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The Material Information Affecting this Property

Monday 01st December 2025



HIGH STREET, SAWSTON, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

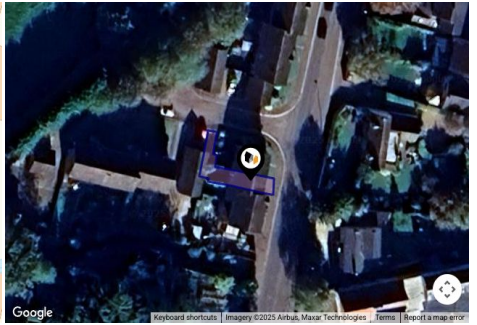
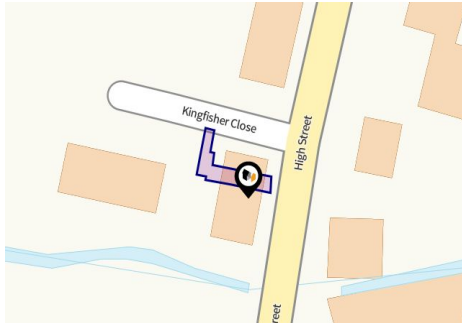
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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	570 ft ² / 53 m ²		
Plot Area:	0.02 acres		
Council Tax :	Band C		
Annual Estimate:	£2,146		
Title Number:	CB67298		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	19 mb/s	80 mb/s	1000 mb/s
• Surface Water	Very low			

Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		
						
						

Planning records for: *Huntingdon Farm High Street Sawston Cambridgeshire CB22 3HJ*

Reference - 23/00966/PRIOR	
Decision:	Decided
Date:	13th March 2023
Description:	Prior approval for the demolition of an old dairy barn located on agricultural premises.

Reference - 23/0286/TTCA	
Decision:	Decided
Date:	13th March 2023
Description:	T2160 SILVER BIRCH ~ raise crown to 2.5ms over car park, T2164 SILVER BIRCH ~ raise crown to 2.5ms over car park, T2165 NORWAY MAPLE ~ raise crown to 2.5ms over car park,

Planning records for: *152 High Street Sawston Cambridgeshire CB22 3HJ*

Reference - 22/01763/HFUL	
Decision:	Decided
Date:	13th April 2022
Description:	Remove of the conservatory roof and renew with a two pitched zinc clad lean-to roof

Reference - 25/0423/TTCA	
Decision:	Decided
Date:	29th April 2025
Description:	T1 - Silver Birch - Reduce height by 4m to contain size of tree beside property.

Planning records for: **152 High Street Sawston Cambridgeshire CB22 3HJ**

Reference - 25/0719/TTCA	
Decision:	Decided
Date:	17th July 2025
Description:	T1: Silver Birch - Fell

Reference - 22/01749/HFUL	
Decision:	Decided
Date:	13th April 2022
Description:	Single storey front extension

Reference - 24/1147/TTCA	
Decision:	Decided
Date:	11th October 2024
Description:	T1 - Ash - Fell Tree is in decline and has recently lost a major limb into neighbouring property.

Planning records for: **Barn Adj To The Grove 110 High Street Sawston Cambridge CB22 3HJ**

Reference - S/2258/11	
Decision:	Decided
Date:	09th November 2011
Description:	Minor-material amendment to design of dwelling (variation of condition 3 of planning permission reference S/0909/08/F)

Planning records for: *The Barn House 110 High Street Sawston CB22 3HJ*

Reference - 21/0154/TTPO	
Decision:	Decided
Date:	03rd February 2021
Description:	Conservation Area Tree T1 - Yew tree: This is very close to our building, so much so that branches now touch the house wall and overhang the roof tiles. I would like to raise the crown above the roof height (single storey at this point, approx 4-5 metres to avoid any current and future damage to the building. In addition reduce the lateral of the crown by 2 metres all round and, to ensure the tree remains in proportion, to reduce the height of the crown by 5 metres. These reductions will ensure that the patio doors to the bedroom will no longer be in shade and can open freely.

Planning records for: *138 High Street Sawston CB22 3HJ*

Reference - 20/1323/TTCA	
Decision:	Decided
Date:	12th May 2020
Description:	Conifer x 4 Reduce height to previous reduction, by approximately 20ft and trim garden side

Reference - 21/0191/TTCA	
Decision:	Decided
Date:	12th February 2021
Description:	T1 Sycamore Remove one branch and two peripheral branches to clear yew tree T2 Sycamore Reduce height by 3m to just below previous reduction

Planning records for: *187 High Street Sawston Cambridge Cambridgeshire CB22 3HJ*

Reference - S/0113/14/FL	
Decision:	Decided
Date:	16th January 2014
Description:	External Alterations and Change of Use of existing building to Office (Ground Floor) and Two Flats (First Floor).

Planning records for: **187 High Street Sawston Cambridge Cambridgeshire CB22 3HJ**

Reference - S/3040/14/VC
Decision: -
Date: 24th December 2014
Description: Variation of Condition 2 (Approved Plans) of S/0113/14/FL - Internal alterations and extensions including alteration in external appearance of existing building. Revisions to parking paved areas and planting to building frontage

Reference - S/0391/15/FL
Decision: Decided
Date: 05th December 2014
Description: External Alterations Extensions and Change of Use of Existing Building to Offices (Ground Floor) and Two Flats (First Floor) and Ancillary Works.?

Planning records for: **82 High Street Sawston Cambridge Cambridgeshire CB22 3HJ**

Reference - S/1585/13/FL
Decision: Decided
Date: 22nd July 2013
Description: Two Storey Rear Extension to Offices

Reference - S/1586/13/LB
Decision: Decided
Date: 22nd July 2013
Description: Two Storey Rear Extension to Offices

Planning records for: **82 High Street Sawston Cambridge Cambridgeshire CB22 3HJ**

Reference - S/0298/08/LB	
Decision:	Decided
Date:	19th February 2008
Description:	Alterations to interior upgrading and conversion of offices to 1 x 4 bedroomed dwelling.

Planning records for: **80 High Street Sawston Cambridge Cambridgeshire CB22 3HJ**

Reference - S/2161/11	
Decision:	Decided
Date:	27th October 2011
Description:	Discharge of Condition 1 of Planning Consent S/1825/10

Reference - 20/02814/FUL	
Decision:	Decided
Date:	23rd June 2020
Description:	Change of use to enable mixed use as a cafe (A3), shop (A1), and offices (B1a) including external alterations to the frontage

Reference - S/2072/16/FL	
Decision:	Decided
Date:	04th August 2016
Description:	Enlargement of existing windows on southern elevation installation of fire door on southern elevation replacement of existing metal loading shutter doors on western elevation with sliding/bi-fold glass windows/doors.

Planning records for: **80 High Street Sawston Cambridge Cambridgeshire CB22 3HJ**

Reference - S/2576/13/FL	
Decision:	Decided
Date:	02nd December 2013
Description:	Installation of 2 windows

Reference - 21/01056/FUL	
Decision:	Decided
Date:	08th March 2021
Description:	Addition of safety enclosure / barrier at first floor roof level and associated stairs to car park.

Planning records for: **95 High Street Sawston Cambridgeshire CB22 3HJ**

Reference - 24/0933/TTCA	
Decision:	Decided
Date:	29th August 2024
Description:	T1: sycamore - crown reduce height and spread by up to 2m and clear adjacent roof by 2m. Crown lift to 5.2m. T2: sycamore - fell

Planning records for: **104 High Street Sawston Cambridgeshire CB22 3HJ**

Reference - 23/1161/TTCA	
Decision:	Decided
Date:	03rd October 2023
Description:	T1 Sycamore Reduce four branches on limb overhanging garden, patio and kennels by 5m as bird droppings causing serious problem

Planning records for: **105 High Street Sawston Cambridge Cambridgeshire CB22 3HJ**

Reference - S/0666/11	
Decision:	Decided
Date:	31st March 2011
Description:	Change of use of part of ground floor from hairdressing salon to residential use associated with existing dwelling.

Planning records for: **106A High Street Sawston Cambridge Cambridgeshire CB22 3HJ**

Reference - 20/05023/PRI06A	
Decision:	Decided
Date:	03rd December 2020
Description:	Prior approval for the erection of 1 No agricultural building for the storage of grain.

Reference - 20/1835/TTPO	
Decision:	Decided
Date:	25th August 2020
Description:	Fell T1 Sycamore Tree is dead and covered in ivy

Reference - S/1394/19/TP	
Decision:	Decided
Date:	12th April 2019
Description:	TPO 0008 (1967) G17: Lime Reduce weight on limb with cavity discovered whilst deadwooding by reducing limb by 2/3m

Planning records for: **106 High Street Sawston Cambridge Cambridgeshire CB22 3HJ**

Reference - S/0010/09/F	
Decision:	Decided
Date:	05th January 2009
Description:	Alterations to garage

Reference - S/0011/09/LB	
Decision:	Decided
Date:	05th January 2009
Description:	Alterations to garage - infilling & roofing of courtyard for garging of 3 vehicles.

Reference - S/0859/09/F	
Decision:	Decided
Date:	15th June 2009
Description:	Alteration to Garage

Reference - S/0860/09/LB	
Decision:	Decided
Date:	15th June 2009
Description:	Alterations and extensions for additional garaging.

Planning records for: **107 High Street Sawston CB22 3HJ**

Reference - S/3177/19/CONDA	
Decision:	Decided
Date:	27th July 2020
Description:	Submission of details required by conditions 3 (Render), 4 (Timber repairs) and 5 (Insulation) of listed building consent S/3177/19/LB
Reference - S/3177/19/LB	
Decision:	Decided
Date:	11th September 2019
Description:	Removal concrete render on the exterior walls and replace with lime render works to include any necessary repairs to timber structure doors and windows
Reference - 20/05095/LBC	
Decision:	Awaiting decision
Date:	11th December 2020
Description:	Replacement of ground floor window on far right of property.

Planning records for: **Ariel Cottage 109 High Street Sawston Cambridgeshire CB22 3HJ**

Reference - S/1467/12/LB	
Decision:	Decided
Date:	16th July 2012
Description:	Replace 3 front windows & frames

Planning records for: *The Grove 112 High Street Sawston Cambridge Cambridgeshire CB22 3HJ*

Reference - 20/1232/TTPO
Decision: Decided
Date: 31st March 2020
Description: TPO 0008 (1967) A11: Yew (T1), Yew (T8) and Yew (T11) - fell and remove stumps completely. Please see attached document "138097 2020-02-05 TPO Submission Letter" for additional details.
Reference - 23/03339/HFUL
Decision: Decided
Date: 31st August 2023
Description: Demolition of existing single storey side extension. Construction of single storey side extension and part single storey, part two storey side and front extension. Alterations to the rear elevation new doors.
Reference - 20/1046/TTPO
Decision: Decided
Date: 06th February 2020
Description: TPO 0008 (1967) A11: Yew (T9) - fell and remove stump completely. Please see attached document "138097 2020-02-05 TPO Submission Letter" for additional details.
Reference - 24/0970/TTPO
Decision: Decided
Date: 04th September 2024
Description: T1 - Mature Lime - This tree is an asset to the property. It has allot of large deadwood in the upper crown posing a risk to people below. Removal of major deadwood over 2.5inchs in diameter and a 10% Crown thin to alleviate sail T6 - Robinia - This tree has extended lateral branches growing into road space. Occasionally buses and farm traffic hit the tree. Request a reduction of approx. 3m of lower(6m from ground) over extended branches to improve form and reduce risk of tear out and damage to vehicles

Planning records for: *The Grove 112 High Street Sawston Cambridgeshire CB22 3HJ*

Reference - 24/02999/HFUL
<p>Decision: Decided</p>
<p>Date: 08th August 2024</p>
<p>Description: Erection of a new garage, replacement boundary wall, new vehicular access and removal of three trees</p>
Reference - 22/05454/HFUL
<p>Decision: Decided</p>
<p>Date: 19th December 2022</p>
<p>Description: Erection of a New Garage, Replacement Boundary Wall, New Vehicular Access and Removal of Two Trees</p>
Reference - 24/0985/TTCA
<p>Decision: Decided</p>
<p>Date: 04th September 2024</p>
<p>Description: T2 - Dead Tree - This tree is dead - Request removal to near ground level. T3 - Mature Sycamore - Crown lift to provide 1.5m clearance from wall where possible, and improve access for Farm traffic in farm yard. T4 - Mature Pear -Reduce in height by approx. 2.5m to alleviate loading and sail to prevent future tearout. T5 - Whitebeam - Request permission for removal of lower phototropic limb, and to reduce the phototropic growth on western face of tree back by 2.5m where necessary to reduce sail and loading, improve form and 10% Crown thin and removal of deadwood.</p>
Reference - 21/0620/TTPO
<p>Decision: Decided</p>
<p>Date: 13th May 2021</p>
<p>Description: TPO 0008 (1967) A11: Yews (T1, T8, T9 and T11) - fell and remove stumps completely. Please see attached document "186971 2021-05-13 TPO Submission Letter" for additional details.</p>

Planning records for: *The Grove 112 High Street Sawston Cambridgeshire CB22 3HJ*

Reference - 22/05454/CONDB
Decision: Decided
Date: 17th November 2023
Description: Submission of details required by condition 6 (Method statement LHA) and 7 (traffic management plan LHA) of planning permission 22/05454/HFUL
Reference - S/3356/18/TP
Decision: Decided
Date: 31st August 2018
Description: T.1 Yew - Fell to ground level due unstable wall. Replant with similar species. T.2 Yew - Fell to ground level due unstable wall. Replant with similar species. T.2 Yew - Fell to ground level due unstable wall. Replant with similar species. T.4 Yew - Crown reduction of up to 50% due to excessive shading
Reference - 20/1045/TTCA
Decision: Decided
Date: 06th February 2020
Description: Bay (T3), False Acacia (T14), False Acacia (T15) and False Acacia (T16) - fell and remove stumps completely. Also, remove failed Cypress (T13).
Reference - 22/05468/OHL
Decision: Decided
Date: 19th December 2022
Description: Installation of 2 new terminal poles and stay wires (circled in blue on the attached plan) as a result of a health and safety risk to the current overhead line.

Planning records for: *The Grove 112 High Street Sawston Cambridgeshire CB22 3HJ*

Reference - 22/05454/CONDA	
Decision:	Decided
Date:	31st August 2023
Description:	Submission of details required by conditions 5(New Access Drainage), 6(Safe Movement of Pedestrians), 7(Traffic Management Plan) and 8(Visibility Splay) of planning permission 22/05454/HFUL

Planning records for: *111 High Street Sawston Cambridgeshire CB22 3HJ*

Reference - 25/03283/FUL	
Decision:	Awaiting decision
Date:	19th August 2025
Description:	Demolition of the existing dwelling and the erection of a new 2bed dwelling with associated works.

Reference - 25/03845/LBC	
Decision:	Awaiting decision
Date:	03rd October 2025
Description:	Works to safeguard the south party wall of No. 109 High Street following demolition of 111 High Street.

Planning records for: *115 High Street Sawston Cambridgeshire CB22 3HJ*

Reference - 22/04242/PRIOR	
Decision:	Decided
Date:	26th September 2022
Description:	Installation of a 20m steelworks monopole mast complete with 6 No. antennas and 1 GPS module, 2 radio equipment cabinets, a meter cabinet and ancillary development works thereto.

Planning records for: **115 High Street Sawston Cambridgeshire CB22 3HJ**

Reference - 22/1089/TTCA	
Decision:	Decided
Date:	26th September 2022
Description:	Hawthorne tree approx 2.5m from boundary, 1m from boundary with neighbour - Crown reduction of 2m.

Reference - S/2130/10	
Decision:	Decided
Date:	30th November 2010
Description:	Alterations to replace existing rear door and window with proposed folding doors.

Reference - S/0204/18/TC	
Decision:	Decided
Date:	18th January 2018
Description:	Trachycarpus Fortunei - fell and remove root ball because of light blockage to surrounding part of garden and soil degradation caused by dense root ball. Incongruous to surrounding gardens and architecture of buildings in conservation area. Replace with a fruit tree probably cooking apple.

Planning records for: **118 High Street Sawston CB22 3HJ**

Reference - S/1604/17/TC	
Decision:	Decided
Date:	09th May 2017
Description:	T1 (false acacia) - Remove tree - due to position against wall and excessive property damage. T2 (false acacia) - Remove tree - self seeded tree now too large and in undesirable position and to prevent future property damage and excessive shading. T3 (false acacia) - Remove tree - due to its position causing damage to boundary wall and becoming a safety hazard overhanging public highway and being directly next to traffic calming feature. All the above trees are near already mature trees on the adjacent property and in themselves have no amenity value.

Planning records for: **119 High Street Sawston Cambridge Cambridgeshire CB22 3HJ**

Reference - S/2628/13/FL	
Decision:	Decided
Date:	10th December 2013
Description:	Retention of Conservatory

Reference - S/2629/13/LB	
Decision:	Decided
Date:	10th December 2013
Description:	Retention of Conservatory

Reference - S/3308/16/LB	
Decision:	Withdrawn
Date:	28th November 2016
Description:	Relocation of gas central heating boiler flue

Planning records for: **129 High Street Sawston Cambridge CB22 3HJ**

Reference - S/0448/17/FL	
Decision:	Decided
Date:	08th February 2017
Description:	Two storey side extension to semi detached property

Planning records for: *Our Lady Of Lourdes Roman Catholic Church 135 High Street Sawston Cambridgeshire CB22 3HJ*

Reference - 22/04423/ADV	
Decision:	Decided
Date:	04th October 2022
Description:	Installation of 1 No. non illuminated double sided freestanding sign.

Reference - 22/1128/TTPO	
Decision:	Decided
Date:	04th October 2022
Description:	Sycamore - Fell

Planning records for: *138 High Street Sawston Cambridge Cambridgeshire CB22 3HJ*

Reference - S/1299/08/LB	
Decision:	Decided
Date:	11th July 2008
Description:	Changes to house - create en-suite shower room to first floor master bedroom and install new steps to family bathroom. Install partitions on second floor to create playroom and en-suite w.c. to Bedroom 5..Alterations to outbuilding install windows and fittings to form one bedroom annexe.

Reference - 21/04772/CONDA	
Decision:	Decided
Date:	10th February 2022
Description:	Submission of details required by conditions 4 (Roofs) and 5 (Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP)) of planning permission 21/04772/HFUL

Planning records for: *The Brook 138 High Street Sawston Cambridge Cambridgeshire CB22 3HJ*

Reference - 21/04773/CONDA
Decision: Decided
Date: 10th February 2022
Description: Submission of details required by condition 4 (Roofs) of listed building consent 21/04773/LBC

Reference - 25/0200/TTCA
Decision: Decided
Date: 20th February 2025
Description: T1 Leylandi (T18 in report) Shorten lateral branches over road and suspect limb by 4-5m. T2 Ash (T3 in report) Reduce crown by 3-4m. T3 Ash Shorten low branches by 3-4m to raise canopy. T4 Ash Shorten limb over drive back to upright growth, approx 2m. T5 Ash Shorten limb over drive entrance by 3-4m. T6 Mulberry Reduce height by 4m. T7 Ash (T17 in report) Diagnosed as suffering from armillaria - Fell T8 Crabapple Reduce height by 2m and shorten lateral branches by 1m T9 Leylandi x 2 Reduce height by 2-3m and shorten lateral branches by 1-2m.

Reference - 21/04772/HFUL
Decision: Decided
Date: 01st November 2021
Description: Addition of bespoke garden room to the rear

Reference - S/1544/11
Decision: Decided
Date: 01st August 2011
Description: Discharge of Conditions of Planning Consent S/0147/11 and Listed Building Consent S/0195/11

Planning records for: **138 High Street Sawston Cambridge Cambridgeshire CB22 3HJ**

Reference - S/3282/16/TC
Decision: Decided
Date: 28th November 2016
Description: T1 Ash reduce crown by 30%

Reference - S/0264/18/TP
Decision: Decided
Date: 23rd January 2018
Description: T1 Yew Reduce side by 2/3m to clear cedar tree

Reference - 22/1246/TTCA
Decision: Decided
Date: 26th October 2022
Description: T1 Cedar Lift crown to 1.5m and suitable growth points T2 Ash Shorten limb growing towards yew by 3m T3 Box Shorten limb growing over wall by 4m,relieving weight to protect listed wall T4 Mulberry Shorten two limbs growing towards property by 3m T5 Pine Dead, fell (Note replacement planting required) T6 Ash Lift crown to clear wall by 1m T7 Oak Lift crown to 3m and remove branch growing towards yew T8 Beech Lightly lift crown to 3m

Reference - S/3283/16/TP
Decision: Decided
Date: 28th November 2016
Description: T1 Ash on Brookside - Pollard T2-T6 Yew Lift crowns on Brookside to 15ft T7 Horse Chestnut Reduce low limb over neighbouring shed to first fork T8 Sycamore Remove four branches over neighbouring garage SEE PLAN

Planning records for: **138 High Street Sawston Cambridge Cambridgeshire CB22 3HJ**

Reference - S/4089/17/TP	
Decision:	Decided
Date:	16th November 2017
Description:	Tree works 5 day notice dead or dangerous tree
Reference - S/0509/19/TP	
Decision:	Decided
Date:	04th February 2019
Description:	TPO 0008 (1967) A8: Row of Yew Cut back on stream side by 2/3m
Reference - S/4096/18/TC	
Decision:	Decided
Date:	25th October 2018
Description:	T1 Mulberry Reduce crown by 0.5-1m T2 Sycamore Reduce crown by 3/4m
Reference - 22/00623/HFUL	
Decision:	Decided
Date:	10th February 2022
Description:	Single Storey rear extension

Planning records for: **138 High Street Sawston Cambridge Cambridgeshire CB22 3HJ**

Reference - S/4075/17/TP	
Decision:	Decided
Date:	16th November 2017
Description:	T2 Yew Reduce side back to edge of drive T3 Leylandi Remove branches growing into holly T4 Yew Hedge Reduce by 5ft T5 Yew x 2 Reduce side over beech hedge by 2-3m T6 Malus Reduce height by 30% and shorten lateral branches to rebalance crown (all TPO 08/67/SC)
Reference - S/0298/12/LB	
Decision:	Decided
Date:	09th February 2012
Description:	Repair restoration and strengthening of damaged garden wall
Reference - S/1301/08/F	
Decision:	Decided
Date:	22nd July 2008
Description:	Alterations to Brook House and conversion of outbuilding to residential annexe.
Reference - S/0195/11	
Decision:	Decided
Date:	26th January 2011
Description:	Alterations and Extension to Garage

Planning records for: *The Brook 138 High Street Sawston Cambridge Cambridgeshire CB22 3HJ*

Reference - 21/04773/LBC	
Decision:	Decided
Date:	01st November 2021
Description:	Addition of bespoke garden room to the rear

Planning records for: *146 High Street Sawston Cambridge Cambridgeshire CB22 3HJ*

Reference - S/0263/18/TP	
Decision:	Decided
Date:	23rd January 2018
Description:	T1 Maple Remove two low lateral branches over orchard

Planning records for: *149 High Street Sawston Cambridgeshire CB22 3HJ*

Reference - 25/0578/TTCA	
Decision:	Decided
Date:	17th June 2025
Description:	T1 - Yew , Reduce crown by 2m , Tree is encroaching the road , to keep crown symmetry reduce crown by 2m .

Reference - 24/1099/TTCA	
Decision:	Decided
Date:	03rd October 2024
Description:	T1 - Ash , 5 day notice - Tree has significant rot in the base of the main stem, approximately 80% of the heart wood has completely rotted, 40% of the crown also has distal die back. Plan to remove tree immediately due to the dangers it poses to children at the nursery playing around it.

Planning records for: **153 High Street Sawston Cambridge Cambridgeshire CB22 3HJ**

Reference - 20/1290/TTCA	
Decision:	Decided
Date:	30th April 2020
Description:	5 Day Notice to remove a dead tree. Mr Tony Begovich of 153 High Street. Sawston CB22 3HJ has engaged Alex Boyce Garden Services to remove a dead Silver Birch tree (marked as T1 on attached map) extracted from your website. Included is a photograph of the Tree.A replacement Silver Birch specimen 6 -8 ft will be planted.
Reference - 25/02636/HFUL	
Decision:	Withdrawn
Date:	03rd July 2025
Description:	Demolition of attached garage and removal of chimney. Two storey side extension and erection of detached cartlodge to front.
Reference - 22/04403/FUL	
Decision:	Decided
Date:	06th October 2022
Description:	Accessibility lift tower, two double garages, car ports and bike store to Prior Approval dwelling houses in converted pumping station with two additional semi-detached dwelling houses with carport parking.
Reference - 22/04409/HFUL	
Decision:	Decided
Date:	06th October 2022
Description:	Two storey rear extension following the demolition of the existing single storey extension and external alterations.

Planning records for: *Orchard House 191 High Street Sawston Cambridge Cambridgeshire CB22 3HJ*

Reference - S/1659/10	
Decision:	Decided
Date:	29th September 2010
Description:	Air Conditioning Unit

Reference - 20/2038/TTPO	
Decision:	Awaiting decision
Date:	22nd September 2020
Description:	Dangerous Tree Safety Works We have had an emergency tree issue here after the recent bad weather, we have had to remove a tree due to health and safety and want to ensure the records are updated accordingly. TPO Lime Tree marked T5 on the map that has been made safe, there is currently a 1 metre stump left that I am looking to remove.

Planning records for: *96 High Street Sawston CB22 3HJ*

Reference - 20/05123/FUL	
Decision:	Decided
Date:	14th December 2020
Description:	Demolition of existing modern extension, erection of a replacement extension and conservatory to create drinking establishment with expanded food provision. Erection of six bed and breakfast accommodation units to supplement the onsite use.

Reference - 24/04240/LBC	
Decision:	Decided
Date:	12th November 2024
Description:	Retrospective erection of a temporary sail cloth.

Planning records for: **96 High Street Sawston Cambridgeshire CB22 3HJ**

Reference - 24/00292/LBC	
Decision:	Decided
Date:	15th February 2024
Description:	Proposed addition of a WC/En-suite area to the first floor, accessed via the principle bedroom for East and West Lodge.

Reference - 20/05123/CONDA	
Decision:	Awaiting decision
Date:	04th December 2023
Description:	Submission of details required by conditions 7 (hard and soft landscaping scheme), 10 (traffic management plan) and 11 (programme of archaeological work) of planning permission 20/05123/FUL

Reference - 20/05124/LBC	
Decision:	Decided
Date:	14th December 2020
Description:	Demolition of existing modern extension, erection of a replacement extension and conservatory to create drinking establishment with expanded food provision. Erection of six bed and breakfast accommodation units to supplement the onsite use.

Reference - 24/04239/FUL	
Decision:	Decided
Date:	12th November 2024
Description:	Retrospective erection of a temporary sail cloth.

Planning records for: **96 High Street Sawston Cambridgeshire CB22 3HJ**

Reference - 20/05123/CONDB	
Decision:	Decided
Date:	15th February 2024
Description:	Submission of details required by condition 10 (Traffic Management Plan) and 11 (Archaeology WSI) of planning permission 20/05123/FUL

Planning records for: **70 High Street Sawston Cambridge Cambridgeshire CB22 3HJ**

Reference - S/0831/10/A	
Decision:	Decided
Date:	24th May 2010
Description:	Signs

Reference - 20/02137/FUL	
Decision:	Decided
Date:	06th March 2020
Description:	Change of use from financial and professional services (A2)only to flexible use for financial and professional services (A2) or offices (B1)

Reference - S/0930/09/LB	
Decision:	Decided
Date:	25th June 2009
Description:	Internal and External Alterations for Conversion of Public House to Offices with Refurbishment of Cottage. Install Air Conditioning Units Fences Gates and New Signage.

Planning records for: **70 High Street Sawston Cambridge Cambridgeshire CB22 3HJ**

Reference - S/0929/09/F	
Decision:	Decided
Date:	25th June 2009
Description:	Change of Use from Mixed Use of a Public House and a Flat to Estate Agents and Erection of Fencing and Gates.

Reference - S/0169/11	
Decision:	Decided
Date:	31st January 2011
Description:	Alterations to listed building for erection of sign (Regularisation of unauthorised works)

Planning records for: **90 High Street Sawston Cambridge Cambridgeshire CB22 3HJ**

Reference - S/0854/09/F	
Decision:	Decided
Date:	15th June 2009
Description:	Conversion of Public House to Form a Dwelling with Extensions and Alterations. Erection of Dwelling Cartshed Bin and Bike Store and Wall

Reference - S/0855/09/LB	
Decision:	Decided
Date:	15th June 2009
Description:	Internal and external alterations extension and conversion of Public House to 5 bedroom dwelling with attached walls and gates.

Planning records for: **80 High Street Sawston Cambridge Cambridgeshire CB22 3HJ**

Reference - S/1825/10	
Decision:	Decided
Date:	22nd November 2010
Description:	Change of Use from Shop (A1) to Offices (B1a) or Shop (A1) in the Alternative

Planning records for: **94 High Street Sawston Cambridge Cambridgeshire CB22 3HJ**

Reference - S/1330/14/FL	
Decision:	Decided
Date:	04th June 2014
Description:	Change of Use to Dwelling with Extensions

Reference - 25/01119/FUL	
Decision:	Withdrawn
Date:	21st March 2025
Description:	Change of use and conversion of existing hair salon to form residential unit (Class C3).

Reference - S/1254/10	
Decision:	-
Date:	30th July 2010
Description:	Change of Use of Beauty Therapy School to 5 Dwellings (To extend time limit for Implementation)

Planning records for: **94 High Street Sawston Cambridgeshire CB22 3HJ**

Reference - 25/02224/PRIOR
Decision: Decided
Date: 06th June 2025
Description: Change of use from a commercial salon (Class E) to a residential dwellinghouse (Class C3).

Reference - 24/00302/FUL
Decision: Withdrawn
Date: 26th January 2024
Description: Change of use and conversion of hair salon to residential unit.

Reference - 24/03666/FUL
Decision: Withdrawn
Date: 30th September 2024
Description: Change of use and conversion of hair salon to residential unit.

Reference - F/YR24/3024/COND
Decision: Withdrawn
Date: 26th January 2024
Description: Details reserved by condition 6 (widening of the existing highway) of Planning permission F/YR20/0099/F (Erect 2 dwellings (2-storey 4-bed) involving demolition of existing building)



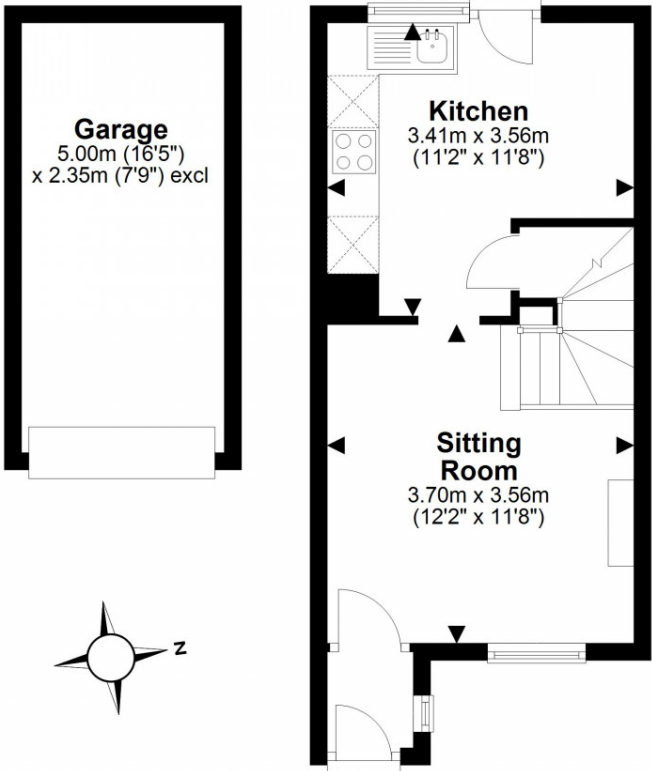




HIGH STREET, SAWSTON, CAMBRIDGE, CB22

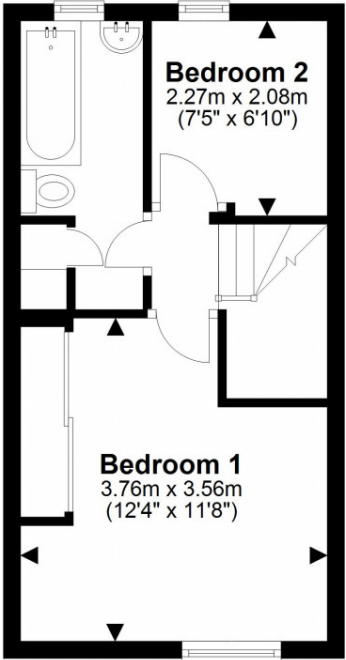
Ground Floor

Approx. 26.9 sq. metres (289.4 sq. feet)



First Floor

Approx. 25.8 sq. metres (277.7 sq. feet)



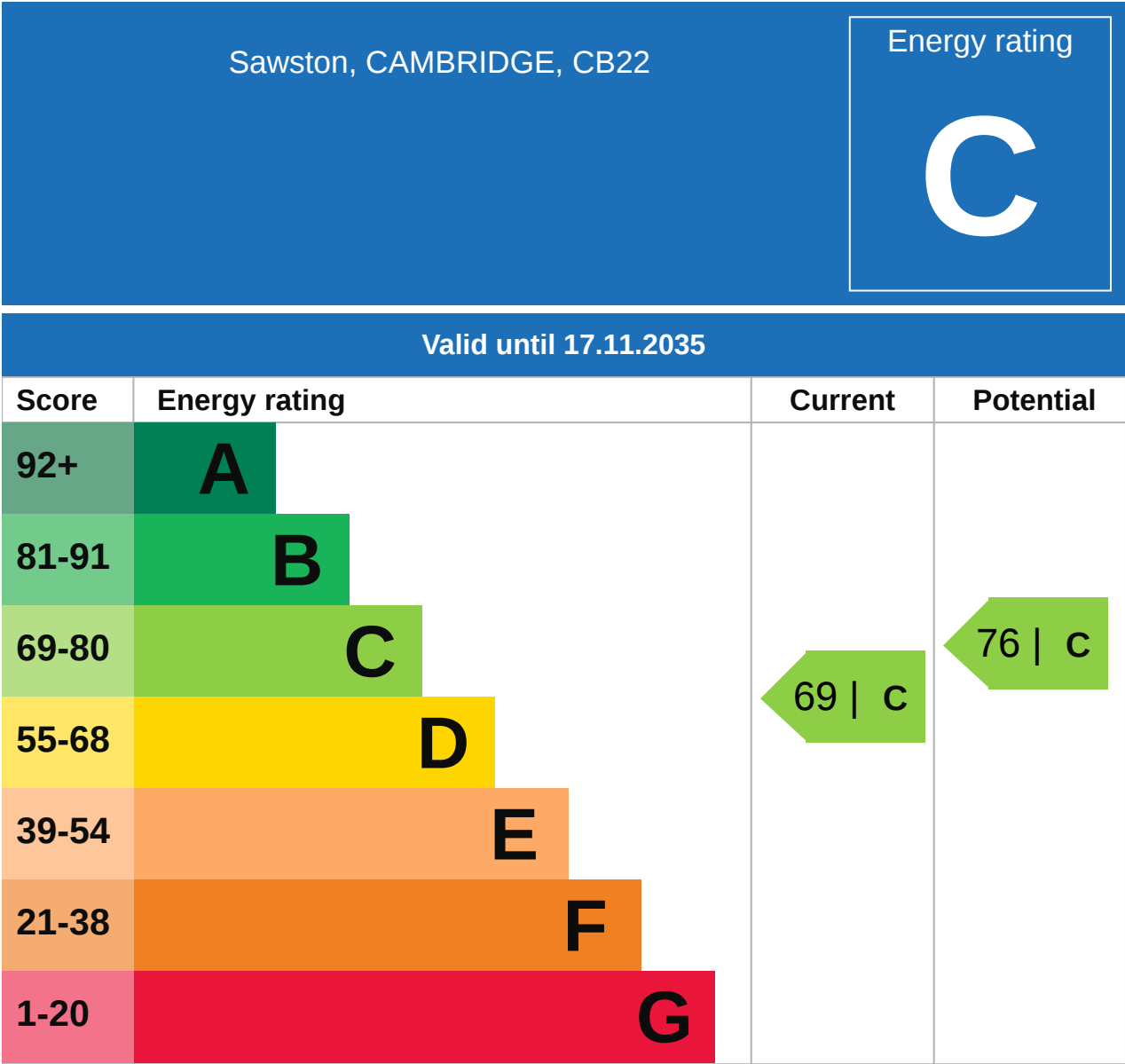
Total area: approx. 52.7 sq. metres (567.1 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2

Plan produced using PlanUp.

HIGH STREET, SAWSTON, CAMBRIDGE, CB22





Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	53 m ²

Central Heating

Yes



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



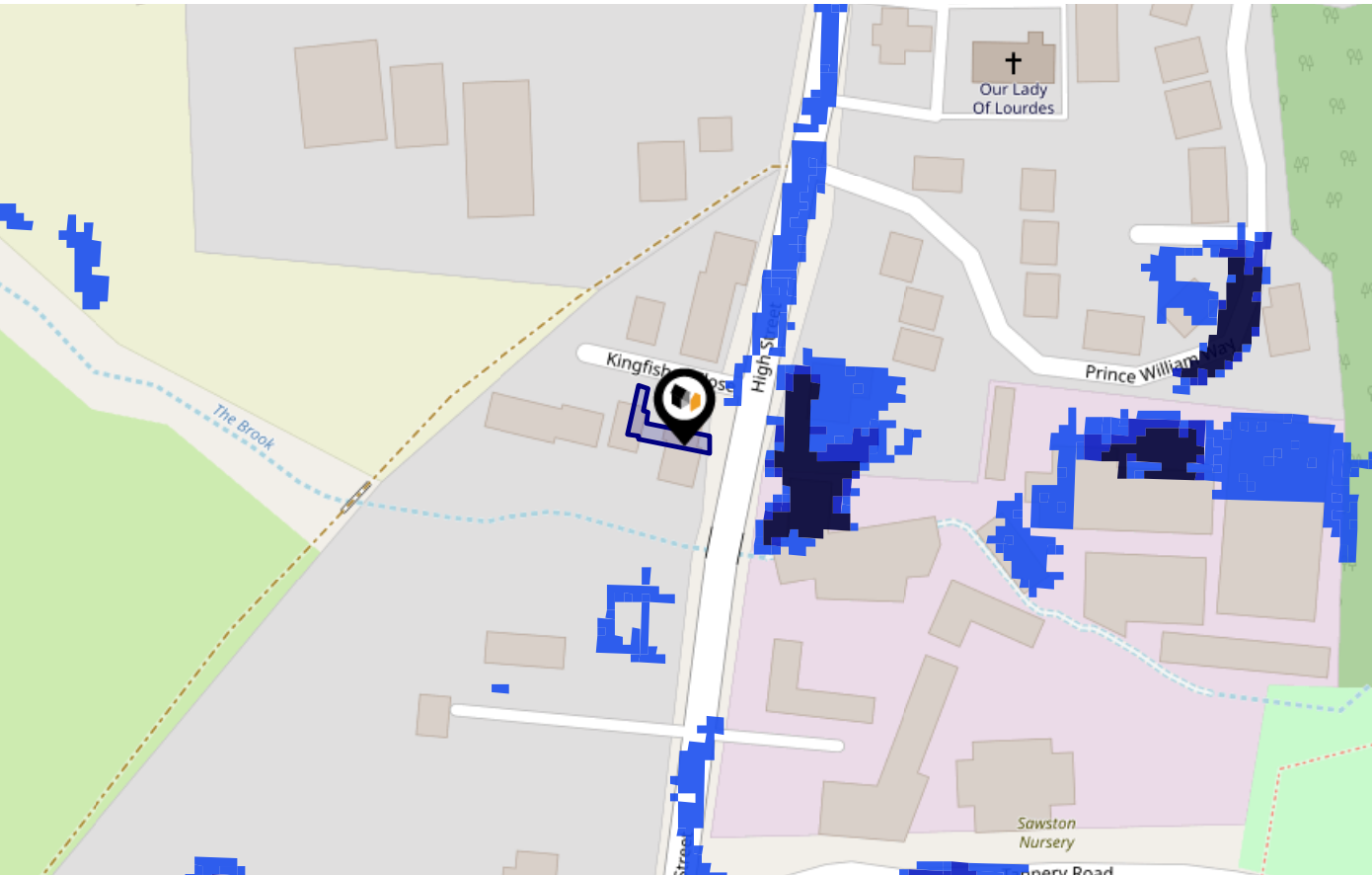
/cookecurtisco

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.

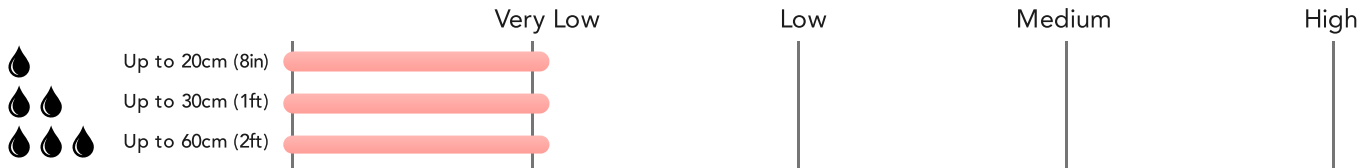


Risk Rating: Very low

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:

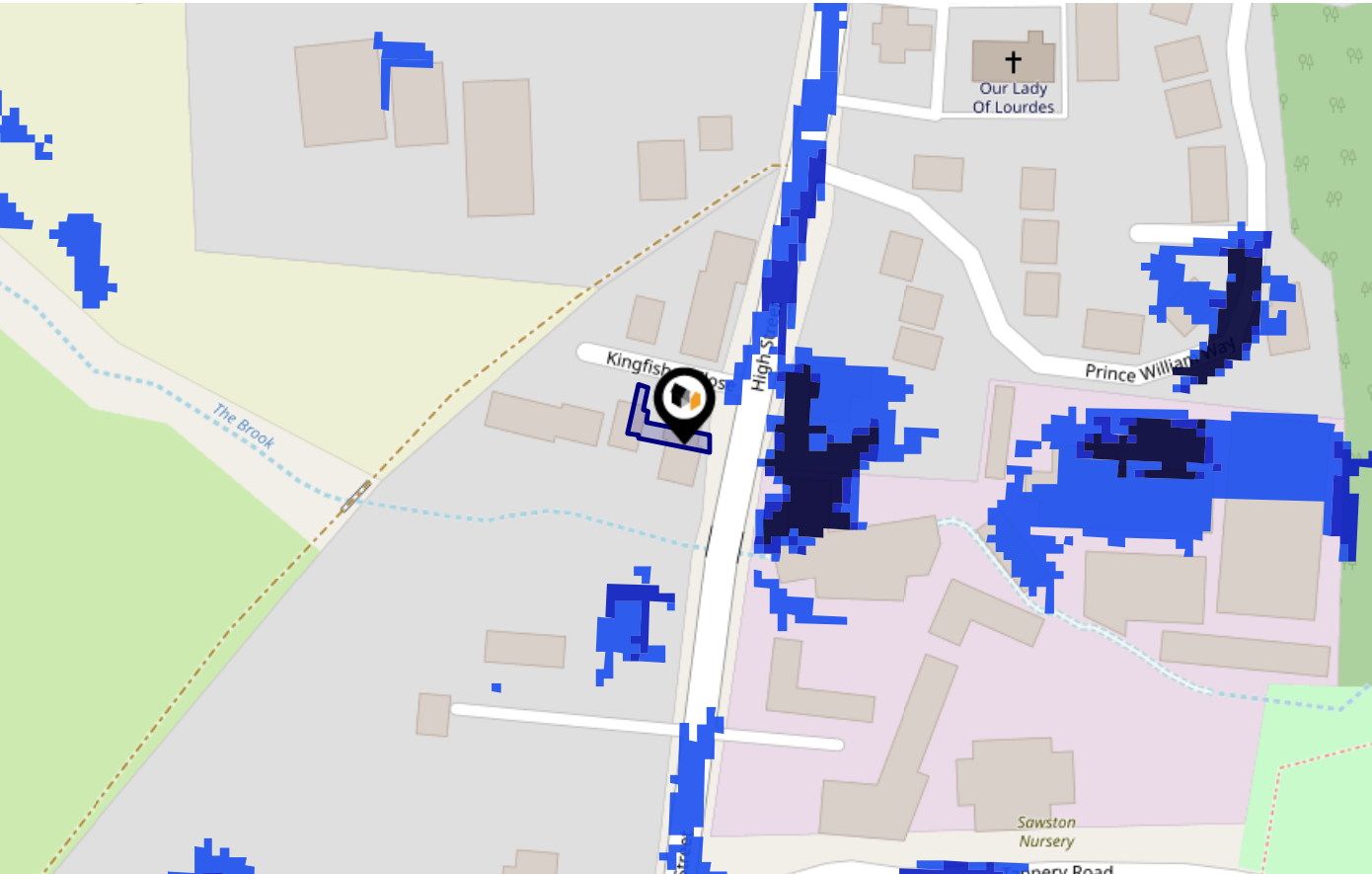


Flood Risk

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.

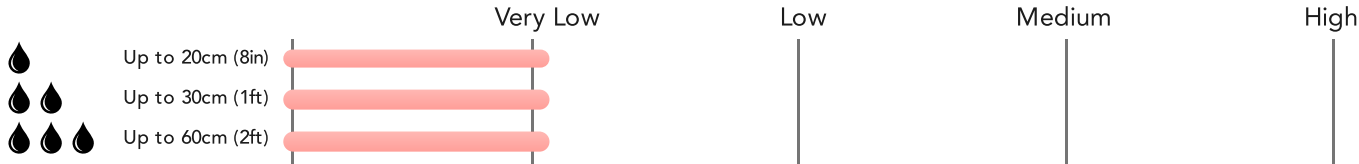


Risk Rating: Very low

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

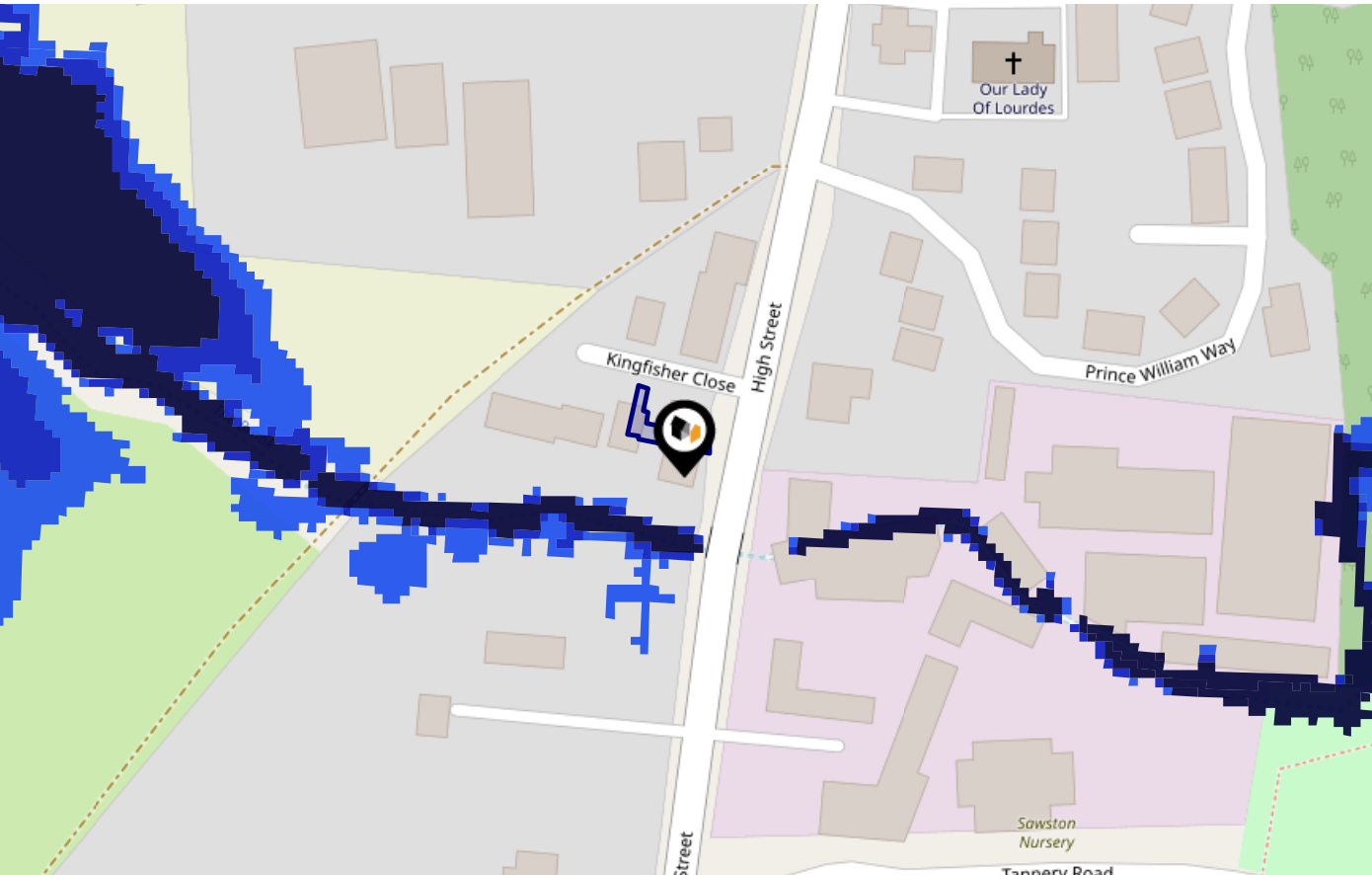


Flood Risk

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.

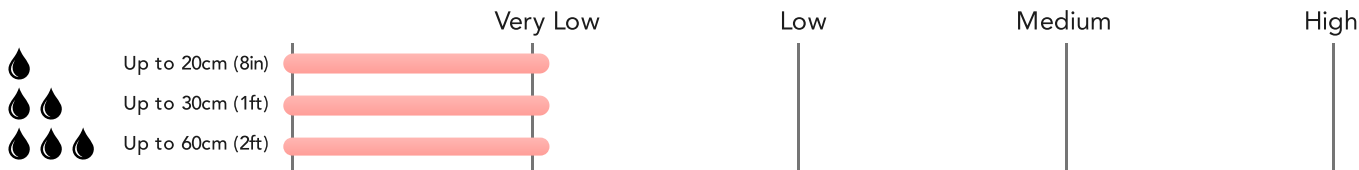


Risk Rating: Very low

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:

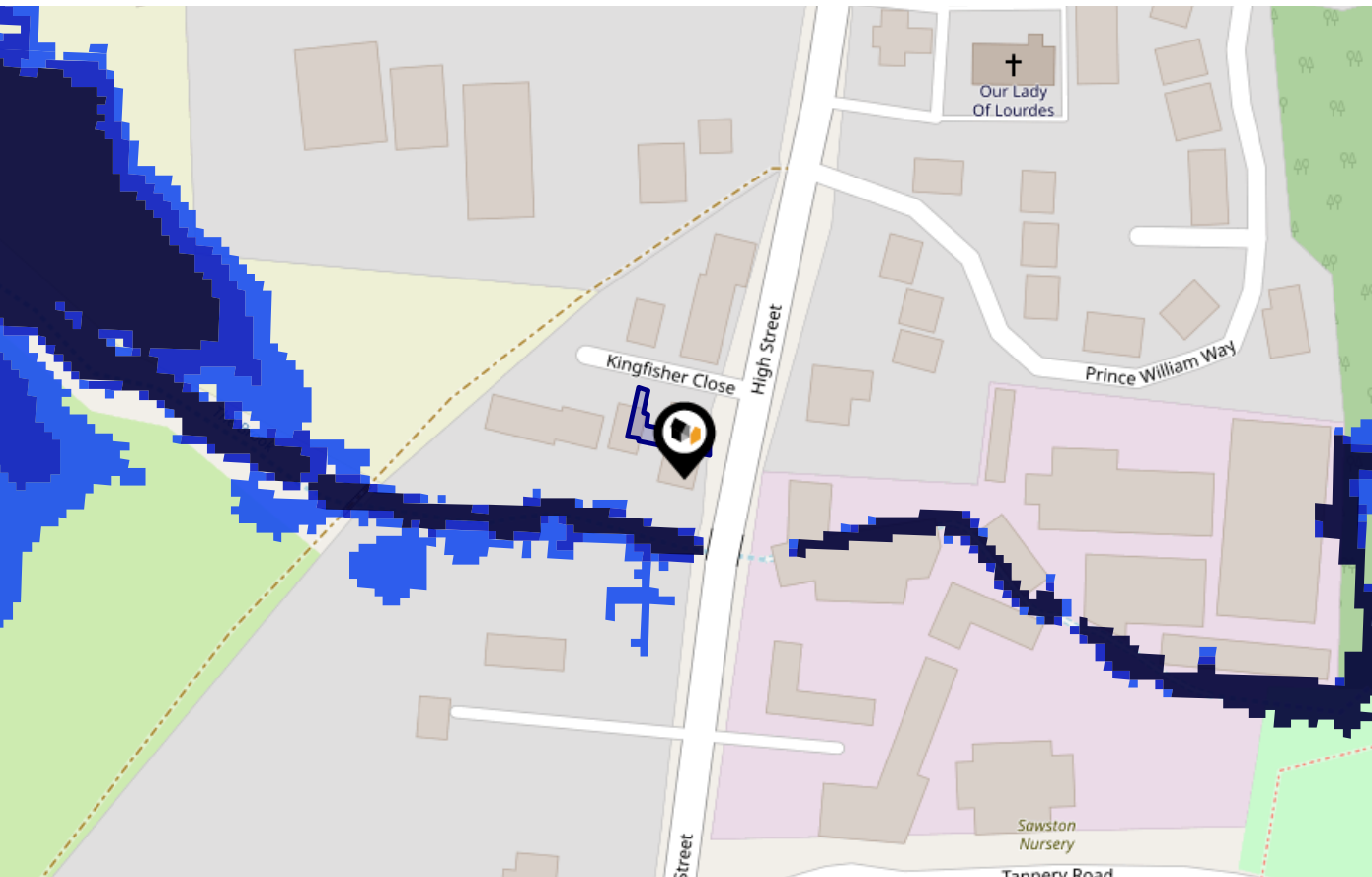


Flood Risk

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.

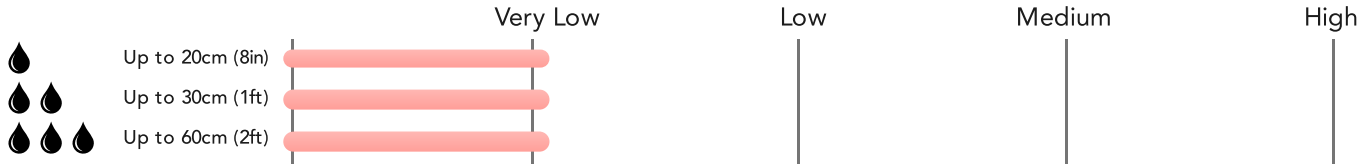


Risk Rating: Very low

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.
- 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:

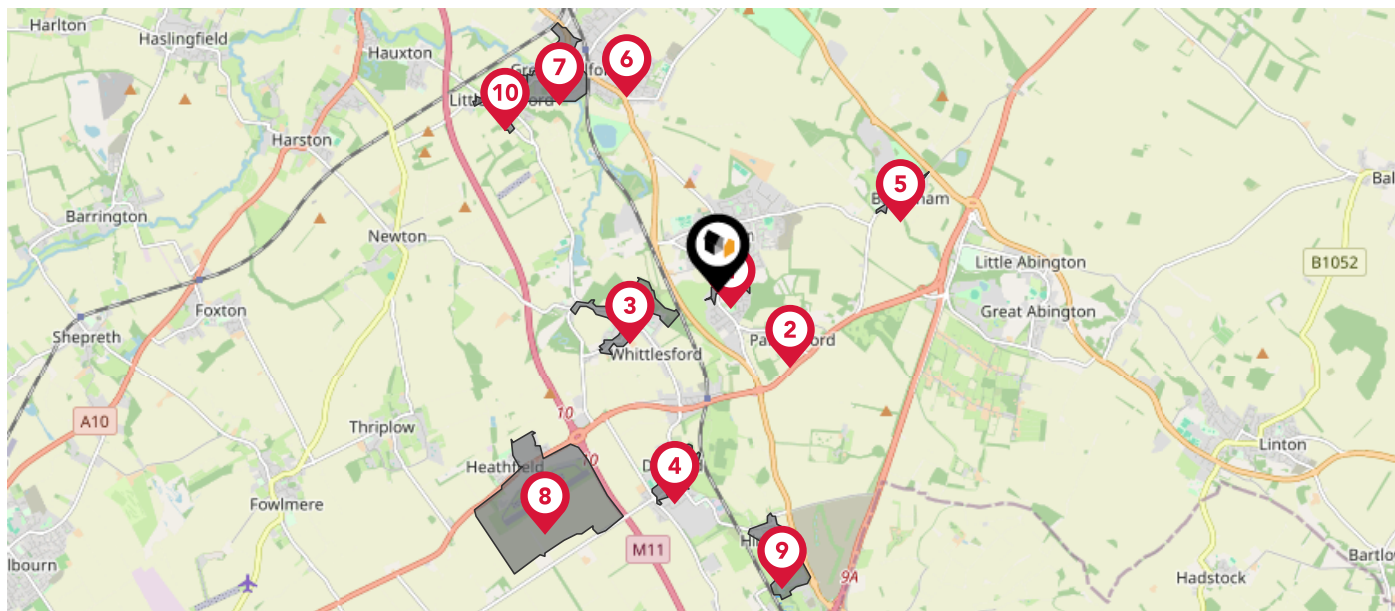


Maps

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



Sawston



Pampisford



Whittlesford



Duxford



Babraham



Stapleford



Great Shelford



Duxford Airfield

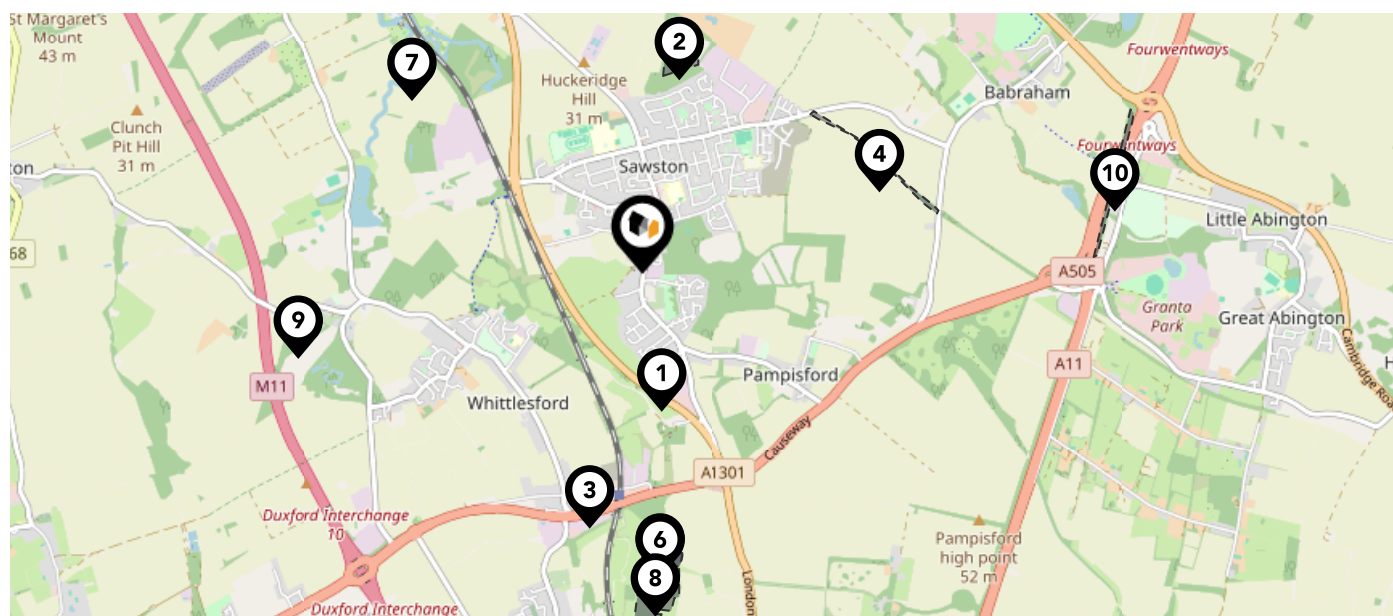


Hinxton



Little Shelford

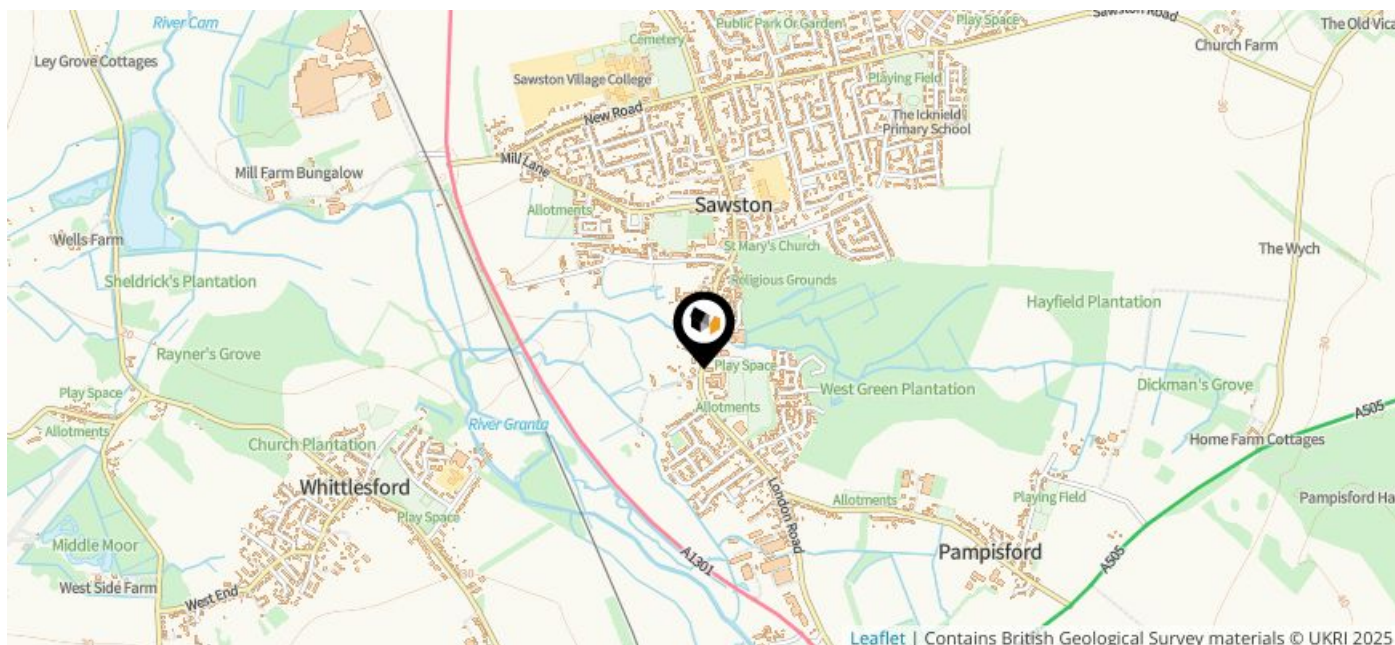
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Eastern County Leather-Sawston	Historic Landfill	
2	Sindalls-Sawston	Historic Landfill	
3	Land off Station Road West-Station Road, Whittlesford	Historic Landfill	
4	Home Farm-Babraham, Cambridge	Historic Landfill	
5	North Hinxton Landfill-Hinxton, Cambridgeshire	Historic Landfill	
6	Middleton Aggregates Ltd - Hinxton Quarry-Lordship Farm, Hinxton, Cambridgeshire	Historic Landfill	
7	Shelford Tip-Shelford	Historic Landfill	
8	Hinxton Landfill-Sawston Road, Hinxton, Cambridge, Cambridgeshire	Historic Landfill	
9	Newton Road-Whittlesford	Historic Landfill	
10	Home Farm-Babraham	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



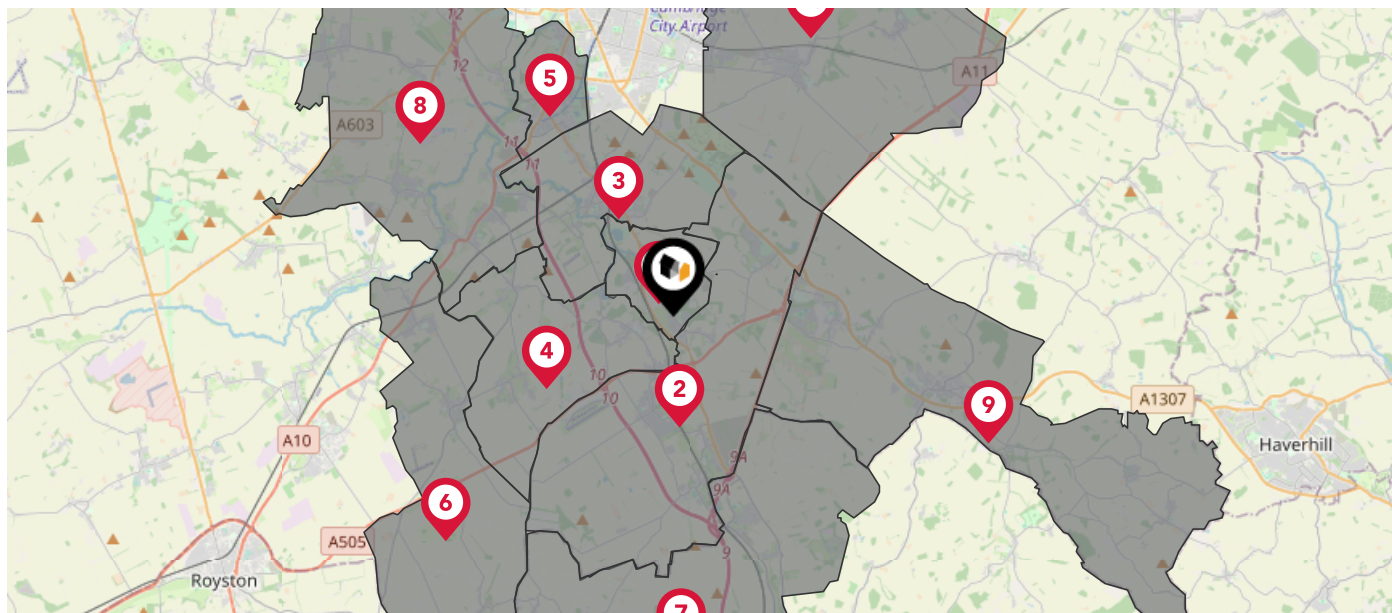
Mine Entry

- ✕ 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

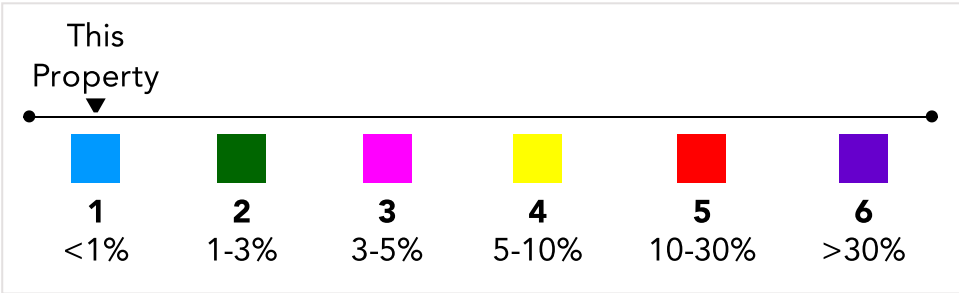
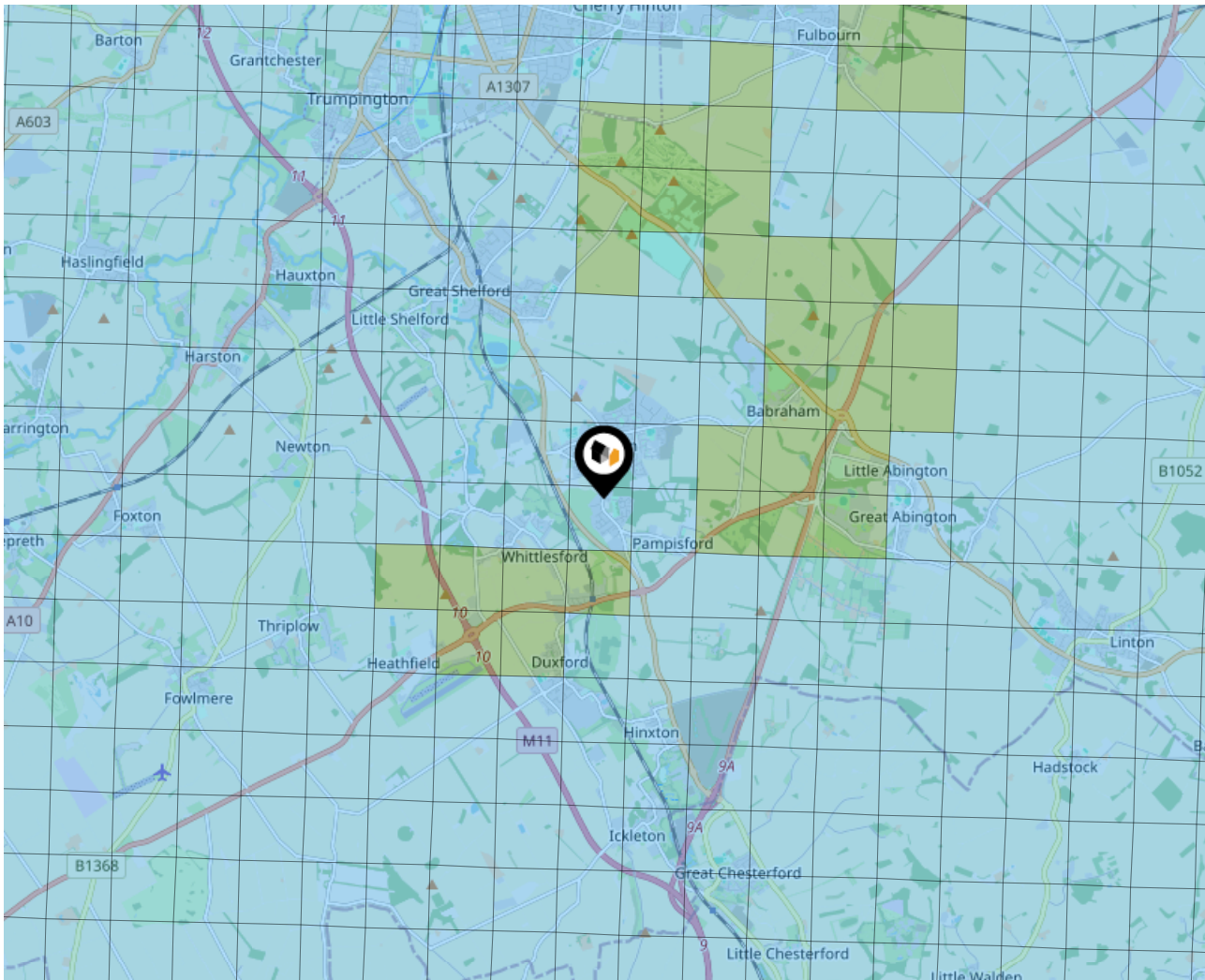


Nearby Council Wards

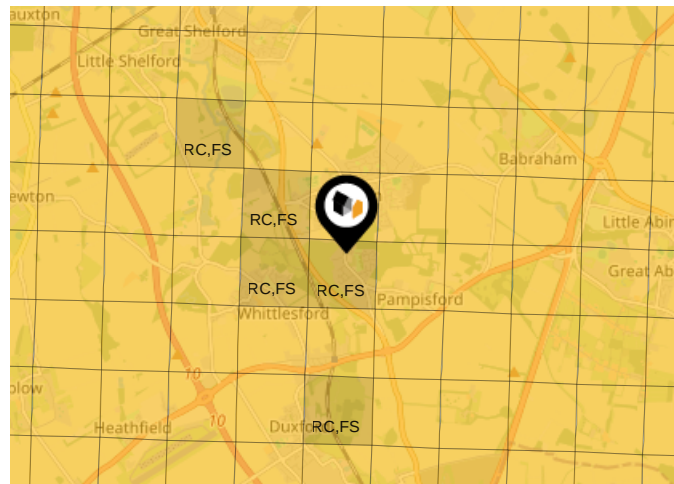
- | | |
|-------------------------------------------------------------------------------------|---------------------------------------------|
|  | Sawston Ward |
|  | Duxford Ward |
|  | Shelford Ward |
|  | Whittlesford Ward |
|  | Trumpington Ward |
|  | Foxton Ward |
|  | Littlebury, Chesterford & Wenden Lofts Ward |
|  | Harston & Comberton Ward |
|  | Linton Ward |
|  | Fen Ditton & Fulbourn 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).

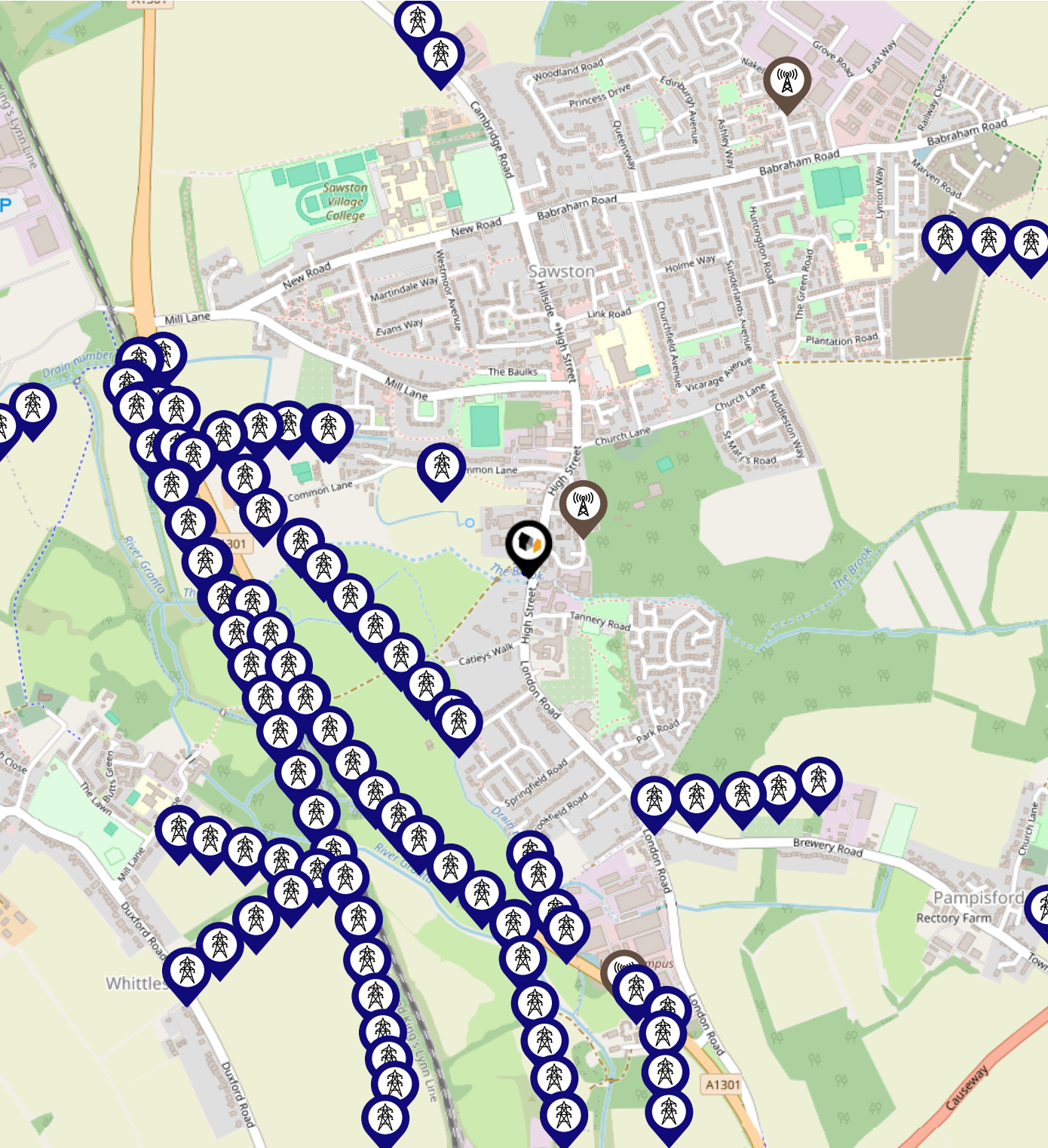


Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY)		





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:

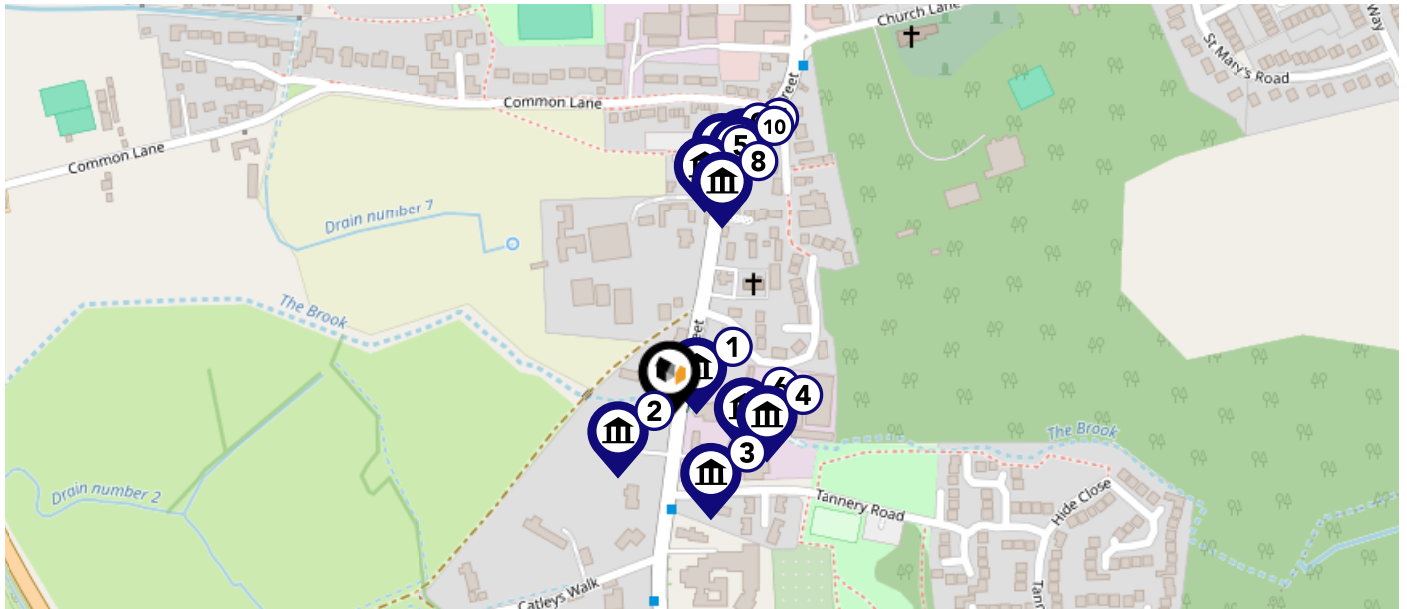
-  Power Pylons
-  Communication Masts











Maps

Listed Buildings

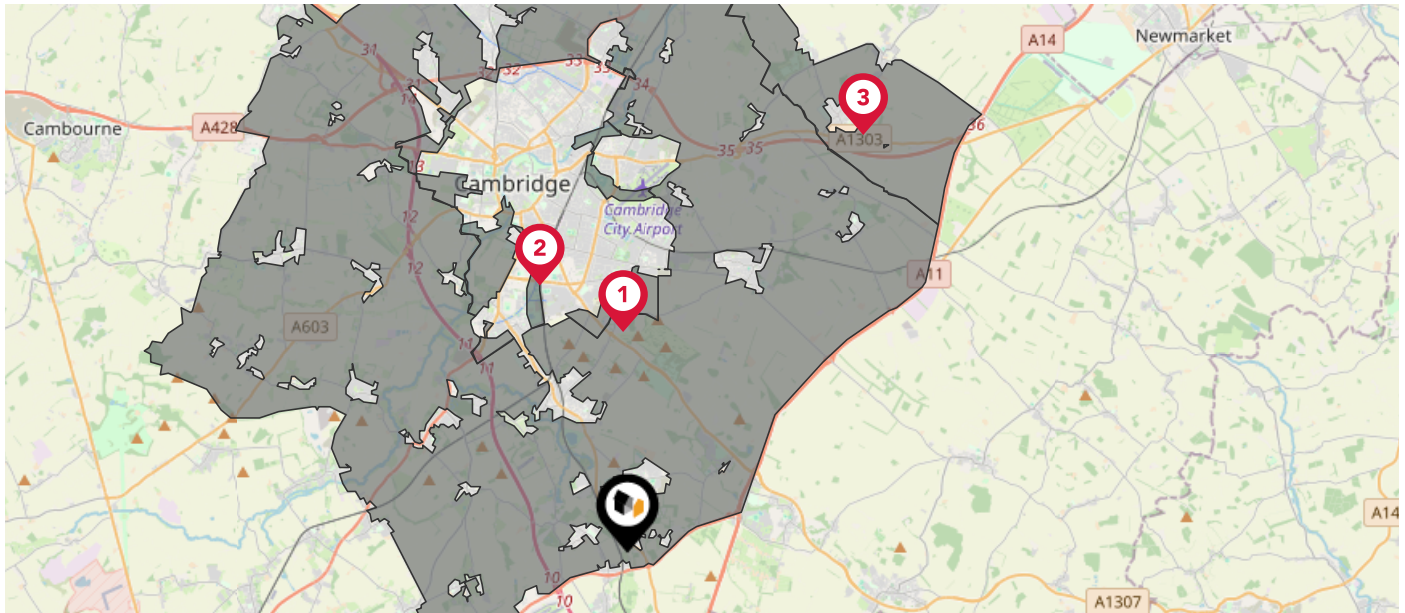


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1165242 - Goslings Farmhouse	Grade II	0.0 miles
	1330987 - The Brook	Grade II	0.0 miles
	1330984 - Brooklands	Grade II	0.1 miles
	1264942 - Former Engine House At Hutchings And Harding Ltd	Grade II	0.1 miles
	1317376 - The Black Bull Inn	Grade II	0.1 miles
	1165831 - The Crust Warehouse At Hutchings And Hardings Ltd	Grade II	0.1 miles
	1128030 - Bake House	Grade II	0.1 miles
	1128031 - Manor Cottage	Grade II	0.1 miles
	1128035 - White Lion Inn	Grade II	0.1 miles
	1317404 - Ariel Cottage	Grade II	0.1 miles

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



Nearby Green Belt Land



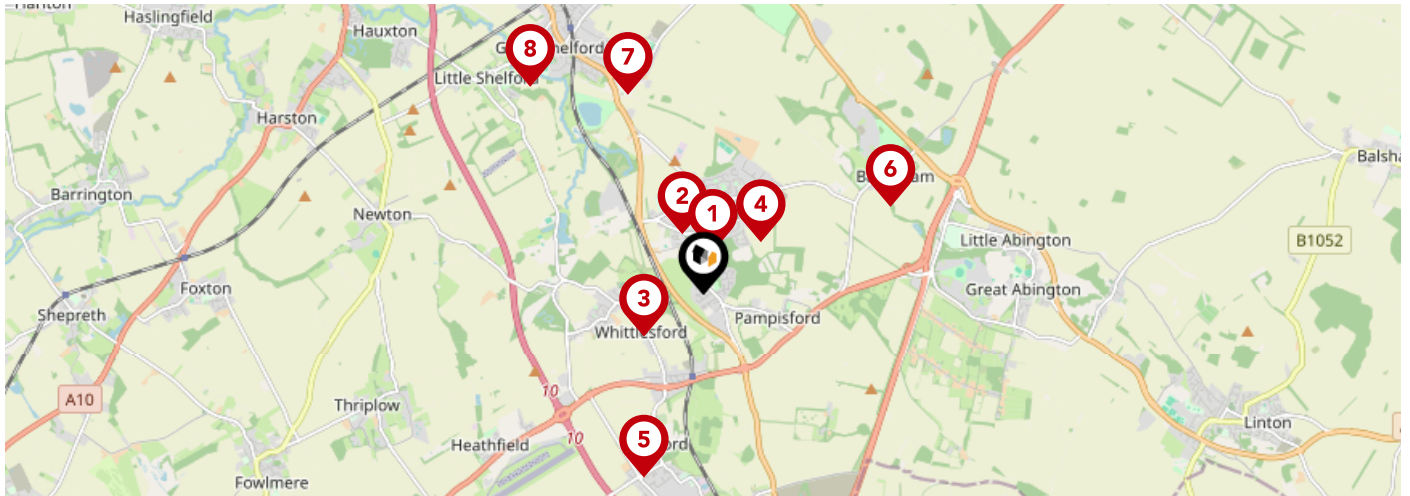
Cambridge Green Belt - Cambridge



Cambridge Green Belt - South Cambridgeshire











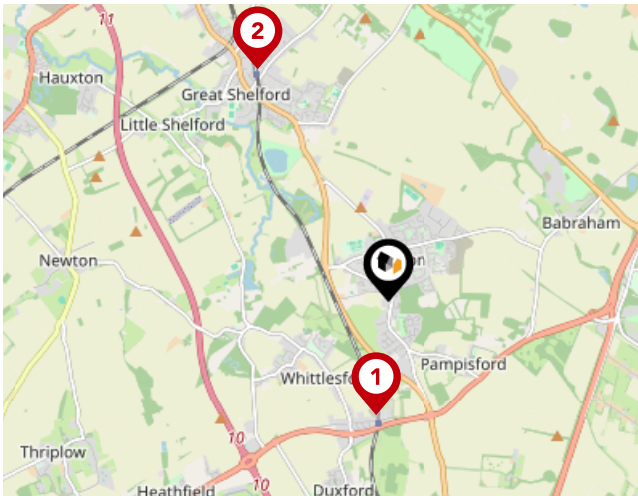
Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Babraham CoFE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Great and Little Shelford CoFE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

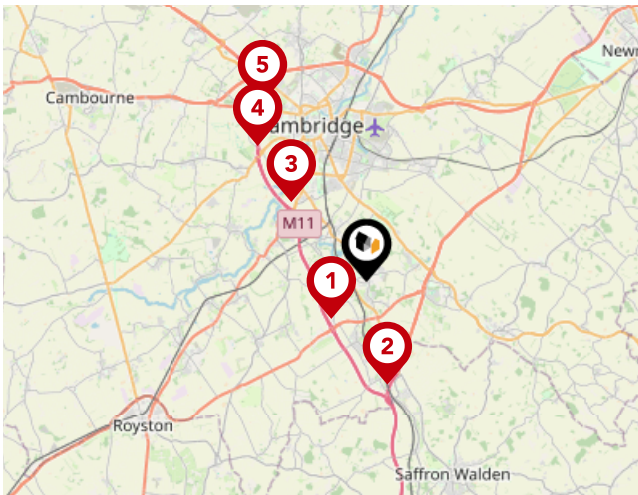


		Nursery	Primary	Secondary	College	Private
	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Chesterford Church of England Primary Academy Ofsted Rating: Good Pupils: 197 Distance:3.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:4.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:4.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



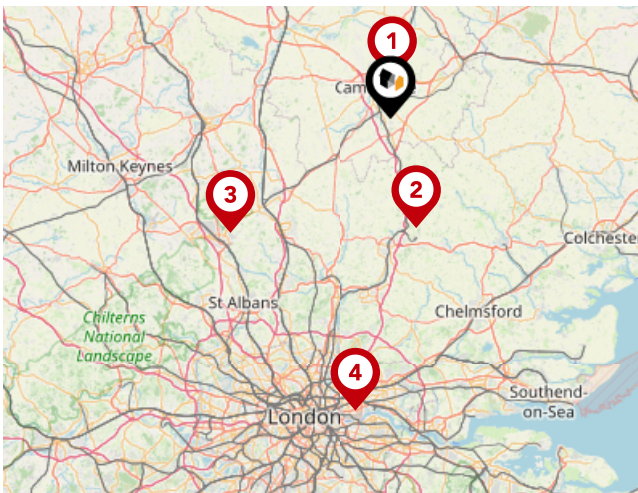
National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	1.04 miles
2	Shelford (Cambs) Rail Station	2.42 miles
3	Great Chesterford Rail Station	4.19 miles



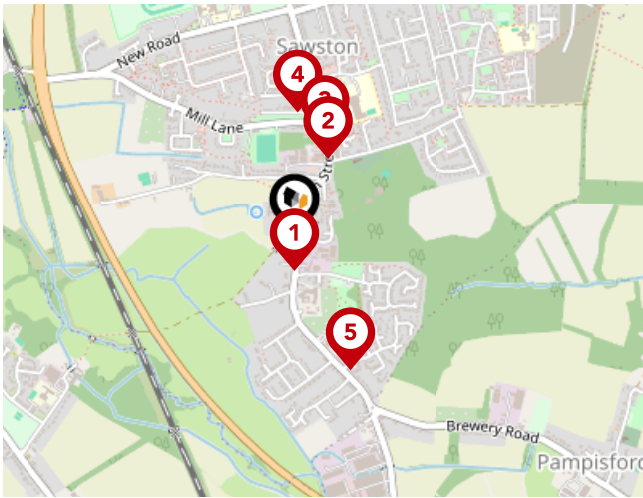
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	1.89 miles
2	M11 J9	3.83 miles
3	M11 J11	3.99 miles
4	M11 J12	6.33 miles
5	M11 J13	7.53 miles



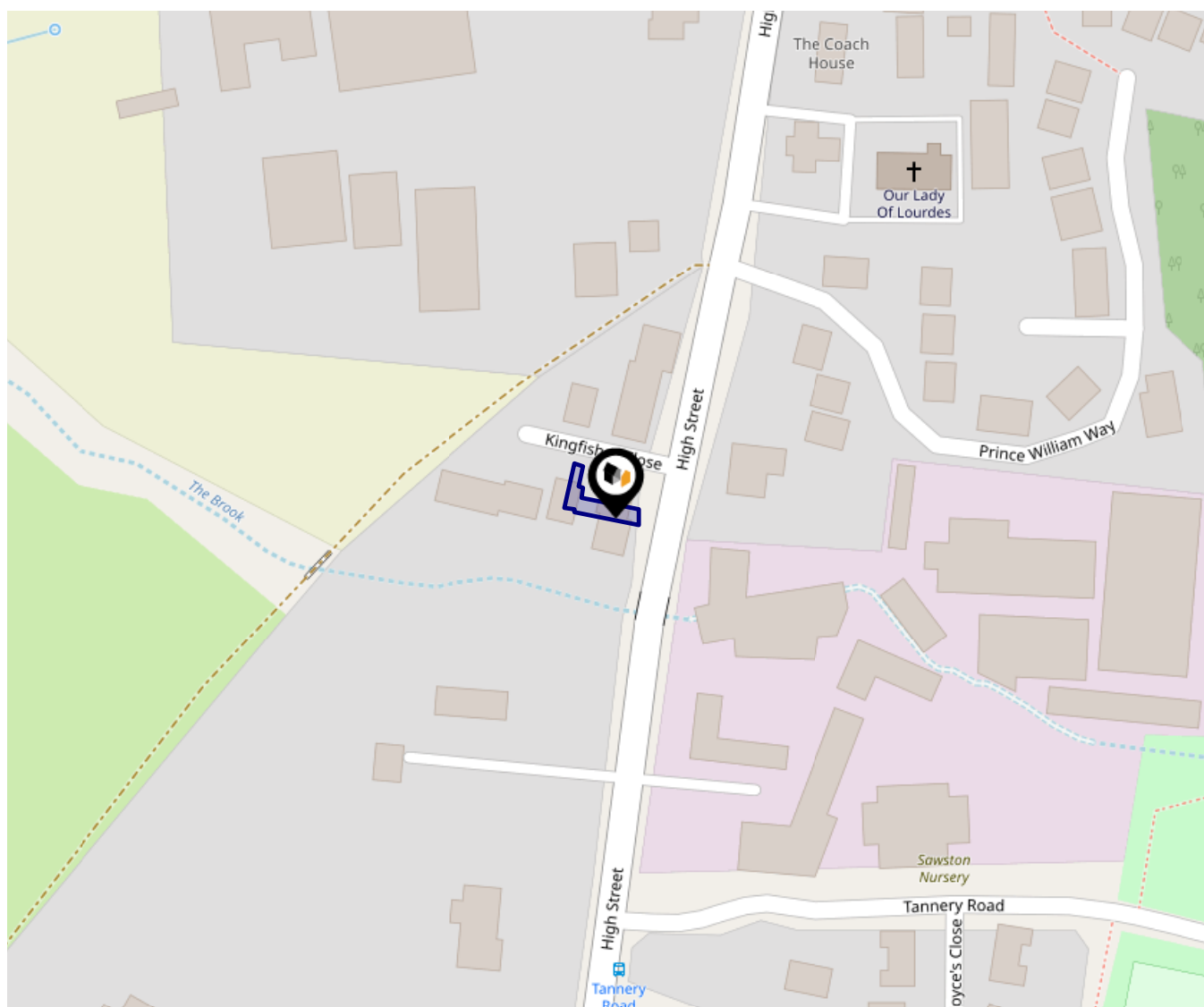
Airports/Helipads

Pin	Name	Distance
1	Cambridge	6.04 miles
2	Stansted Airport	16.26 miles
3	Luton Airport	28.51 miles
4	Silvertown	42.86 miles



Bus Stops/Stations

Pin	Name	Distance
1	Tannery Road	0.07 miles
2	Church Lane	0.19 miles
3	Church Lane	0.24 miles
4	Butlers Way	0.28 miles
5	Park 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

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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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.



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