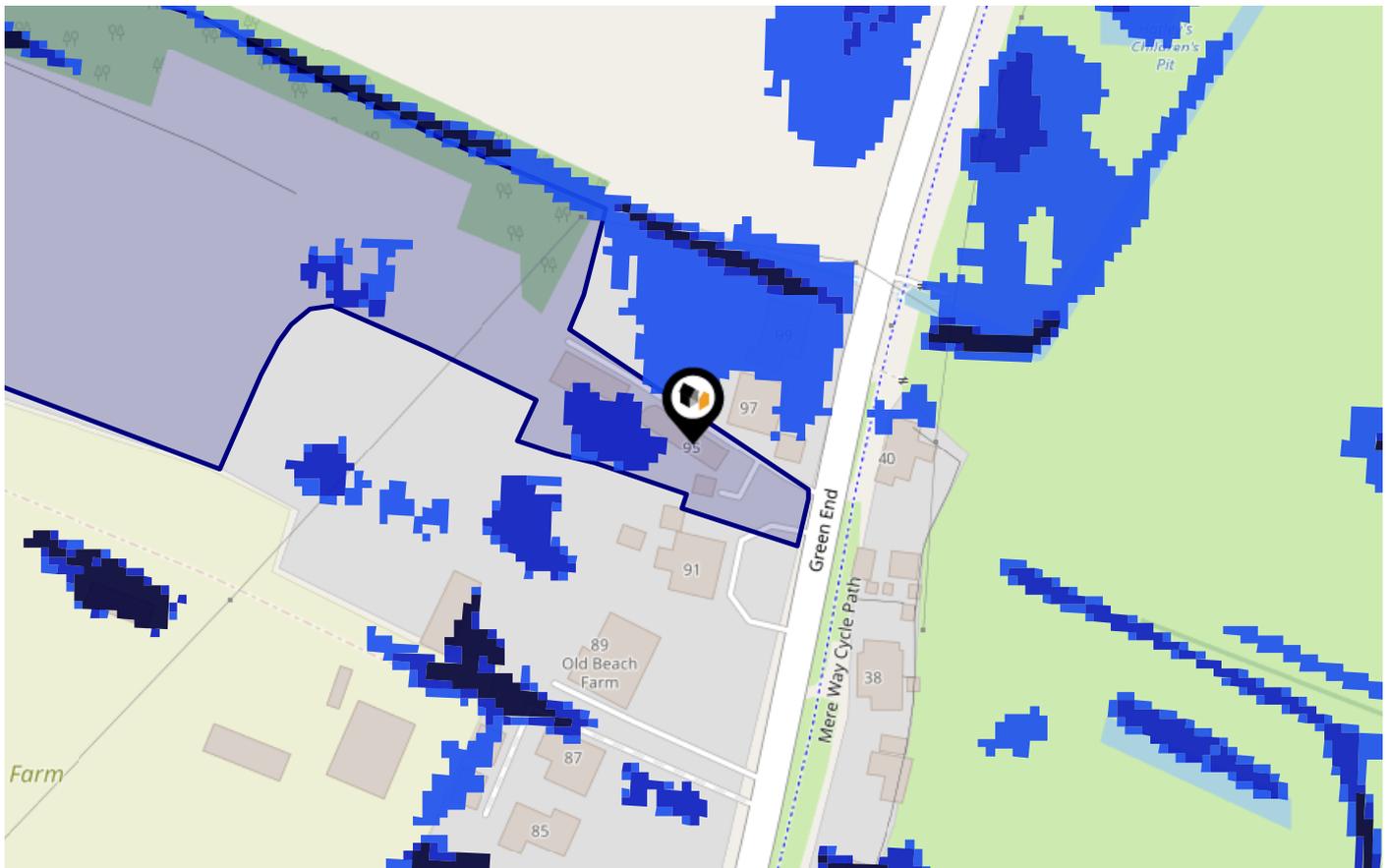


Flood Risk

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.
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Chance of flooding to the following depths at this property:

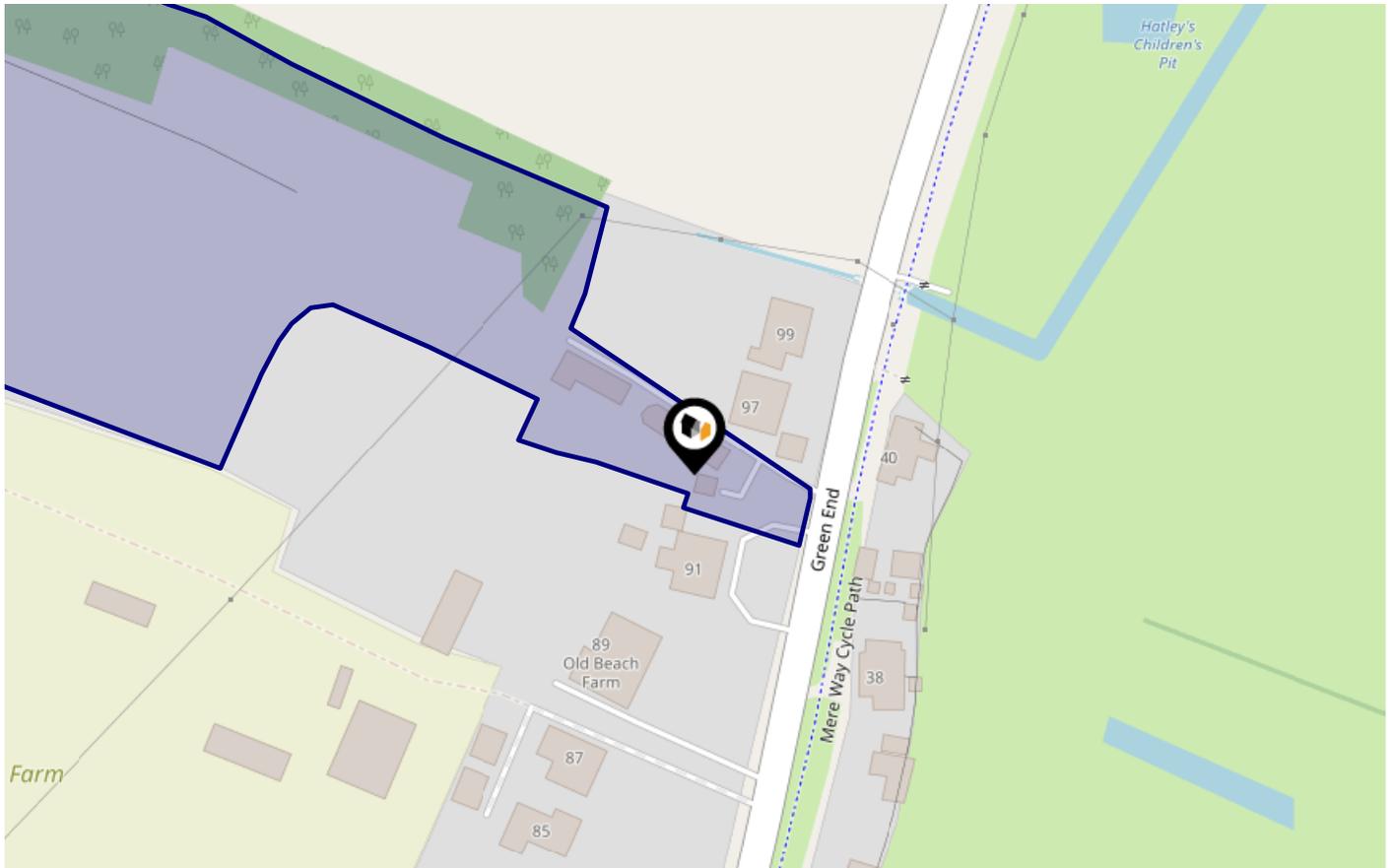


Flood Risk

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:

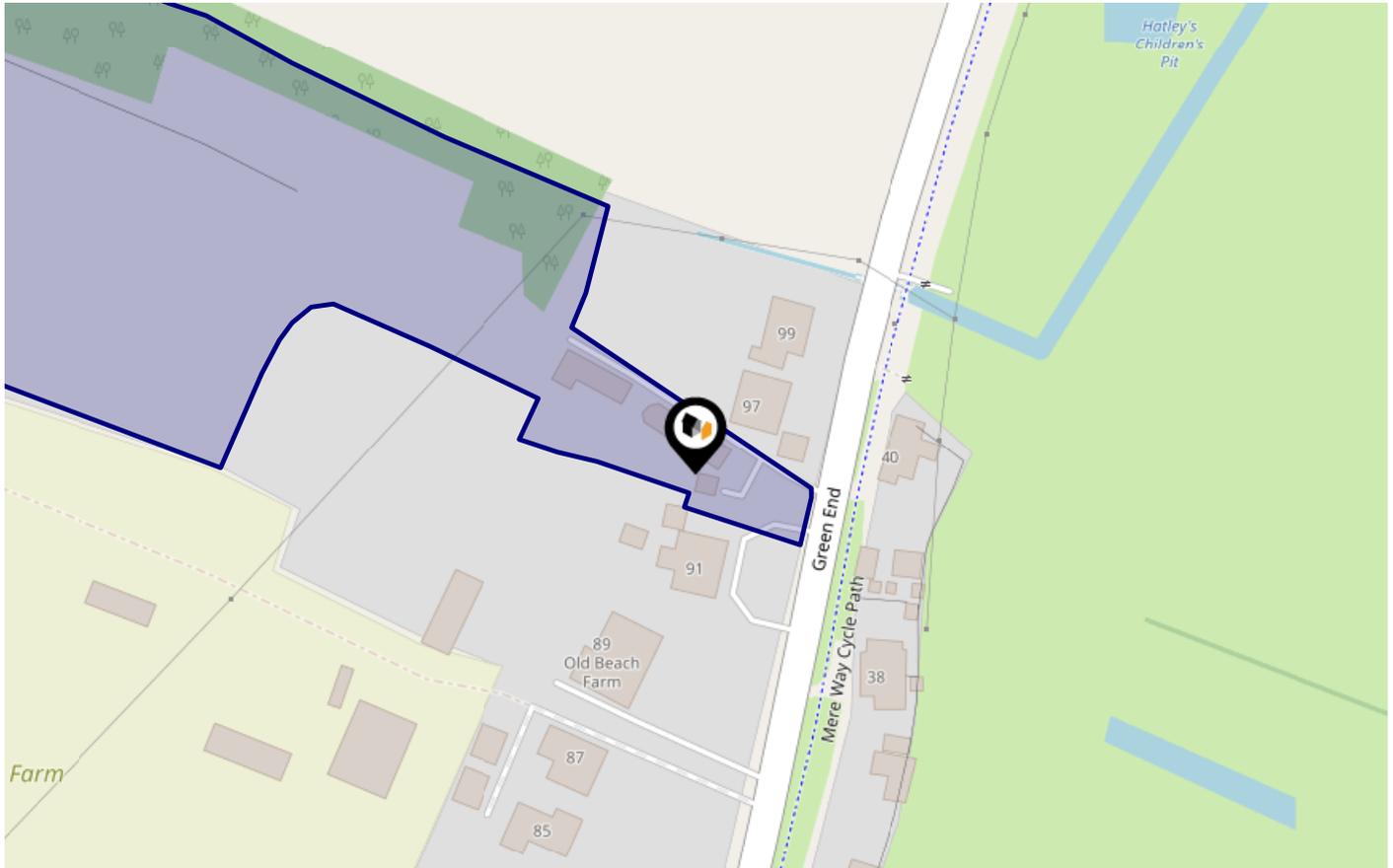


Flood Risk

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.
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Chance of flooding to the following depths at this property:



Maps

Conservation Areas



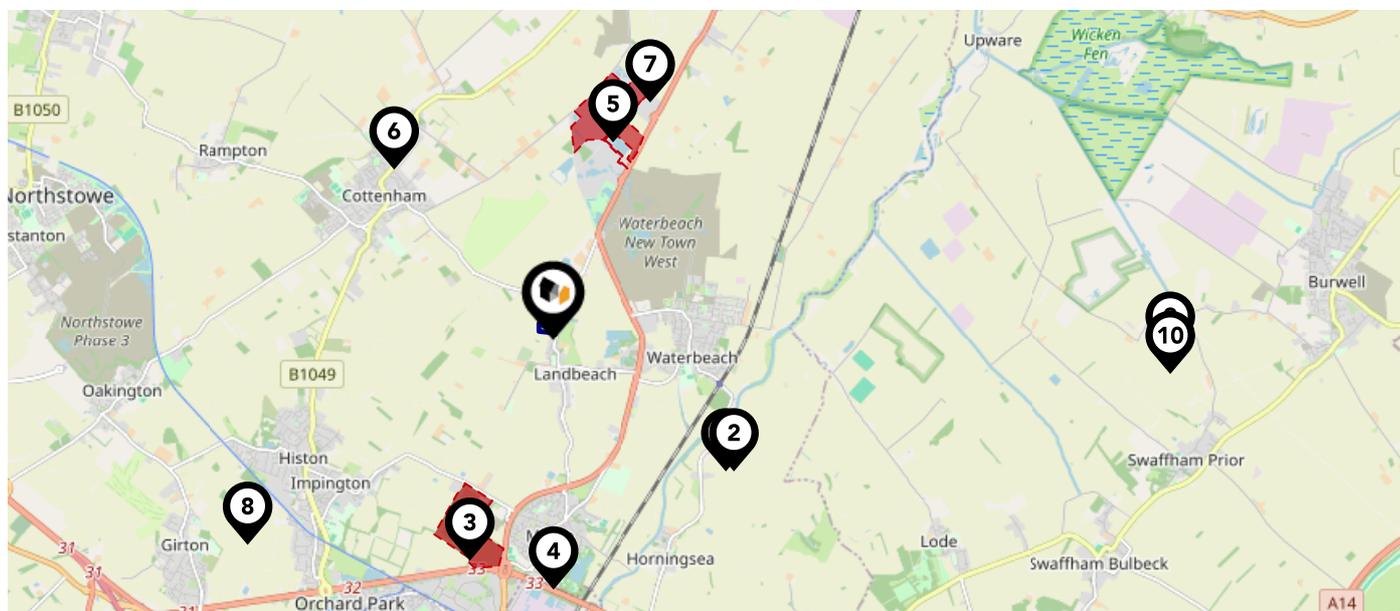
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  1 Landbeach
-  2 Waterbeach
-  3 Milton
-  4 Cottenham
-  5 Horningsea
-  6 Impington St Andrew's
-  7 Baites Bite Lock
-  8 Histon and Impington
-  9 Fen Ditton
-  10 Rampton

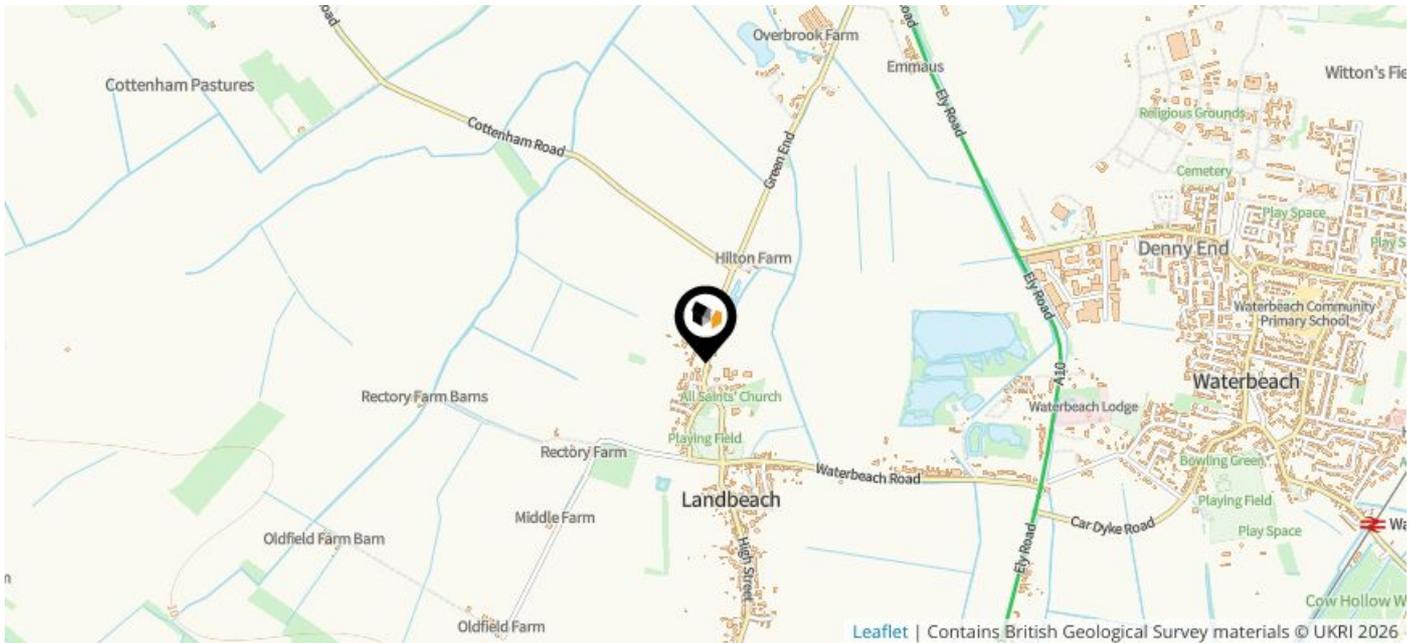
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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.



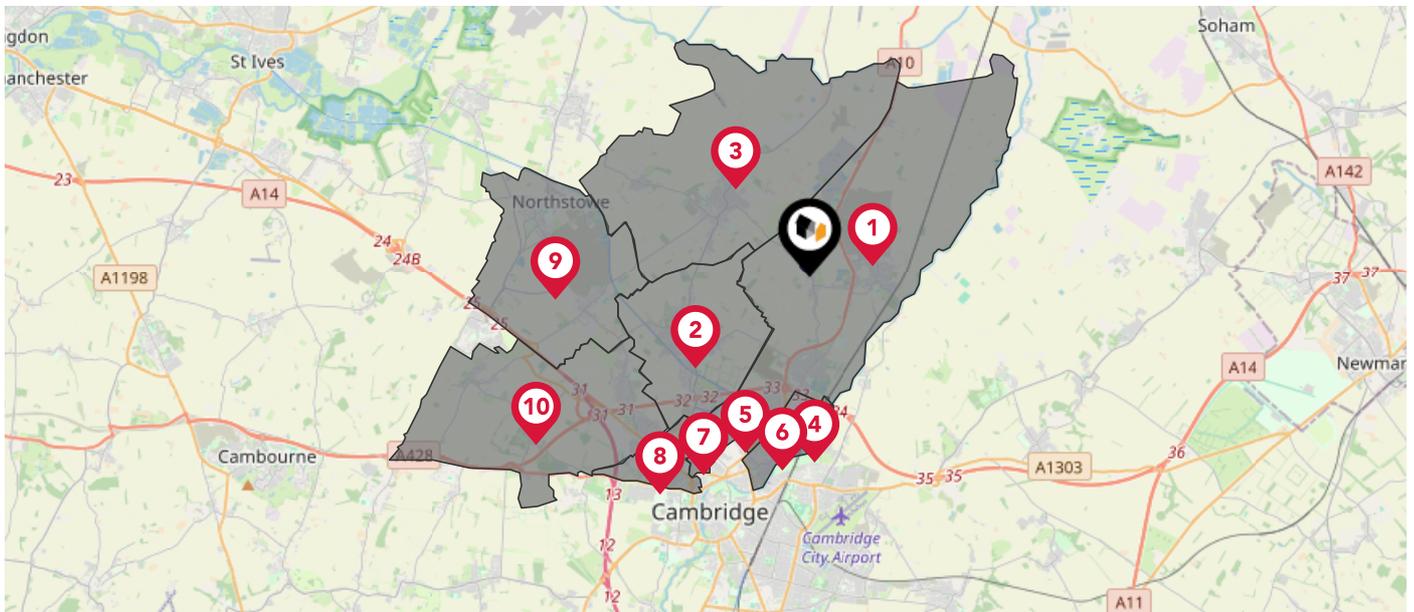
Mine Entry

- ✕ 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

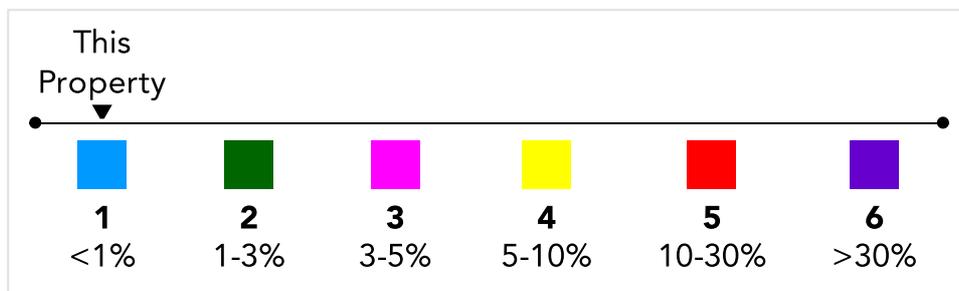
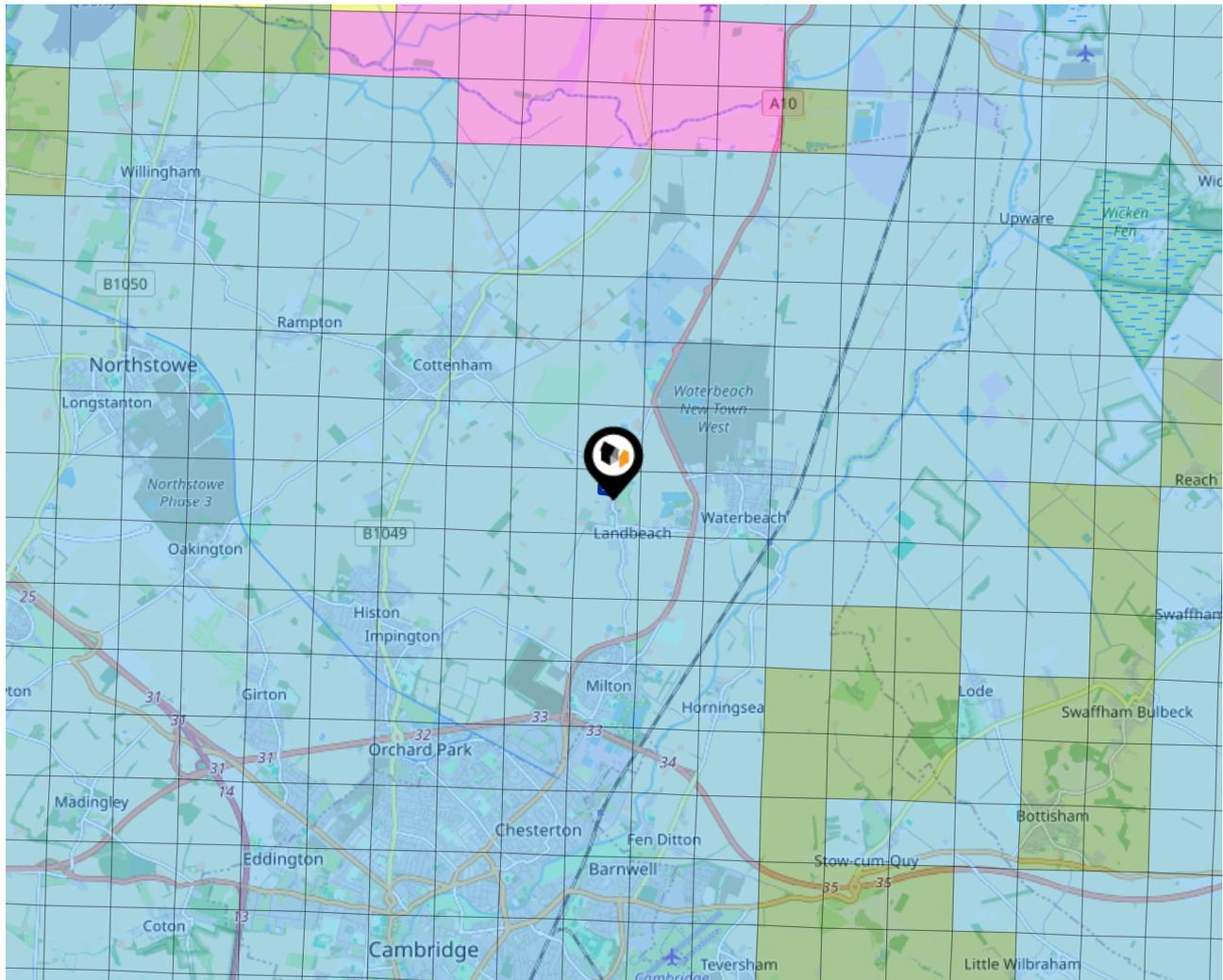


Nearby Council Wards

-  Milton & Waterbeach Ward
-  Histon & Impington Ward
-  Cottenham Ward
-  Milton & Waterbeach Ward
-  King's Hedges Ward
-  East Chesterton Ward
-  Arbury Ward
-  Castle Ward
-  Longstanton Ward
-  Girton Ward

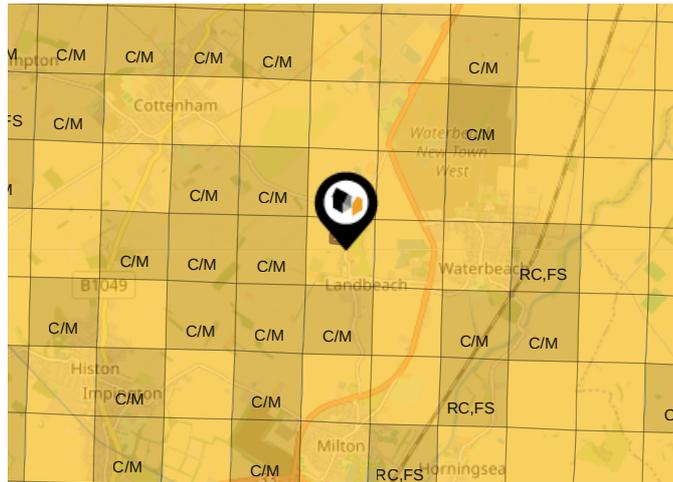
What is Radon?

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)

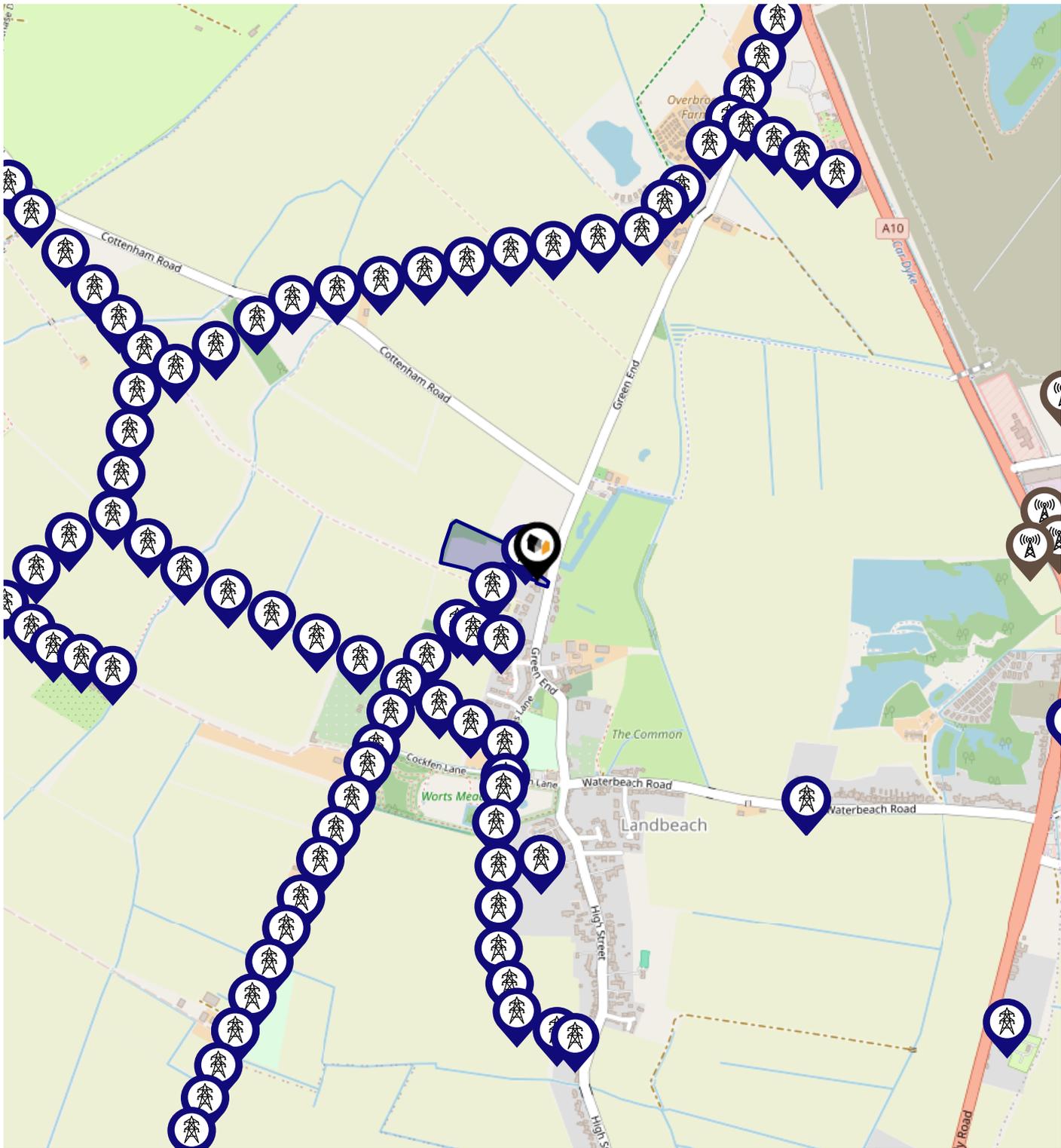
Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



Primary Classifications (Most Common Clay Types)

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

Local Area Masts & Pylons



Key:

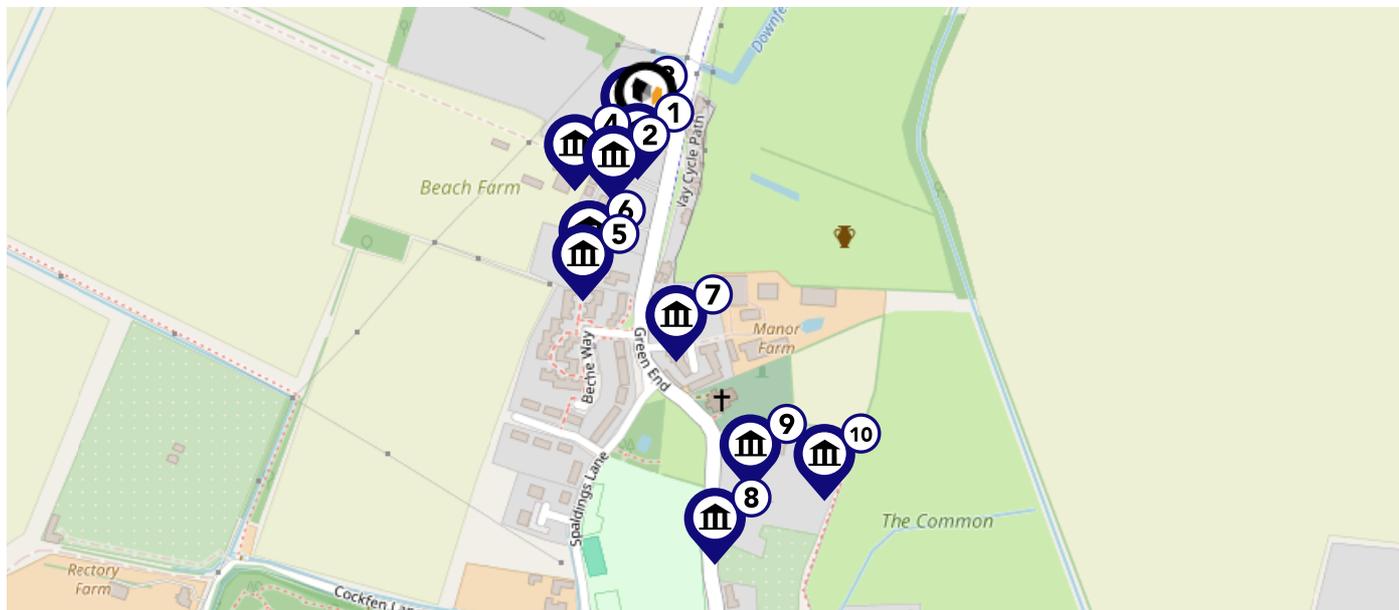
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings



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
 1127382 - Tithe Barn, East Of Number 14 (the Old Rectory)	Grade II	0.2 miles



		Nursery	Primary	Secondary	College	Private
	Waterbeach Community Primary School Ofsted Rating: Good Pupils: 516 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Milton Church of England Primary School Ofsted Rating: Good Pupils: 313 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cottenham Village College Ofsted Rating: Good Pupils: 877 Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Centre School Ofsted Rating: Good Pupils: 134 Distance:1.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hope Tree School 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"/>
	Cottenham Primary School Ofsted Rating: Good Pupils: 481 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Impington Village College Ofsted Rating: Good Pupils: 1432 Distance:2.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cavendish School Ofsted Rating: Outstanding Pupils: 99 Distance:2.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

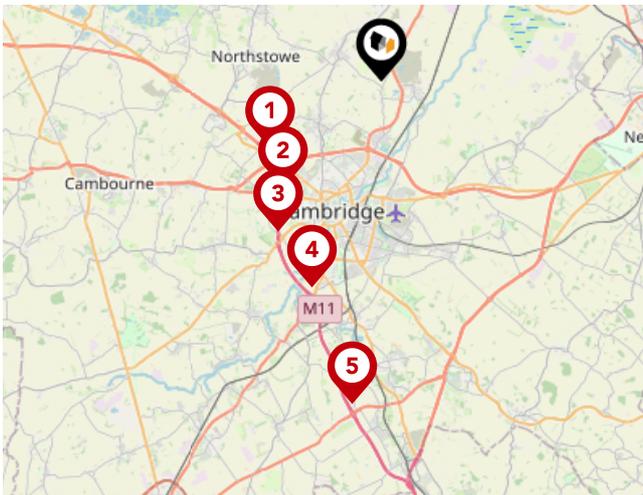


		Nursery	Primary	Secondary	College	Private
	Histon and Impington Brook Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Regional College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



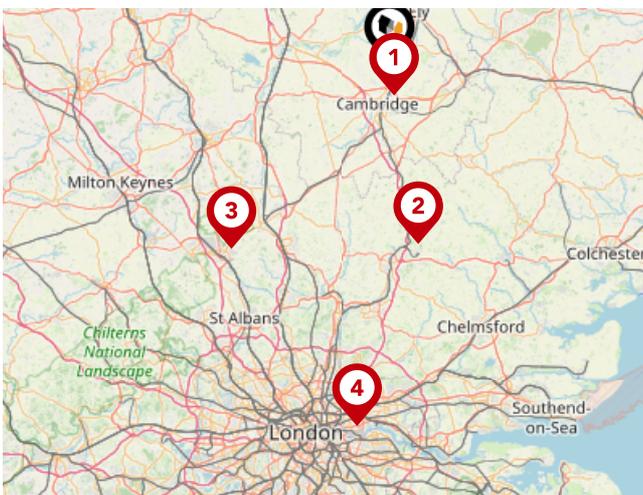
National Rail Stations

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

Area

Transport (Local)



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

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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