

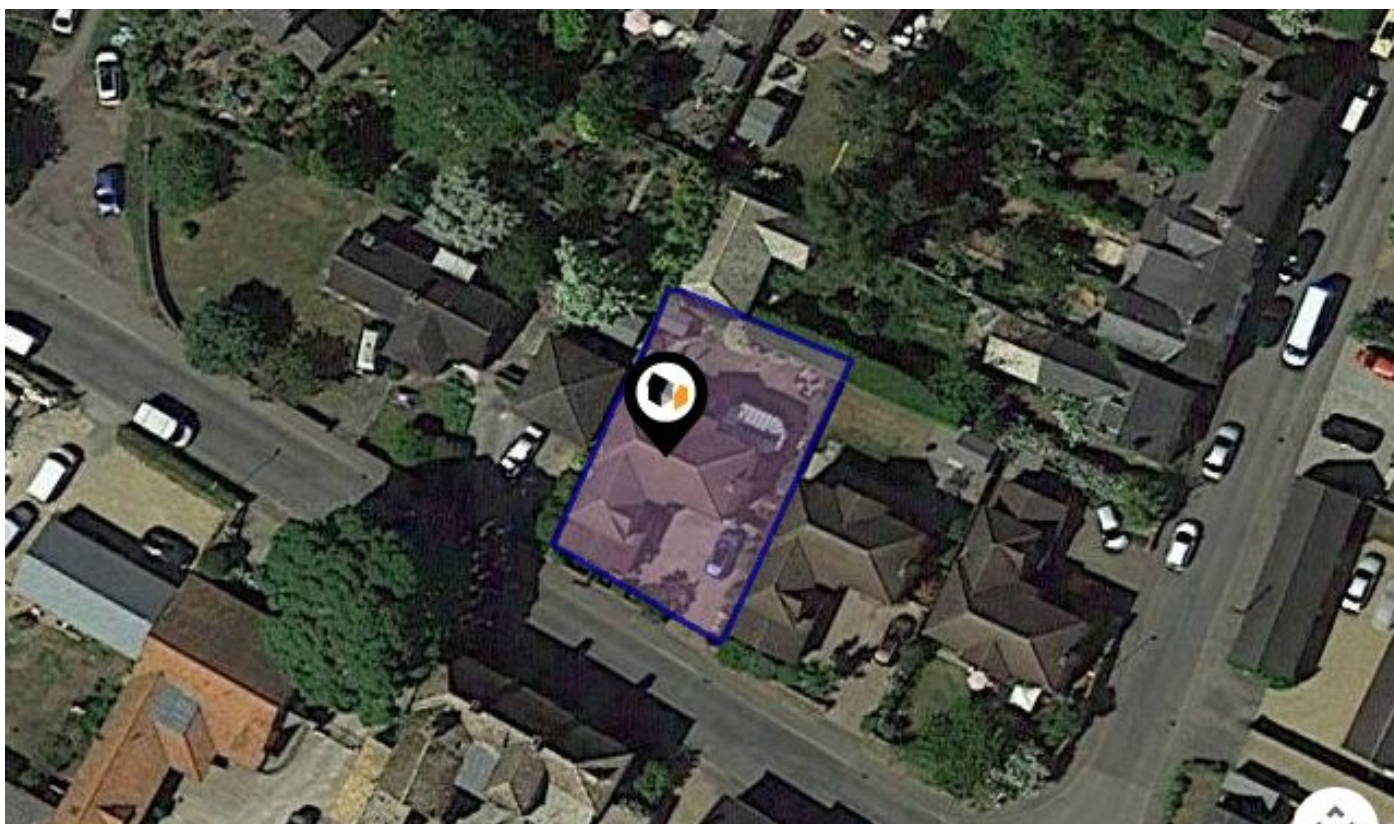


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 30th July 2025



NEW ROAD, OVER, CAMBRIDGE, CB24

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:	5		
Floor Area:	1,743 ft ² / 162 m ²		
Plot Area:	0.1 acres		
Year Built :	1983-1990		
Council Tax :	Band F		
Annual Estimate:	£3,488		
Title Number:	CB118439		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	65 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *1 New Road Over CB24 5PJ*

Reference - 20/04331/LBC
Decision: Awaiting decision
Date: 22nd October 2020
Description: Alterations to form new bathroom facilities to first and attic floors, including creation of new internal door and installation of external soil vent pipe.
Reference - 23/0389/TTPO
Decision: Decided
Date: 18th April 2023
Description: T 1 - Sycamore - Remove the deadwood and epicormic growth from the crown. Prune to clear the roof by 1.5m to prevent damage.
Reference - S/1078/15/LB
Decision: Decided
Date: 27th April 2015
Description: Internal alterations to include alterations to configuration of walls to first floor to improve main bathroom and lining of sitting room flue to enable log burner to be installed including cowl to stack
Reference - S/1629/15/DC
Decision: Decided
Date: 01st July 2015
Description: Application for approval of details reserved by condition 3 (details of air extraction unit and soil vent pipes) of Listed Building Consent S/1078/15 for internal alterations to include alterations to configuration of walls to first floor to improve main bathroom and lining of sitting room flue to enable log burner to be installed including cowl to stack.

Planning records for: *1 New Road Over Cambridge Cambridgeshire CB24 5PJ*

Reference - S/2300/13/LD	
Decision:	Decided
Date:	28th October 2013
Description:	Lawful Development Certificate for enclosing and landscaping of land including formation of pathways erection of garden structures and pond areas to form part of ancillary residential garden area to Sycamore Farmhouse

Reference - 23/0388/TTCA	
Decision:	Decided
Date:	18th April 2023
Description:	T.1 Beech - Crown reduce height of the tree by 10M to allow more light to the rear garden of 1 Brooksbank. (create new pollard at approx 50%)H.1 - Beech - Reduce height back to previous - Approx. 5M from ground level (new regrowth is approx. 2M) to allow more light to the rear garden of 1 Brooksbank.

Planning records for: *3 New Road Over Cambridge Cambridgeshire CB24 5PJ*

Reference - S/2264/18/FL	
Decision:	Decided
Date:	13th June 2018
Description:	Demolish existing Lobby add single & two storey side extensions. Conversion of barn and additional access with dropped kerb.

Reference - S/3452/18/DC	
Decision:	Decided
Date:	12th September 2018
Description:	Discharge of Condition 4 (traffic management plan) of planning consent S/2264/18/FL for demolish existing Lobby add single & two storey side extensions. Conversion of barn and additional access with dropped kerb.

Planning records for: *16 New Road Over Cambridge Cambridgeshire CB24 5PJ*

Reference - S/3199/19/LD
Decision: Decided
Date: 13th September 2019
Description: Certificate of Lawful Development for a proposed development of a residential new access to serve a new hardstanding area
Reference - 20/05178/FUL
Decision: Decided
Date: 16th December 2020
Description: Sub-division of the site into 3 plots, including existing dwelling, and the formation of shared access hard standings and parking. Conversion and extension of existing masonry barns to form 2 dwellings, and the construction of a detached carport.
Reference - 22/01243/FUL
Decision: Withdrawn
Date: 15th March 2022
Description: Sub-division of the existing site into 3 residential plots (C3 use) including the existing dwelling and an attached sandwich bar (A1 use) and the formation of new shared access hard standings and parking. Conversion of and extension to the existing masonry Barns to form 2 No. new dwellings, one with an attached Sandwich Bar and the construction of a detached carport.
Reference - 24/03110/CONDA
Decision: Decided
Date: 15th October 2024
Description: Submission of details required by condition 3 (traffic management plan) of planning permission 24/03110/FUL

Planning records for: *16 New Road Over Cambridgeshire CB24 5PJ*

Reference - 24/03110/FUL
Decision: Decided
Date: 16th August 2024
Description: Demolition of the existing outbuilding and the Sub-division of existing plot to form one separated new dwelling with drive and crossover and to create one shared drive and crossover with gated access to the remaining land.
Reference - 20/04843/HFUL
Decision: Decided
Date: 24th November 2020
Description: Demolition of existing single storey side outbuildings and replace with two storey side extension. Internal alterations and new windows to the rear of existing dwelling.
Reference - 23/03545/FUL
Decision: Withdrawn
Date: 15th September 2023
Description: Sub-division of site for new single storey dwelling following the demolition of the existing outbuilding
Reference - 24/00299/FUL
Decision: Decided
Date: 26th January 2024
Description: Demolition of the existing outbuilding and the Sub-division of existing plot to form one separated new dwelling with drive and crossover and to create one shared drive and crossover with gated access to the remaining land.

Planning records for: *19 New Road Over Cambridge CB24 5PJ*

Reference - S/0052/18/FL	
Decision:	Decided
Date:	08th January 2018
Description:	Single storey rear extension

Planning records for: *20 New Road Over Cambridge Cambridgeshire CB24 5PJ*

Reference - S/2278/10	
Decision:	Decided
Date:	23rd December 2010
Description:	Two storey side extension to provide games room and at first floor two additional bedrooms with en-suites.

Planning records for: *21 New Road Over Cambridge Cambridgeshire CB24 5PJ*

Reference - S/0993/18/FL	
Decision:	Decided
Date:	15th March 2018
Description:	Single storey rear extension & tiled pitched roof to replace existing flat roof

Planning records for: *34 New Road Over CB24 5PJ*

Reference - 23/01816/HFUL	
Decision:	Decided
Date:	12th May 2023
Description:	Retrospective first floor extension to rear.

Planning records for: **34 New Road Over CB24 5PJ**

Reference - 23/01849/LBC	
Decision:	Decided
Date:	12th May 2023
Description:	Works to improve access to Peile Hall including removal of existing external ramp, lowering of existing external door and internal changes to include new lifting platform.

Planning records for: **44 New Road Over Cambridgeshire CB24 5PJ**

Reference - 22/03392/HFUL	
Decision:	Decided
Date:	26th July 2022
Description:	Demolition of existing conservatory, garage conversion, raise flat roof, loft conversion, render walls, porch and single storey side extension.

New Road, Over, CB24

Energy rating

D

Valid until 01.12.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 25% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	162 m ²

Accessibility / Adaptations

Conservatory added 2003

Kitchen Extension 2006

New Windows in 2010 & 2018

Electricity Supply

EDF

Gas Supply

EDF

Central Heating

Gas central heating - New boiler 2019

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.

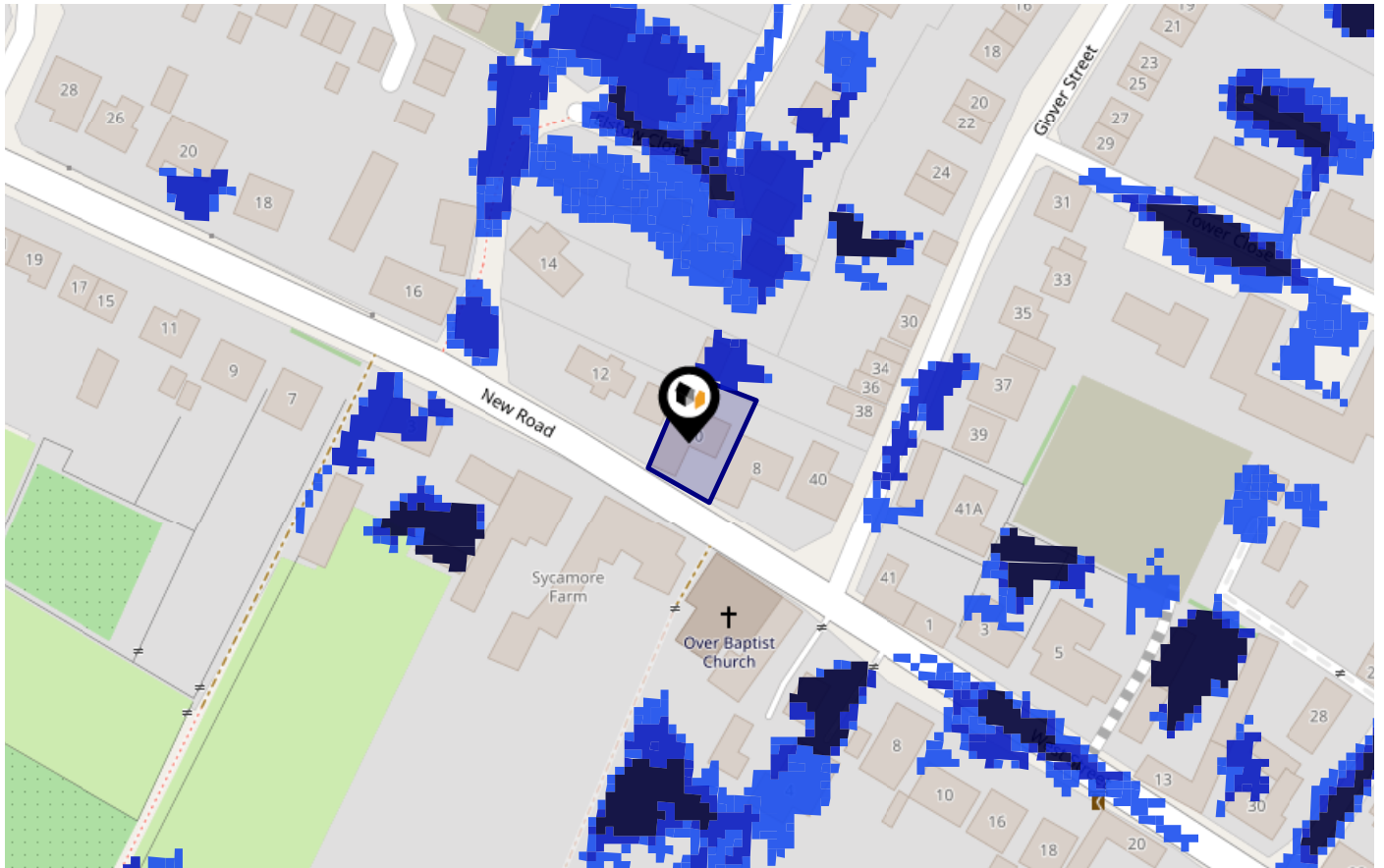


Flood Risk

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.

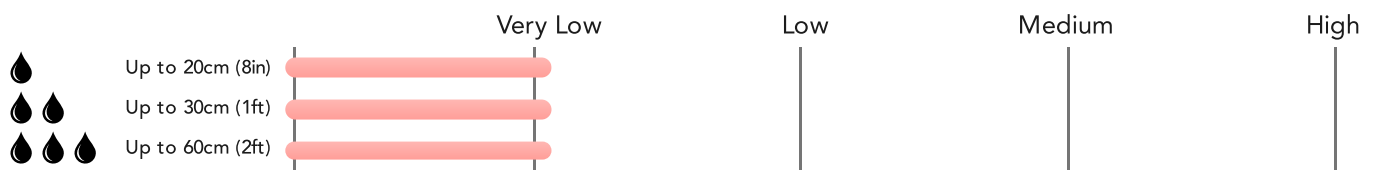


Risk Rating: Very low

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:

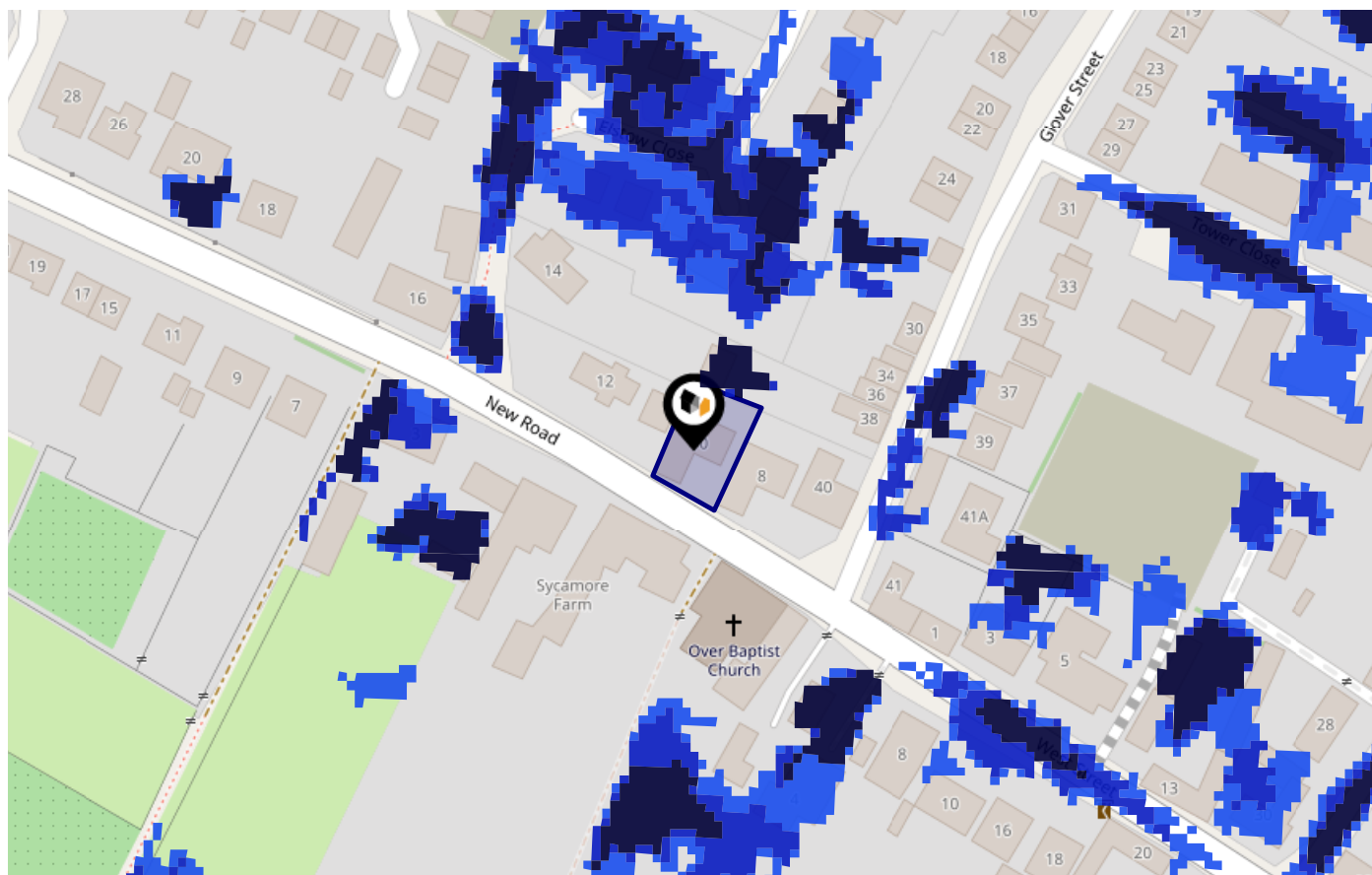


Flood Risk

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.

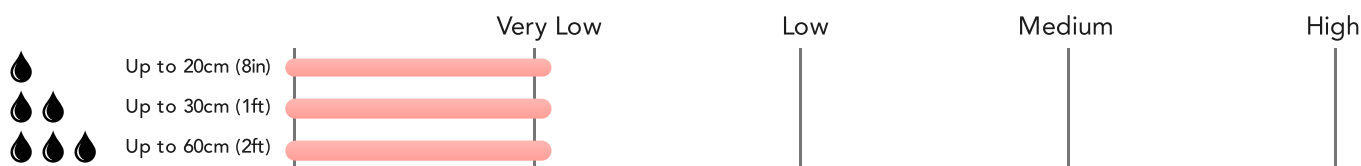


Risk Rating: Very low

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- 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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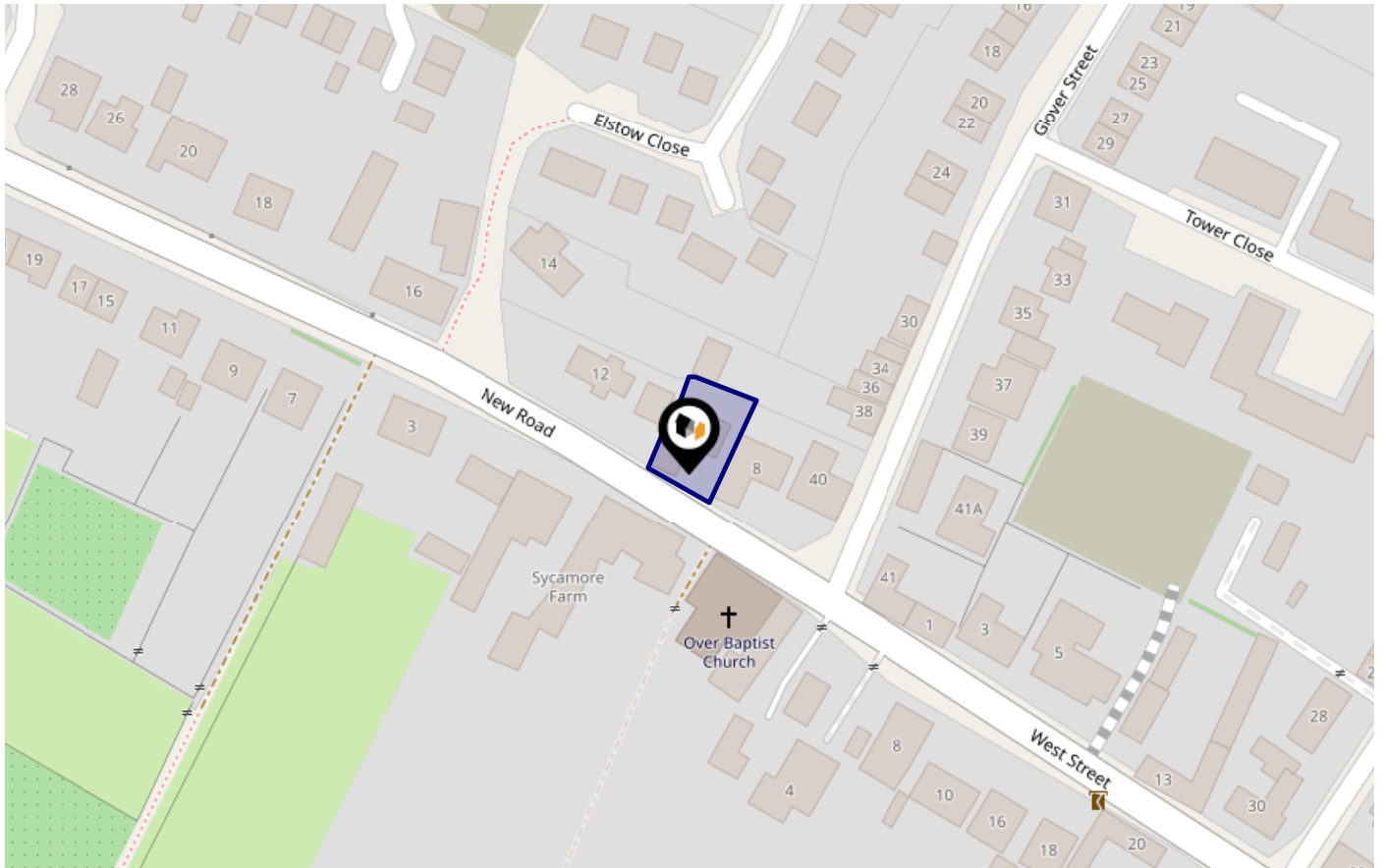


Flood Risk

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:

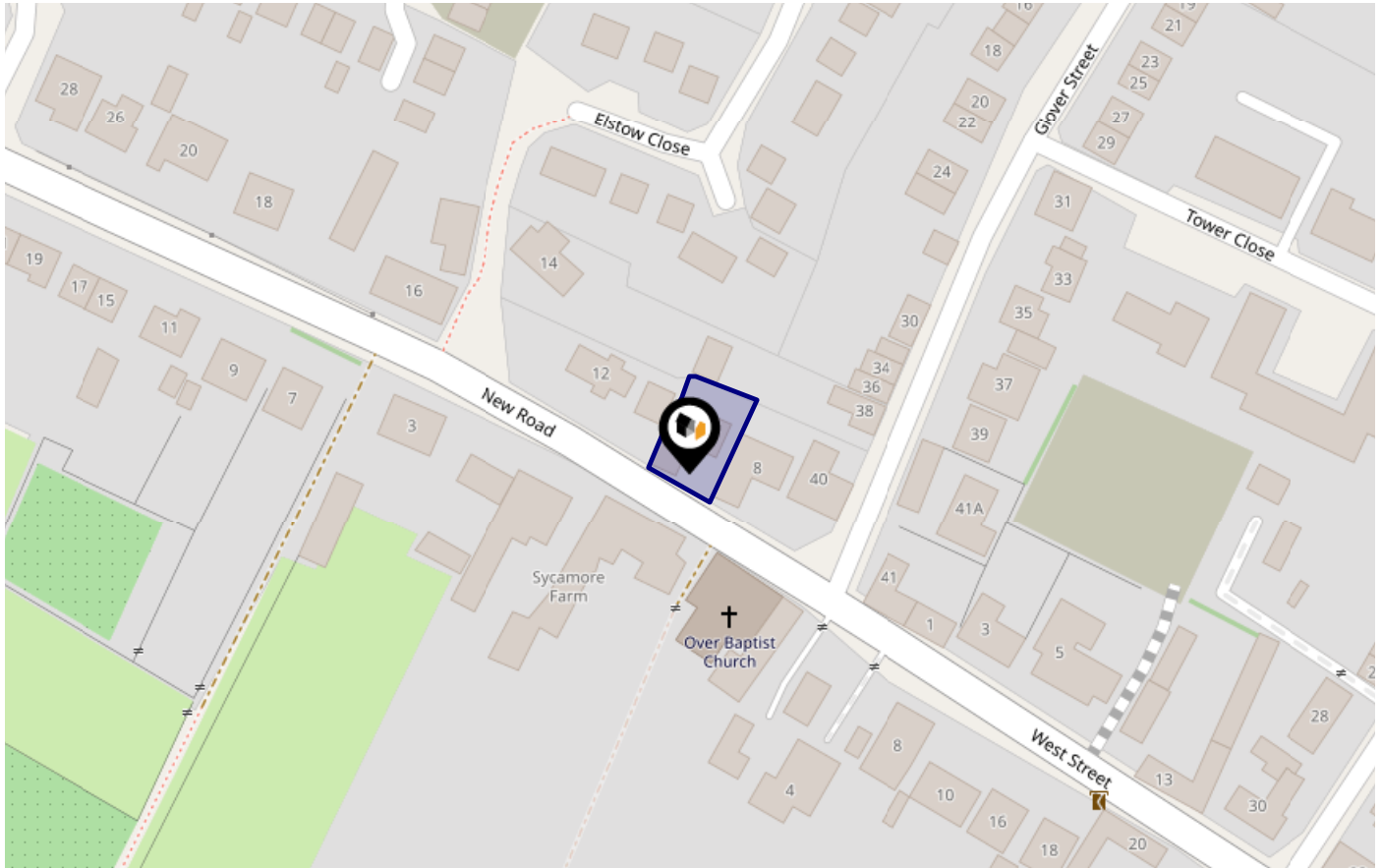


Flood Risk

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

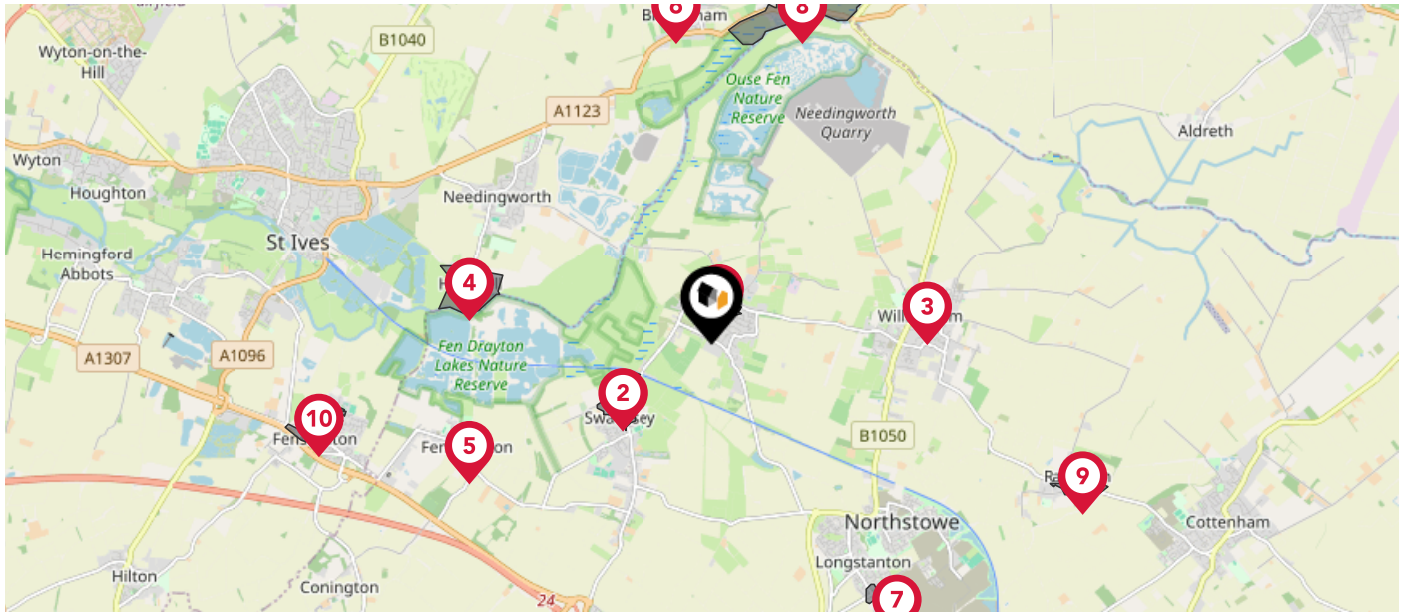


Maps

Conservation Areas



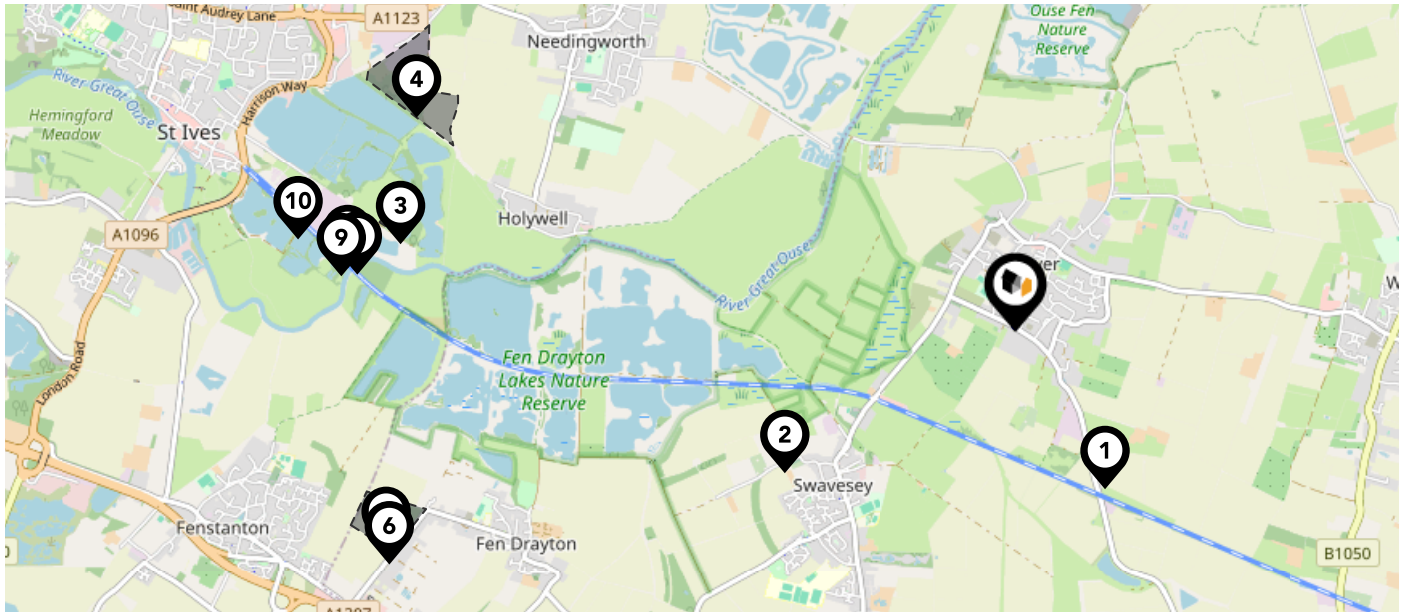
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

- 1 Over
- 2 Swavesey
- 3 Willingham
- 4 Holywell
- 5 Fen Drayton
- 6 Bluntisham
- 7 Longstanton
- 8 Earith
- 9 Rampton
- 10 Fenstanton

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	Hill Farm-Longstanton Road, Over	Historic Landfill
2	Hale Road-Swavesey	Historic Landfill
3	Mick George Ltd - Second Drove Meadow Lane-Meadow Lane, Huntingdon, St Ives, Cambs	Historic Landfill
4	Parsons Drove Landfill-Parsons Drove, St Ives, Cambridgeshire	Historic Landfill
5	Old Gravel Pits-Mill Road, Fen Drayton, Cambridgeshire	Historic Landfill
6	Mill Road-Fen Drayton	Historic Landfill
7	Meadow Lane-St Ives, Cambridgeshire	Historic Landfill
8	Meadow Lane-St Ives, Cambridgeshire	Historic Landfill
9	Meadow Lane-St Ives, Cambridgeshire	Historic Landfill
10	Mick George Ltd - Second Drove Meadow Lane-Meadow Lane, Huntingdon, St Ives, Cambridgeshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



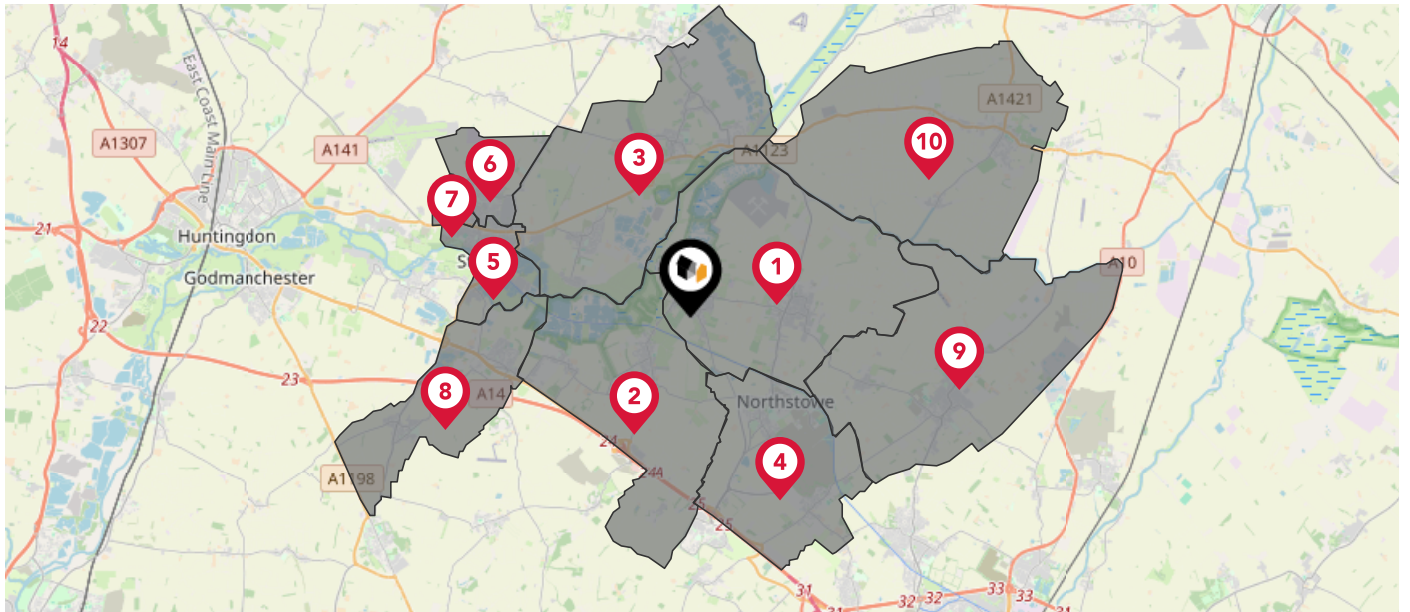
Mine Entry

- ✕ 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

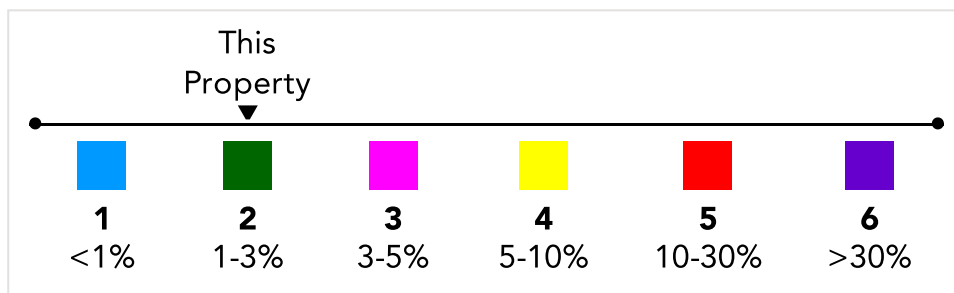
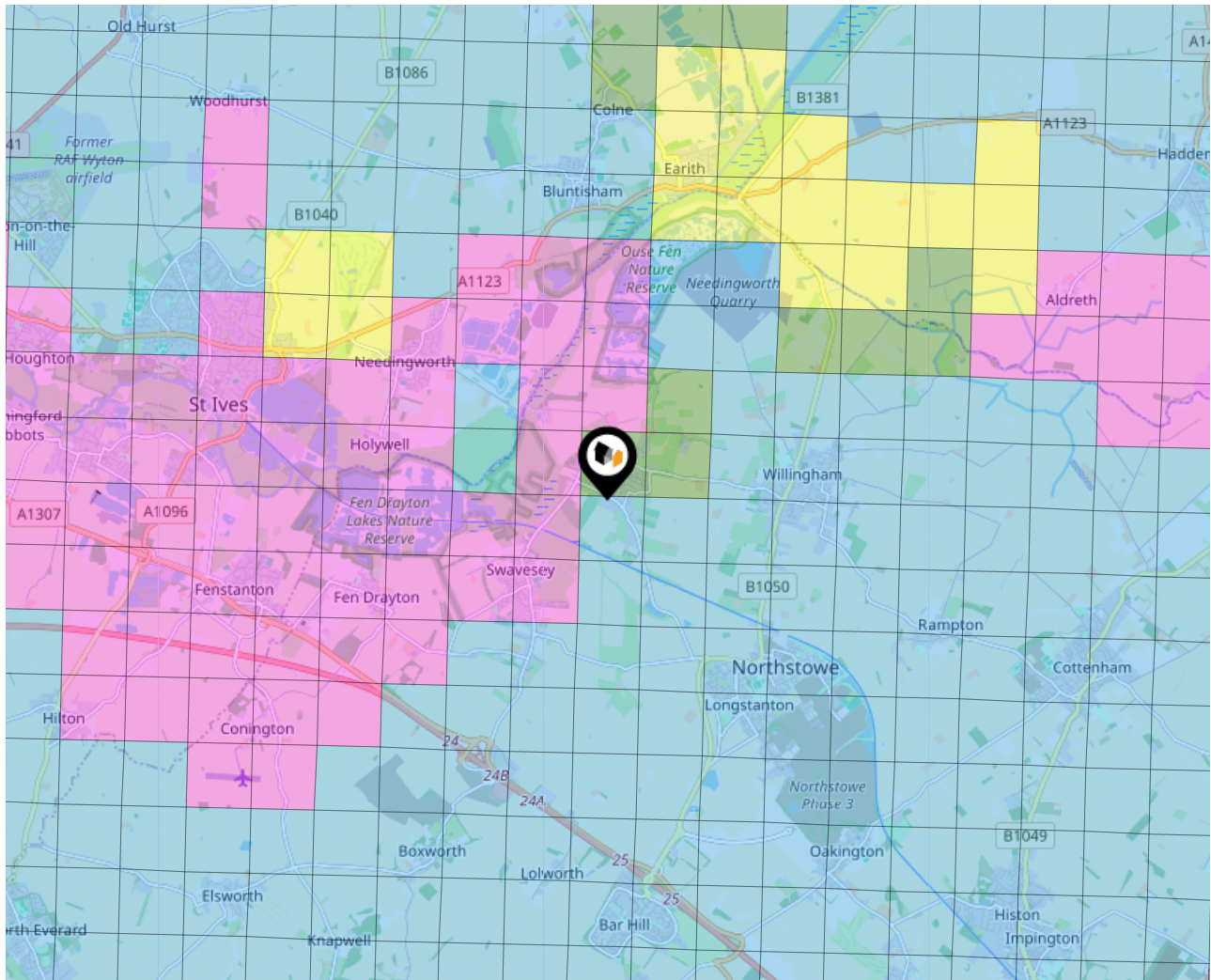


Nearby Council Wards

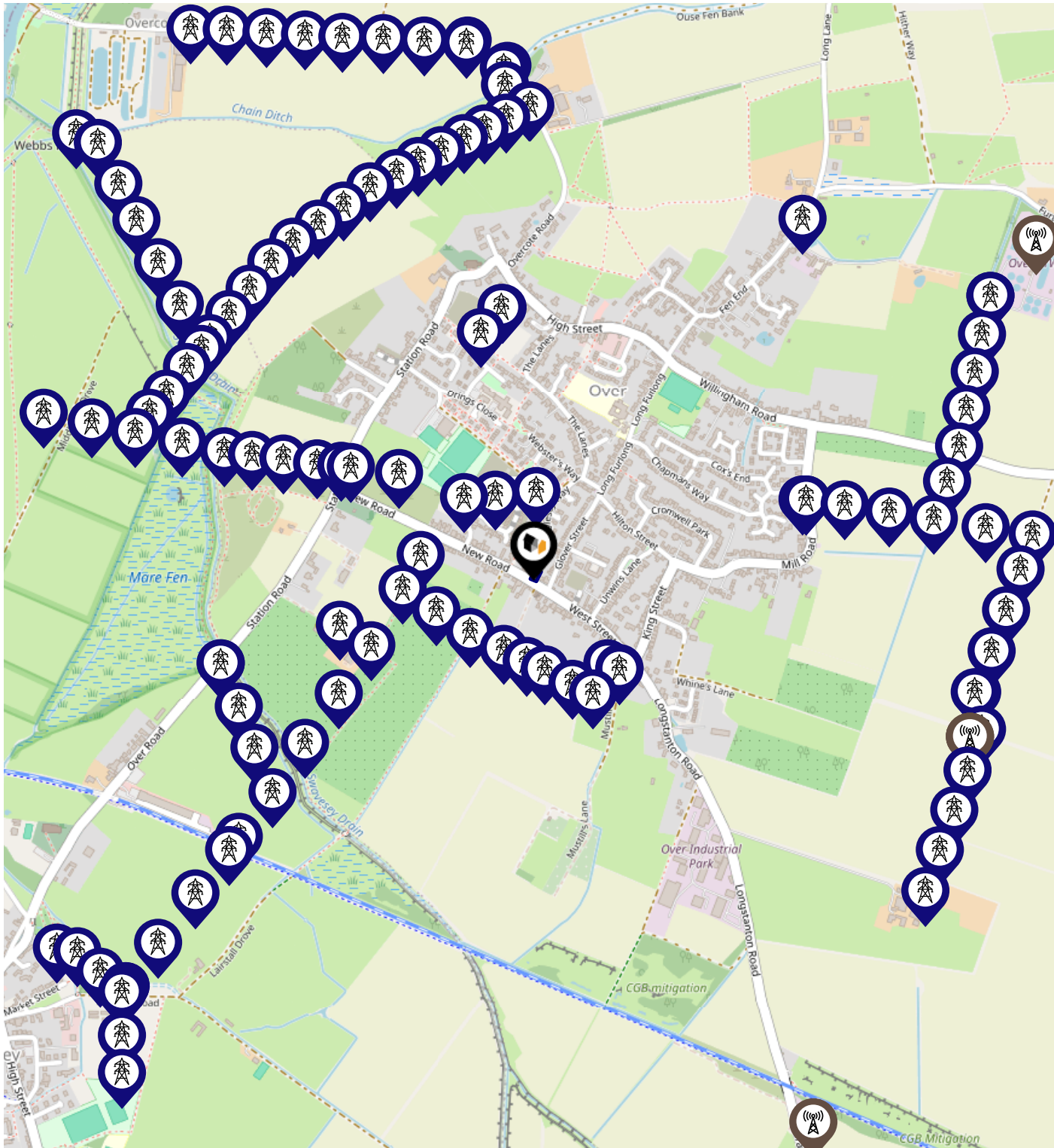
-  1 Over & Willingham Ward
-  2 Swavesey Ward
-  3 Holywell-cum-Needingworth Ward
-  4 Longstanton Ward
-  5 St. Ives South Ward
-  6 St. Ives East Ward
-  7 St. Ives West Ward
-  8 Fenstanton Ward
-  9 Cottenham Ward
-  10 Haddenham Ward

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).



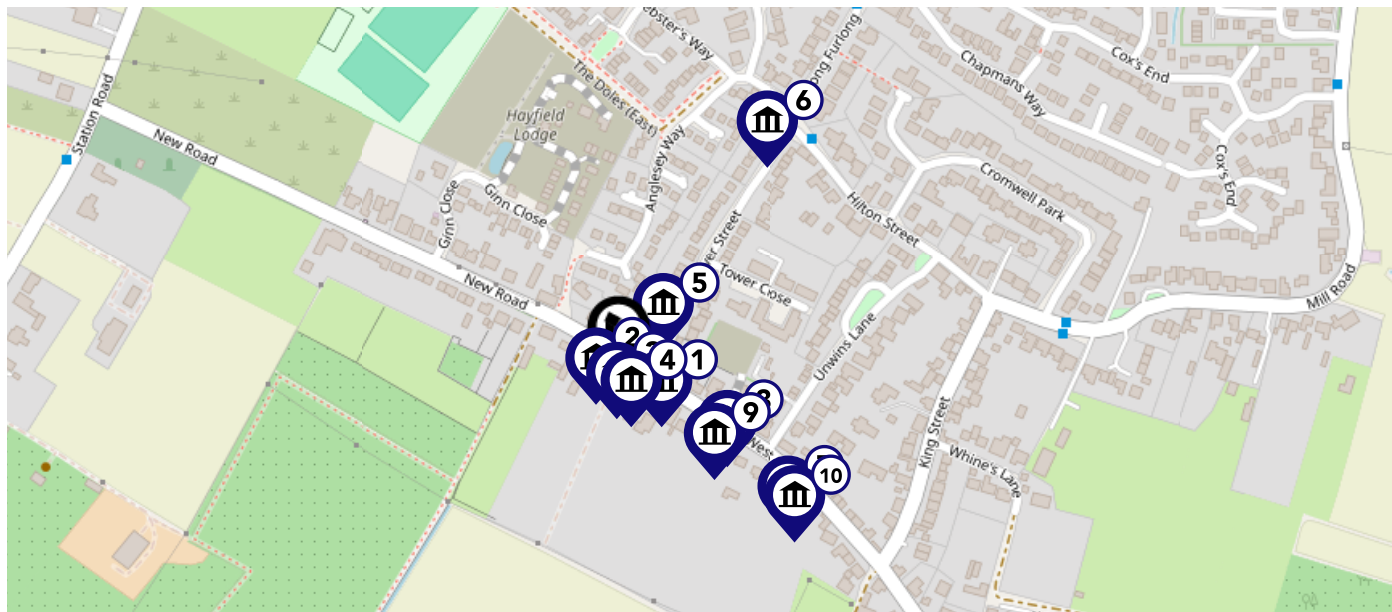
Local Area Masts & Pylons













Key:

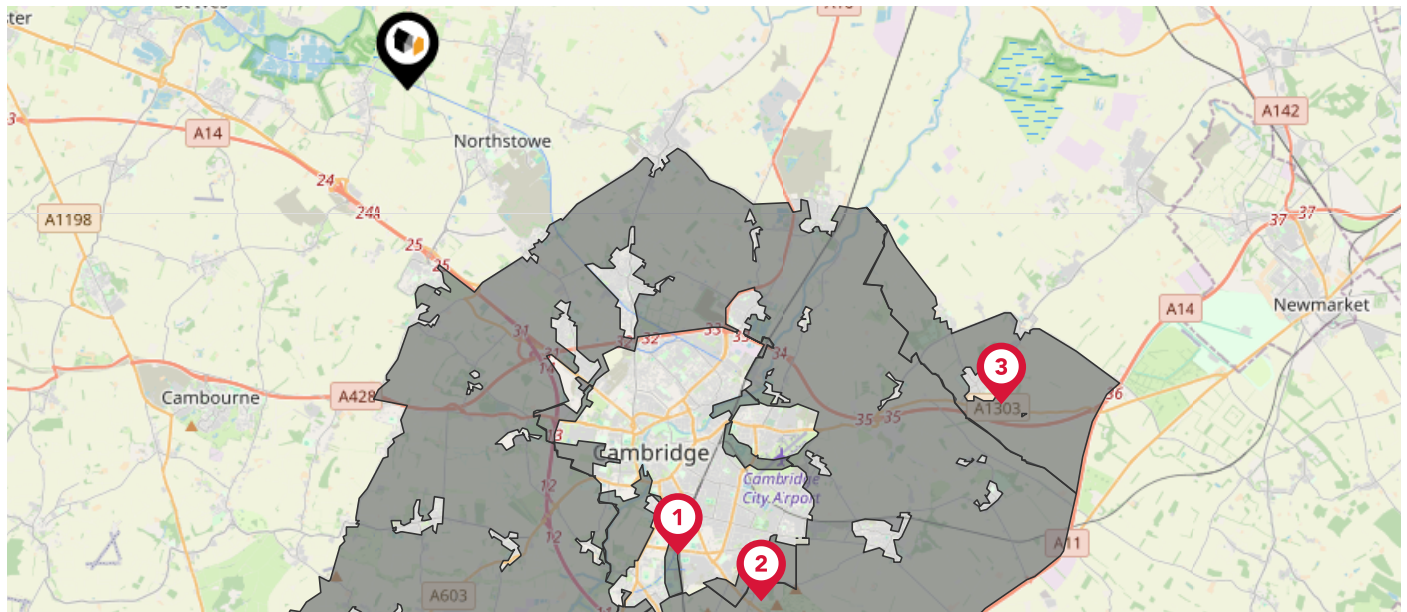
-  Power Pylons
-  Communication Masts

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






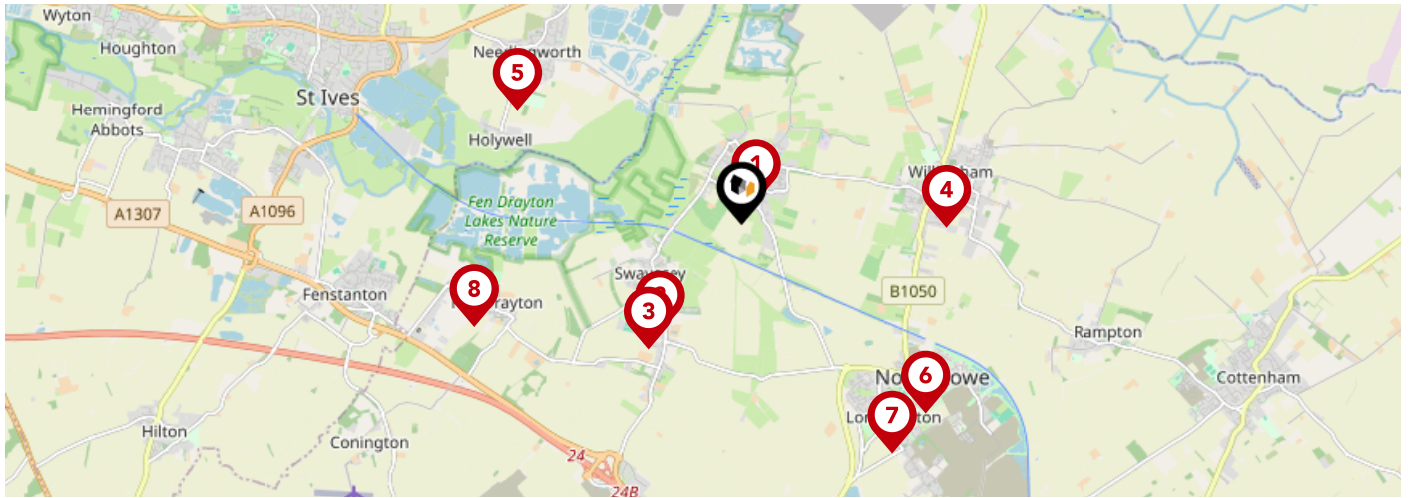
Listed Buildings in the local district	Grade	Distance
 1164638 - Number 1 West Street And Number 41 Glover Street	Grade II	0.0 miles
 1317699 - Sycamore House	Grade II	0.0 miles
 1127310 - Baptist Church	Grade II	0.0 miles
 1331343 - 2, West Street	Grade II	0.0 miles
 1331338 - 30, Glover Street	Grade II	0.0 miles
 1433613 - Over War Memorial	Grade II	0.1 miles
 1127271 - 32, West Street	Grade II	0.1 miles
 1127312 - Numbers 13 (poplar Cottage) And 15	Grade II	0.1 miles
 1164658 - 20 And 22, West Street	Grade II	0.1 miles
 1331363 - 34, West Street	Grade II	0.1 miles

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

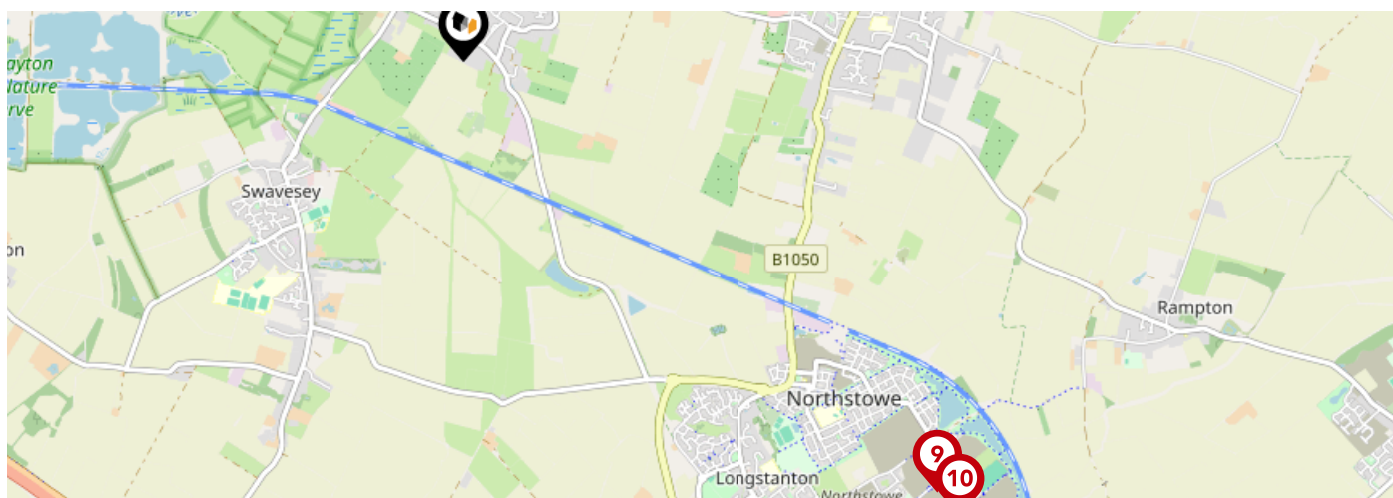


Nearby Green Belt Land

-  Cambridge Green Belt - South Cambridgeshire
-  Cambridge Green Belt - Cambridge
-  Cambridge Green Belt - East Cambridgeshire



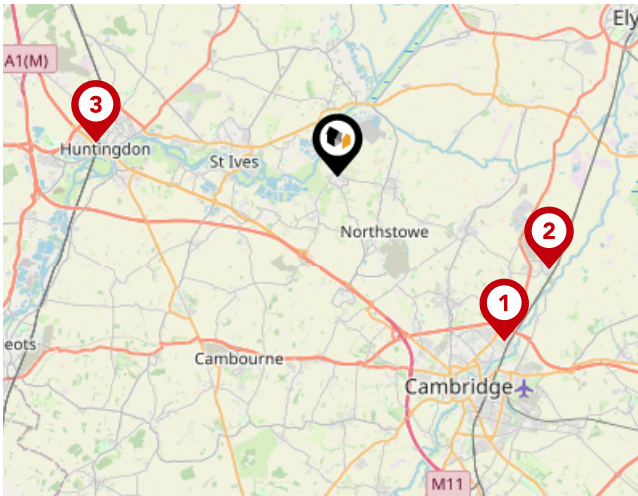
		Nursery	Primary	Secondary	College	Private
	Over Primary School Ofsted Rating: Requires improvement Pupils: 201 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swavesey Primary School Ofsted Rating: Good Pupils: 312 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swavesey Village College Ofsted Rating: Outstanding Pupils: 1253 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Willingham Primary School Ofsted Rating: Good Pupils: 344 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holywell CofE Primary School Ofsted Rating: Outstanding Pupils: 200 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pathfinder CofE Primary School Ofsted Rating: Not Rated Pupils: 452 Distance:2.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hatton Park Primary School Ofsted Rating: Good Pupils: 415 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fen Drayton Primary School Ofsted Rating: Good Pupils: 110 Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Northstowe Secondary College Ofsted Rating: Good Pupils: 622 Distance:2.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Martin Bacon Academy Ofsted Rating: Not Rated Pupils: 127 Distance:3.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Earith Primary School Ofsted Rating: Good Pupils: 106 Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Helen's Primary School Ofsted Rating: Good Pupils: 189 Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fenstanton and Hilton Primary School Ofsted Rating: Good Pupils: 221 Distance:3.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eastfield Infant and Nursery School Ofsted Rating: Good Pupils: 208 Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Westfield Junior School Ofsted Rating: Good Pupils: 254 Distance:3.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bar Hill Community Primary School Ofsted Rating: Good Pupils: 285 Distance:4.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

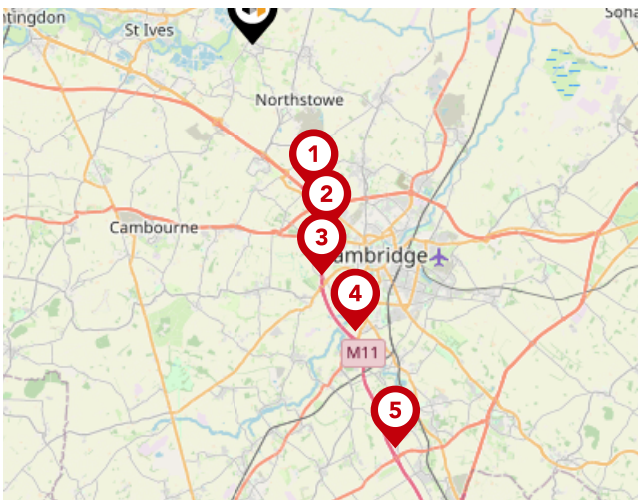
Area

Transport (National)



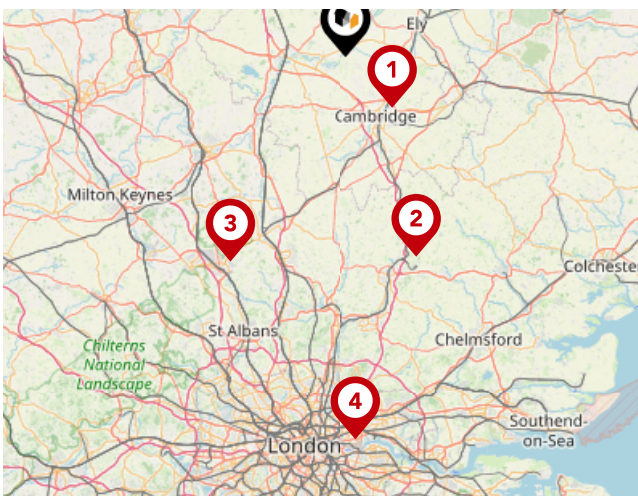
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	8.55 miles
2	Waterbeach Rail Station	8.43 miles
3	Huntingdon Rail Station	8.82 miles



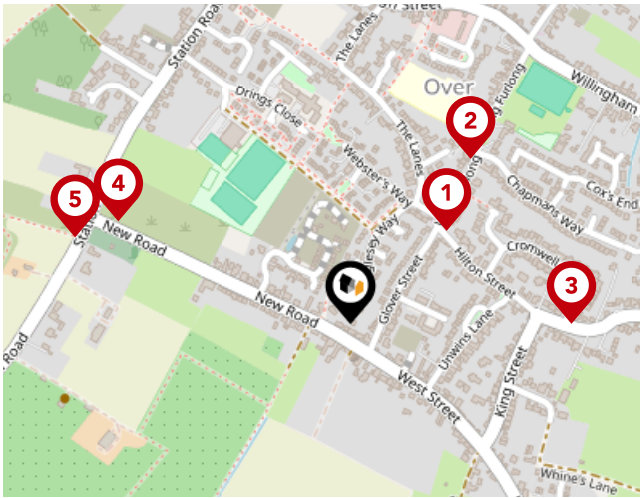
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	5.82 miles
2	M11 J13	7.35 miles
3	M11 J12	8.78 miles
4	M11 J11	11.09 miles
5	M11 J10	15.61 miles



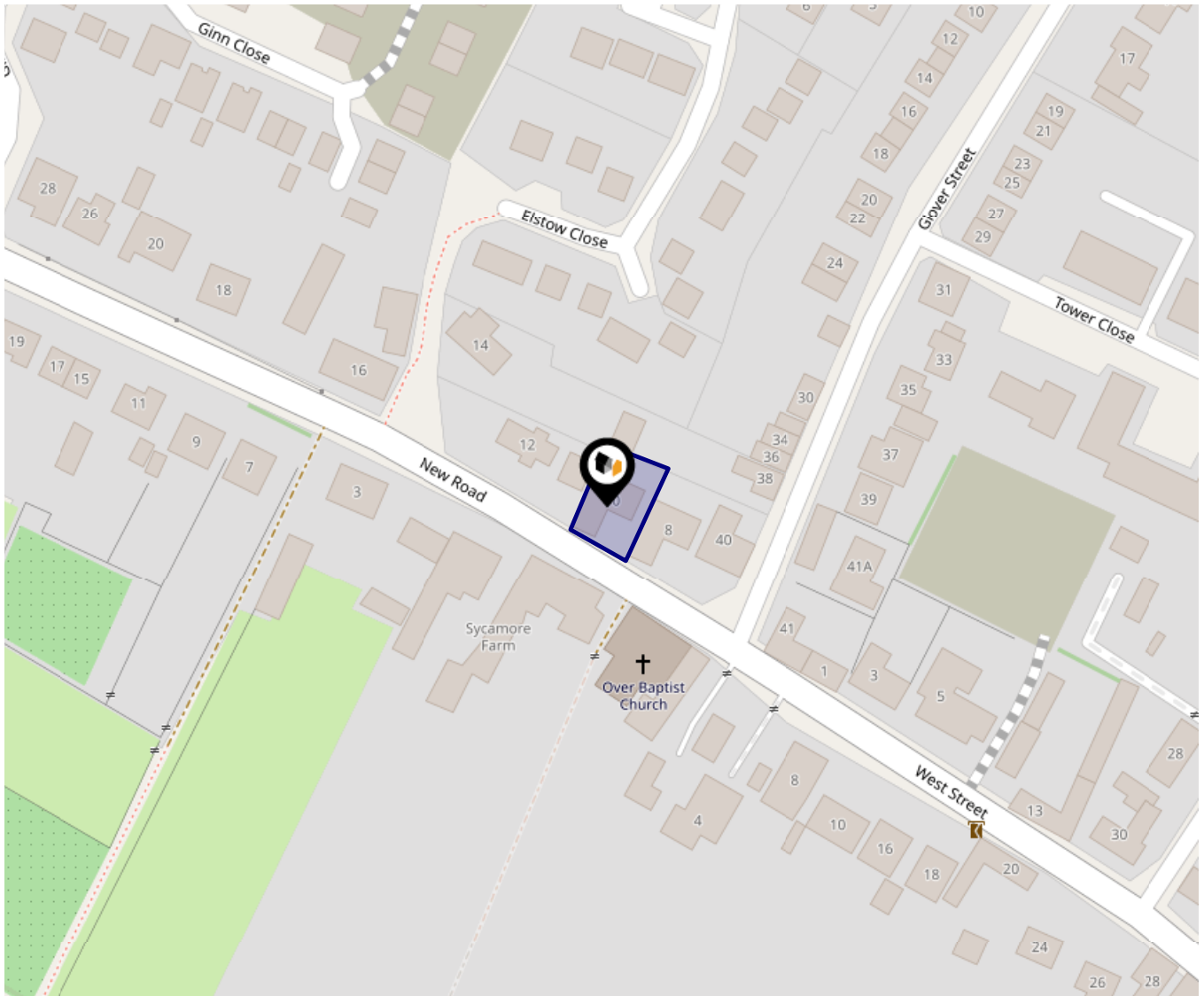
Airports/Helipads

Pin	Name	Distance
1	Cambridge	9.96 miles
2	Stansted Airport	30.91 miles
3	Luton Airport	34.18 miles
4	Silvertown	55.9 miles



Bus Stops/Stations

Pin	Name	Distance
1	Glover Street	0.15 miles
2	Chapman's Way	0.23 miles
3	Cromwell Park	0.25 miles
4	Cemetery	0.29 miles
5	New Road	0.33 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

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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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