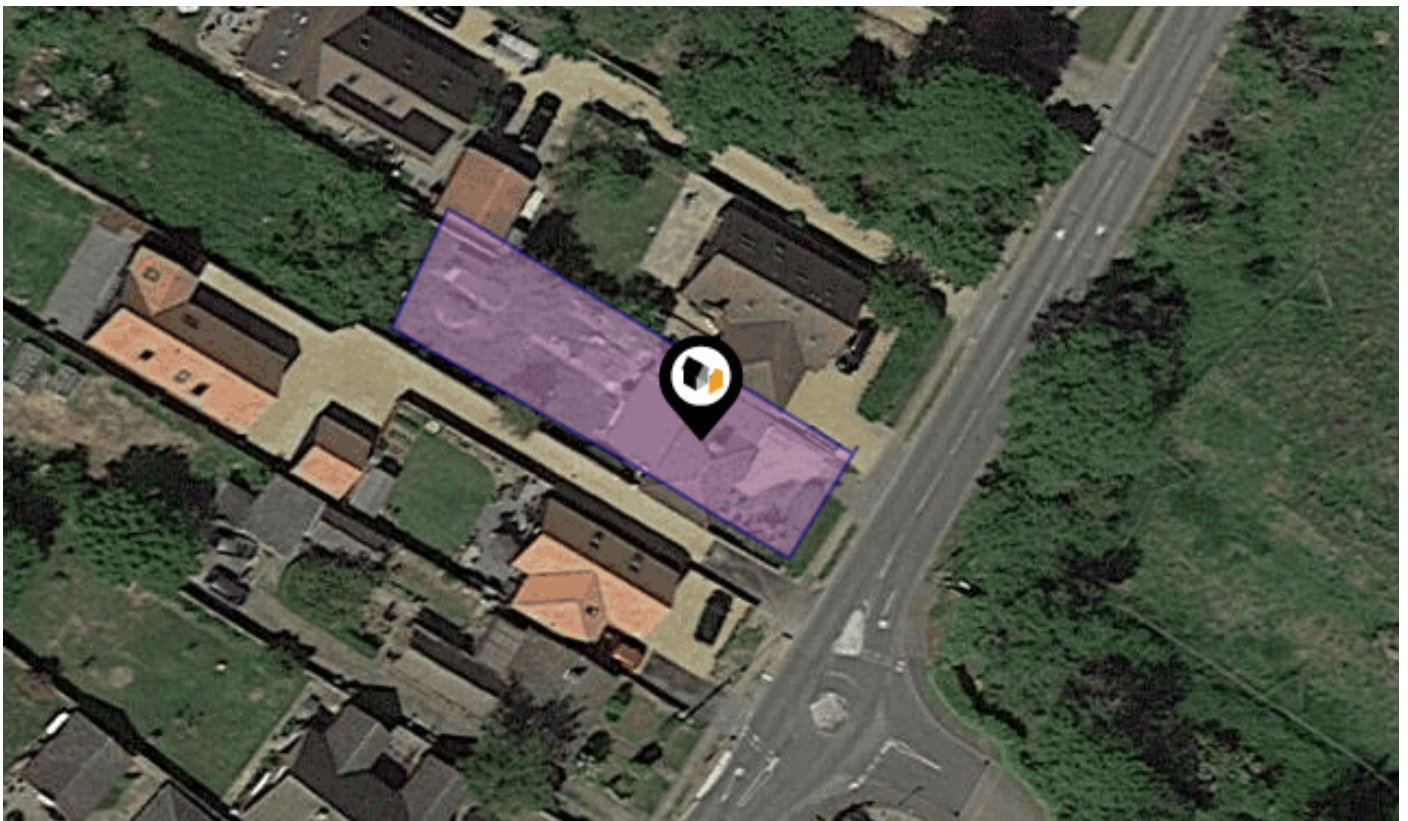




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MIR: Material Info

The Material Information Affecting this Property
Monday 16th February 2026



**HIGHFIELDS ROAD, HIGHFIELDS CALDECOTE,
CAMBRIDGE, CB23**

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

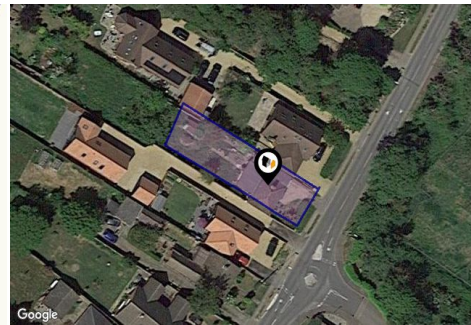
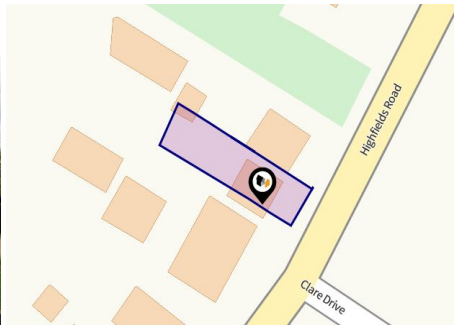
01223 508 050

jessica@cookecurtis.co.uk

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	850 ft ² / 79 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band D		
Annual Estimate:	£2,415		
Title Number:	CB293843		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		5	1800
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			



Planning records for: *The Sheilings Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX*

Reference - S/1721/14/FL	
Decision:	Decided
Date:	15th July 2014
Description:	Extension of single storey outbuilding to provide extra kennel accommodation

Planning records for: *Westwind Highfields Road Highfields Caldecote Caldecote Cambridgeshire CB23 7NX*

Reference - 24/01754/FUL	
Decision:	Decided
Date:	09th May 2024
Description:	Demolition of existing dwelling and outbuildings and the erection of 6 no. dwellings together with associated works.

Reference - S/2186/14/FL	
Decision:	Decided
Date:	12th September 2014
Description:	Change of use of the existing residential annexe and store to form an independent dwelling

Reference - 23/02040/FUL	
Decision:	Withdrawn
Date:	26th May 2023
Description:	Erection of 6 No. Dwellings and Associated Works following Demolition of Existing Dwelling and Outbuildings

Planning records for: **Westwind Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/1394/12/VC	
Decision:	Decided
Date:	27th June 2012
Description:	Variation of condition 2 of approved application S/0593/07/F to allow occupation of the building.

Planning records for: **Leylands Highfields Road Highfields Caldecote Caldecote Cambridgeshire CB23 7NX**

Reference - 22/01050/CONDC	
Decision:	Decided
Date:	28th September 2022
Description:	Submission of details required by condition 3 ((Joinery) of listed building consent 22/01050/LBC

Reference - 22/04283/CONDA	
Decision:	Decided
Date:	21st January 2025
Description:	Submission of details required by conditions 3 (construction environmental management plan), 4 (traffic management plan), 6 (ecological enhancement), 7 (energy statement), 8 (lighting design strategy for biodiversity) and 9 (water efficiency specification) of planning permission 22/04283/FUL

Reference - 22/04283/FUL	
Decision:	Decided
Date:	28th September 2022
Description:	Erection of detached dwelling (Plot 4).

Planning records for: **Leylands Highfields Road Highfields Caldecote Caldecote Cambridgeshire CB23 7NX**

Reference - 22/04277/FUL
Decision: Decided
Date: 28th September 2022
Description: Demolition of existing conservatory and garage and the erection of 1no. 4bed dwelling with new access, landscaping and associated works.

Reference - S/1735/18/OL
Decision: Decided
Date: 03rd May 2018
Description: Outline planning permission for the construction of up to 6 dwellings following demolition of existing property with all matters reserved.

Reference - 22/05530/S73
Decision: Decided
Date: 22nd December 2022
Description: S73 application to vary conditions 3 (surface water and foul water), condition 6 (Renewable energy), condition 7 (Landscaping) condition 8 (Ecology) and condition 18 (Scheme of ecological enhancement) of planning permission 20/01764/FUL (Demolition of existing dwelling and erection of detached dwelling and double garage)

Reference - S/2411/17/OL
Decision: Decided
Date: 30th June 2017
Description: Outline planning permission for 2 proposed dwellings of one and a half storey with all matters reserved.

Planning records for: *Leylands Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX*

Reference - S/0659/16/FL
Decision: Decided
Date: 07th March 2016
Description: Proposed new dwelling

Reference - S/0121/20/FL
Decision: Decided
Date: 15th January 2020
Description: Erection of two dwellings with a new access

Reference - 21/00477/CONDC
Decision: Decided
Date: 22nd December 2022
Description: Submission of details required by condition 7 (Surface and Foul Water Drainage) of planning permission 21/00477/S73

Reference - S/0506/18/OL
Decision: Withdrawn
Date: 07th February 2018
Description: Outline planning permission for the construction of up to 6 dwellings following demolition of the existing house with all matters reserved.

Planning records for: *Leylands Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX*

Reference - S/3648/19/FL
Decision: Decided
Date: 24th October 2019
Description: Single storey side extension double garage front extension new first floor to form 1.5 storey dwelling with internal modifications

Reference - 20/01764/FUL
Decision: Decided
Date: 18th March 2020
Description: Demolition of existing dwelling and erection of detached dwelling and double garage

Reference - S/2889/15/FL
Decision: Decided
Date: 12th November 2015
Description: Proposed new dwelling

Reference - 20/01764/CONDA
Decision: Decided
Date: 15th April 2021
Description: Discharge of conditions 3 (Surface and Foul Water), 5 (Traffic Management Plan), 6 (Carbon Emissions), 7 (Hard and Soft Landscaping) and 18 (Ecological Enhancement) of permission

Planning records for: **Leylands Highfields Road Highfields Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/1779/15/FL	
Decision:	Decided
Date:	14th July 2015
Description:	Extensions and Alterations to Existing Dwelling - To install a new pitched roof incorporating living space at first floor extend to the rear at ground floor and replace the existing garage

Reference - S/1096/19/COND10A	
Decision:	Withdrawn
Date:	22nd December 2022
Description:	Submission of details required by condition 10 (Odour Filtration Ductwork) of reserved matters application S/1096/19/RM

Reference - 20/01764/CONDB	
Decision:	Withdrawn
Date:	22nd December 2022
Description:	Discharge of conditions 3 (Surface and Foul Water), 5 (Traffic Management Plan), 6 (Carbon Emissions) and 7 (Hard and Soft Landscaping) of planning permission 20/01764/FUL

Planning records for: **107 Highfields Road Highfields Caldecote Caldecote Cambridgeshire CB23 7NX**

Reference - 22/02543/FUL	
Decision:	Decided
Date:	30th May 2022
Description:	Demolition of existing unit and construction of five industrial units including car parking

Planning records for: **107 Highfields Road Highfields Caldecote Caldecote Cambridgeshire CB23 7NX**

Reference - 22/02554/S73	
Decision:	Decided
Date:	30th May 2022
Description:	S73 to vary condition 9 of S/1096/19/RM (Reserved matters application detailing access appearance landscaping layout and scale for the creation of 239 new homes and non-residential floorspace including Market Square internal roads landscaping and associated works as part of Phase 1a of the Wing masterplan pursuant to condition 5 (reserved matters) of outline planning permission S/2682/13/OL) to extend the opening hours for the convenience store on Sundays and Bank/Public Holidays to 0700 to 2200 hours.

Reference - 22/02549/HFUL	
Decision:	Decided
Date:	30th May 2022
Description:	Single storey rear extension and pitch roof to existing side extension.

Planning records for: **111 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/1150/15/DC	
Decision:	Decided
Date:	07th May 2015
Description:	Application for approval of details reserved by condition 3 (Materials) 4 (Boundary) and 5 (Traffic Management Plan) of Planning Reference S/2778/14 for a dwelling.

Reference - S/0629/16/FL	
Decision:	Decided
Date:	07th March 2016
Description:	Conservatory at rear of dwelling.

Planning records for: ***Land Rear Of 111 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX***

Reference - S/2778/14/FL	
Decision:	Decided
Date:	24th November 2014
Description:	Dwelling

Planning records for: ***115 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX***

Reference - S/2497/14/FL	
Decision:	Decided
Date:	21st October 2014
Description:	Demolition of existing bungalow & garage & building of new house with integral garage

Planning records for: ***121 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX***

Reference - S/3878/18/LD	
Decision:	Decided
Date:	12th October 2018
Description:	Certificate of lawful development for a proposed use of land comprising the garden for the siting of a mobile home/caravan for incidental residential use.

Reference - 20/02553/NMA1	
Decision:	Decided
Date:	17th March 2021
Description:	Non material amendment of planning permission 20/02553/FUL (Replacement single dwelling after house fire plus garden studio) to (1) Central 1st floor windows, front and back, altered to include a half apex, following the angle of the roof and (2) Juliette balconies at the rear changed to windows to match those at the front.

Planning records for: **121 Highfields Road Highfields Caldecote Caldecote Cambridgeshire CB23 7NX**

Reference - 20/02553/CONDB	
Decision:	Decided
Date:	09th January 2023
Description:	Submission of details required by condition 4 (Hard and Soft Landscaping) of planning permission 20/02553/FUL

Reference - S/0777/19/FL	
Decision:	Decided
Date:	25th February 2019
Description:	Infill front and side extensions and conversion of bungalow into a chalet bungalow

Reference - S/0977/12/FL	
Decision:	Decided
Date:	04th May 2012
Description:	Erect a PVCu conservatory to the front of the property

Planning records for: **125 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/3069/17/LD	
Decision:	Decided
Date:	31st August 2017
Description:	Certificate of lawful development for a replacement outbuilding

Planning records for: **125 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/4437/19/DC	
Decision:	Decided
Date:	18th December 2019
Description:	Discharge of condition 20 (Scheme for the design and materials to be used for access and public rights of way) pursuant to outline planning permission S/2510/15/OL

Planning records for: **127 Highfields Road Highfields Caldecote Caldecote CB23 7NX**

Reference - S/1167/10	
Decision:	Decided
Date:	12th July 2010
Description:	Conservatory

Planning records for: **115A Highfields Road Highfields Caldecote Caldecote Cambridgeshire CB23 7NX**

Reference - 24/03339/HFUL	
Decision:	Decided
Date:	05th September 2024
Description:	Partially infill of 2 No. existing windows to front elevation with bricks to match and install 2 No. new windows to match existing.

Planning records for: **72 Highfields Road Highfields Caldecote Caldecote Cambridgeshire CB23 7NX**

Reference - 25/02889/HFUL	
Decision:	Decided
Date:	23rd July 2025
Description:	Detached garage to the front of the property.

Planning records for: **93 Highfields Road Highfields Caldecote Caldecote Cambridgeshire CB23 7NX**

Reference - 25/02055/HFUL	
Decision:	Withdrawn
Date:	27th May 2025
Description:	Single storey side and rear extension and first floor extension to existing bungalow to create two storey dwelling, including increase in roof ridge height above existing and installation of new window to side elevation.

Planning records for: **95 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/3517/17/FL	
Decision:	Decided
Date:	29th September 2017
Description:	Demolition of existing bungalow and construction of 2 new single storey dwellings.

Reference - S/2055/18/DC	
Decision:	Withdrawn
Date:	25th May 2018
Description:	Discharge of conditions 3 (Construction Management plan) 4 (Hard and soft landscaping) 6 (Boundary treatment) and 8 (Materials) of planning permission S/3517/17/FL

Reference - S/1867/18/NM	
Decision:	Withdrawn
Date:	14th May 2018
Description:	Non Material Amendment of Planning Permission S/3517/17/FL

Planning records for: **95 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/2048/18/VC	
Decision:	Decided
Date:	24th May 2018
Description:	Variation of Conditions 2 (Approved Plans) and 13 (Visibility Splays & Vehicular Access) pursuant to planning permission S/3517/17/FL (Demolition of existing bungalow and construction of 2 new single storey dwellings)

Planning records for: **99 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/0938/09/F	
Decision:	Decided
Date:	20th June 2009
Description:	Extensions & Alterations (Amended Design to include Additional Roof-lights & Weatherboarding) (Part Retrospective)

Planning records for: **115B Highfields Road Highfields Caldecote Caldecote Cambridgeshire CB23 7NX**

Reference - 22/01562/HFUL	
Decision:	Decided
Date:	30th March 2022
Description:	Single storey rear extension to house and extension to garage to create double garage and home office.

Reference - 22/01582/HFUL	
Decision:	Decided
Date:	30th March 2022
Description:	Erection of a Double garage

Planning records for: **66 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/1363/09/F	
Decision:	Decided
Date:	22nd September 2009
Description:	Extension to Form Annexe and Garage following Demolition of Existing Garage

Planning records for: **Land To The Rear Of 75 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/3680/18/FL	
Decision:	Decided
Date:	27th September 2018
Description:	One new dwelling

Reference - S/3067/19/DC	
Decision:	Decided
Date:	04th September 2019
Description:	Discharge of condition 5 (Hard and Soft Landscapes) of planning permission S/3680/18/FL

Reference - 21/04461/HFUL	
Decision:	Decided
Date:	07th October 2021
Description:	Single storey rear infill extension following demolition of garden room and new roof to side extension

Planning records for: **Rear Of 75 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/2710/18/FL
Decision: Withdrawn
Date: 16th July 2018
Description: Erection of dwelling

Reference - S/0347/19/DC
Decision: Decided
Date: 28th January 2019
Description: Discharge of condition 3 (Materials) 7 (Traffic Management Plan) condition 13 (Carbon emissions) pursuant to planning permission S/3680/18/FL

Reference - S/1607/19/FL
Decision: Withdrawn
Date: 03rd May 2019
Description: Demolition of existing bungalow being replaced with 2 proposed chalet style dwellings (resubmission of S/4802/18/FL)

Reference - S/4802/18/FL
Decision: Withdrawn
Date: 20th December 2018
Description: Demolition of existing bungalow and erection of two replacement chalet dwellings.

Planning records for: **79 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - 20/01234/FUL	
Decision:	Decided
Date:	17th January 2020
Description:	Erection of new dwelling (resubmission of planning application S/0479/19/FL)

Reference - S/0479/19/FL	
Decision:	Withdrawn
Date:	04th February 2019
Description:	One new dwelling to the rear of 79 Highfields Road

Planning records for: **81 Highfields Road Highfields Caldecote Caldecote CB23 7NX**

Reference - 21/01285/HFUL	
Decision:	Decided
Date:	21st March 2021
Description:	Single storey front extension to create a 5th bedroom.

Reference - S/0078/10/F	
Decision:	Decided
Date:	20th January 2010
Description:	Garage

Planning records for: **81 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/0073/10/F	
Decision:	Decided
Date:	20th January 2010
Description:	Extensions

Reference - S/1814/16/FL	
Decision:	Decided
Date:	08th July 2016
Description:	Erection of a single-storey timber buiding in rear garden.

Reference - S/2221/14/FL	
Decision:	-
Date:	16th September 2014
Description:	Front Extension - (including dormer windows)

Planning records for: **71 Highfields Road Highfields Caldecote Caldecote Cambridge CB23 7NX**

Reference - S/1996/19/PA	
Decision:	-
Date:	03rd June 2019
Description:	Prior approval for a proposed larger home extension for a single storey rear extension

Planning records for: **Kendrick 70 Highfields Road Caldecote Cambridge CB23 7NX**

Reference - S/1003/14/FL	
Decision:	Decided
Date:	02nd May 2014
Description:	Detached double garage

Planning records for: **24 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/1779/11	
Decision:	Decided
Date:	06th September 2011
Description:	Extension to Dwelling

Reference - 22/03370/CL2PD	
Decision:	Decided
Date:	25th July 2022
Description:	Certificate of lawfulness under S192 for a proposed loft conversion and rear box dormer

Reference - 22/04656/HFUL	
Decision:	Decided
Date:	21st October 2022
Description:	Loft Conversion with rear box dormer

Planning records for: **24 Highfields Road Highfields Caldecote Caldecote Cambridgeshire CB23 7NX**

Reference - 22/00825/HFUL	
Decision:	Withdrawn
Date:	18th February 2022
Description:	Loft Conversion with rear box dormer.

Reference - 22/03374/HFUL	
Decision:	Decided
Date:	25th July 2022
Description:	Single storey rear extension

Planning records for: **28 Highfields Road Highfields Caldecote Caldecote CB23 7NX**

Reference - 20/01923/CONDA	
Decision:	Awaiting decision
Date:	10th June 2021
Description:	Submission of details required by condition 8 (Surface Water), 11 (Carbon Emissions) and 13 (External Materials) of planning permission 20/01923/FUL

Reference - 20/01923/FUL	
Decision:	Decided
Date:	01st April 2020
Description:	Erection of two semi-detached bungalows with rooms in the roof

Planning records for: **28 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/2025/19/FL
Decision: Decided
Date: 07th June 2019
Description: Erection of 1no. Detached Dwelling

Reference - S/0650/19/FL
Decision: Withdrawn
Date: 18th February 2019
Description: Erection of 2no. Semi Detached Dwellings

Reference - S/4117/18/FL
Decision: Decided
Date: 29th October 2018
Description: Erection of 2 no. Semi Detached Dwellings

Reference - 20/01923/CONDB
Decision: Decided
Date: 14th September 2021
Description: Submission of details required by condition 8 (Surface Water and Foul Water) of planning permission 20/01923/FUL

Planning records for: **30 Highfields Road Highfields Caldecote Caldecote Cambridgeshire CB23 7NX**

Reference - 25/02108/HFUL	
Decision:	Awaiting decision
Date:	28th May 2025
Description:	Demolition of existing garage, single storey side and rear extensions, front infill extension and first floor extension to existing bungalow to create two storey dwelling, including increase in roof ridge height above existing.

Planning records for: **26 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/0468/14/FL	
Decision:	Decided
Date:	26th February 2014
Description:	Erection of front porch rear flat roof extension and side extension to dwelling

Reference - 21/04450/HFUL	
Decision:	Decided
Date:	07th October 2021
Description:	Installation of conservatory at rear of building

Planning records for: **18 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/3828/17/DC	
Decision:	Decided
Date:	26th October 2017
Description:	Discharge of conditions 18 (Traffic management plan) and 27 (Construction management plan) of planning permission S/2047/16/FL

Planning records for: **18 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/1984/18/AD	
Decision:	Decided
Date:	22nd May 2018
Description:	Installation of 1no. Illuminated Fascia Sign

Reference - S/1395/18/DC	
Decision:	Decided
Date:	10th April 2018
Description:	Discharge of Condition 8 (Planting Schedule) of Planning Permission S/2047/16/FL

Reference - S/3277/17/DC	
Decision:	Decided
Date:	15th September 2017
Description:	Discharge of Conditions 3 (External Materials) 26 (Dust Minimisation Strategy) 28 (External Lighting) 30 (Site Waste Management Plan) 31 (Fire Hydrants) 32 (Piling Details) 33 (Archaeological Investigation) to application S/2047/16/FL

Reference - S/3425/17/DC	
Decision:	Decided
Date:	26th September 2017
Description:	Discharge of conditions 3 (External materials) 20 (Surface water drainage) and condition 21 (Foul Water) of planning permission S/2047/16/FL

Planning records for: **18 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/3863/17/DC	
Decision:	Decided
Date:	31st October 2017
Description:	Discharge of condition 5 (Boundary treatment) of planning permission S/2047/16/FL

Reference - S/1822/18/DC	
Decision:	Decided
Date:	08th May 2018
Description:	Discharge of Conditions 16 (Travel Plan) & 34 (Renewable Energy) of Planning Permission S/2047/16/FL

Planning records for: **63 Highfields Road Highfields Caldecote Caldecote Cambridgeshire CB23 7NX**

Reference - 23/02614/HFUL	
Decision:	Decided
Date:	06th July 2023
Description:	Single storey side/rear extension.

Planning records for: **Land To The North-West Of 41 Highfields Road Caldecote CB23 7NX**

Reference - S/1402/09/F	
Decision:	Decided
Date:	28th September 2009
Description:	Dwelling

Planning records for: ***Jalna 44 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX***

Reference - S/1884/17/FL	
Decision:	Decided
Date:	11th April 2017
Description:	SINGLE STOREY KITCHEN & DINING/FAMILY ROOM REAR EXTENSIONS

Planning records for: ***45 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX***

Reference - S/1767/11	
Decision:	Decided
Date:	05th September 2011
Description:	Erection of Dwelling

Reference - S/0149/12/DC	
Decision:	Decided
Date:	20th January 2012
Description:	Discharge of conditions 3 4 & 5 of application S/1767/11

Planning records for: ***Land On The North East Side Of 50 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX***

Reference - 20/04746/TELNOT	
Decision:	Awaiting decision
Date:	06th November 2020
Description:	Installation of 2 No. above ground cabinets

Planning records for: **50 Highfields Road Highfields Caldecote Caldecote Cambridge CB23 7NX**

Reference - S/0405/17/DC	
Decision:	Decided
Date:	07th February 2017
Description:	Discharge of condition 3 (Materials) of planning permission S/0729/16/FL

Reference - S/0729/16/FL	
Decision:	Decided
Date:	15th March 2016
Description:	Proposed erection of 2 storey 4 bedroom house and detached single garage

Reference - 22/00688/CLUED	
Decision:	Decided
Date:	11th February 2022
Description:	Certificate of lawfulness under S191 for the construction of the garage and the main dwellinghouse as approved in planning application , ref: S/0729/16/FL

Planning records for: **53 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/1810/11	
Decision:	Decided
Date:	12th September 2011
Description:	Extension

Planning records for: **53 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/1514/11	
Decision:	Decided
Date:	27th July 2011
Description:	Lawful development Certificate for extension

Planning records for: **59 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/0025/13/FL	
Decision:	Decided
Date:	07th January 2013
Description:	Extension

Reference - S/0825/12/FL	
Decision:	Decided
Date:	16th April 2012
Description:	Second storey extension to rear property over existing kitchen

Planning records for: **60 Highfields Road Highfields Caldecote Caldecote Cambridgeshire CB23 7NX**

Reference - S/0583/09/F	
Decision:	Decided
Date:	28th April 2009
Description:	Extension

Planning records for: **Caldecote Primary School Highfields Road Highfields Caldecote Caldecote CB23 7NX**

Reference - S/1204/10	
Decision:	Decided
Date:	21st July 2010
Description:	To install a Wall Mounted Canopy system.

Reference - S/01187/09/CC	
Decision:	Decided
Date:	03rd August 2009
Description:	Proposed erection of children's centre to front of existing school and associated new play area, pedestrian bridge and relocated car park

Planning records for: **109A Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/1064/09/F	
Decision:	Decided
Date:	23rd July 2009
Description:	4 rooflights

Planning records for: **14 Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/1606/13/FL	
Decision:	Decided
Date:	21st July 2013
Description:	Front porch and rear extension

Planning records for: **43B Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/2362/15/FL	
Decision:	Decided
Date:	07th September 2015
Description:	Construction of a garage adjoining existing dwelling house.

Planning records for: **Southwind Highfields Road Highfields Caldecote Caldecote CB23 7NX**

Reference - S/3148/15/FL	
Decision:	Decided
Date:	10th December 2015
Description:	Single storey rear and side extension

Reference - 20/03323/HFUL	
Decision:	Decided
Date:	31st July 2020
Description:	New double garage and driveway to 'Northwind' (Plot 1)

Reference - S/1136/19/CONDA	
Decision:	Awaiting decision
Date:	02nd August 2021
Description:	Discharge of details required by conditions 5 (Foul & Surface Water Drainage) and 9 (Tree Protection) of planning permission

Planning records for: **Southwind Highfields Road Highfields Caldecote Caldecote Cambridgeshire CB23 7NX**

Reference - 22/00509/CONDA
Decision: Decided
Date: 20th January 2023
Description: Submission of details required by conditions 4 (Boundary Treatments) and 8 (Materials - Drive) of planning permission 22/00509/S73

Reference - 22/00509/S73
Decision: Decided
Date: 04th February 2022
Description: S73 variation of condition 2 (Approved plans) of planning permission S/1136/19/FL (Erection of 3 no. of dwellings and associated development) to correct errors made in approved plans and to make minor amendments.

Reference - S/0500/17/CONDB
Decision: Decided
Date: 18th December 2020
Description: Discharge of condition 6 (Archaeology - Written Scheme of Investigation) of planning permission

Reference - S/1136/19/FL
Decision: Decided
Date: 25th March 2019
Description: Erection of 3 no. of dwellings and associated development

Planning records for: **Southwind Highfields Road Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NX**

Reference - S/1136/19/CONDC
Decision: Awaiting decision
Date: 17th January 2022
Description: Discharge of conditions 3 (Materials) and 4 (Boundary Treatments) of planning permission

Reference - 23/00210/HFUL
Decision: Decided
Date: 20th January 2023
Description: Erection of a single storey garden office at the rear of back garden.

Reference - S/1136/19/CONDB
Decision: Decided
Date: 28th October 2021
Description: Discharge of details required by condition 5 (Foul & Surface Water Drainage) of planning permission

Reference - S/0500/17/FL
Decision: Decided
Date: 09th February 2017
Description: Erection of 2no. dwellings and associated development

Planning records for: ***Southwind Plots 1 & 2 Highfields Road Highfields Caldecote Caldecote Cambridge CB23 7NX***

Reference - S/3017/18/DC	
Decision:	Decided
Date:	06th August 2018
Description:	Discharge of Conditions 3 (Plot 1 Materials) & 4 (Plot 2 Materials) of Planning Permission S/0500/17/FL

Reference - 21/02851/CONDA	
Decision:	Decided
Date:	04th February 2022
Description:	Submission of details required by condition 3 (Arboricultural Method Statement and Tree Protection Strategy) of planning permission 21/02851/FUL

Reference - S/0500/17/CONDA	
Decision:	Decided
Date:	22nd October 2020
Description:	Discharge of condition 10 (Boundary Treatments) pursuant to planning permission

Planning records for: ***33 Highfields Road Highfields Caldecote Cambridge CB23 7NX***

Reference - S/0446/17/LD	
Decision:	Decided
Date:	08th February 2017
Description:	Lawful development certificate for proposed single storey rear extensions

Planning records for: **95A Highfields Road Highfields Caldecote Caldecote Cambridgeshire CB23 7NX**

Reference - 24/01032/CLUED
Decision: Awaiting decision
Date: 20th March 2024
Description: Certificate of lawfulness under S191 for the existing residential (C3) use of the dwellinghouse known as The Burrow.

Reference - 23/00003/CL2PD
Decision: Decided
Date: 02nd January 2023
Description: Certificate Of Lawfulness Under S192 - Convert existing garage into habitable living space.

Reference - 23/00002/NMA1
Decision: Decided
Date: 21st February 2024
Description: Non material amendment on application 23/00002/HFUL for Re - Positioning / Size of windows / some of the roof lights.

Reference - 24/00313/HHFUL
Decision: Decided
Date: 21st February 2024
Description: Erection of garage with home office over. Conversion of existing garage into gym.

Planning records for: **95A Highfields Road Highfields Caldecote Caldecote Cambridgeshire CB23 7NX**

Reference - 24/01038/LBC
Decision: Awaiting decision
Date: 20th March 2024
Description: Erection of new single pitched glazed link structure between the cottage and the outbuilding to the rear of The White House.
Reference - 24/80105/COND
Decision: Awaiting decision
Date: 20th March 2024
Description: Discharge of Condition 3 (Doors) for 20/00651/FUL
Reference - 24/01043/HFUL
Decision: Decided
Date: 20th March 2024
Description: Addition of an external staircase to double garage/workshop.
Reference - 23/00002/HFUL
Decision: Decided
Date: 02nd January 2023
Description: Construct a new detached double garage and workshop with 1st floor office / wc / storage.

Planning records for: **121 Highfields Road Highfields Caldecote Caldecote CB23 7NX**

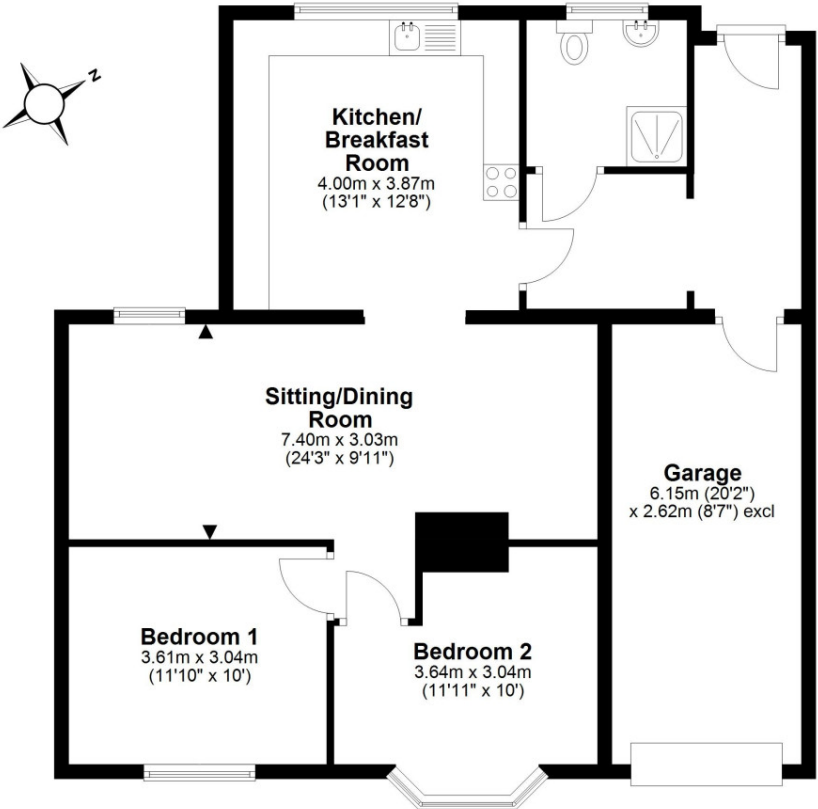
Reference - 20/02553/CONDA
<p>Decision: Decided</p>
<p>Date: 11th March 2021</p>
<p>Description: Discharge of conditions 3 (Materials), 6 (Carbon Emissions), 10 (Waste Collection) and 13 (Surface water drainage) of planning permission</p>
Reference - 20/02553/NMA2
<p>Decision: Decided</p>
<p>Date: 21st October 2021</p>
<p>Description: Non material amendment of planning permission 20/02553/FUL (Replacement single dwelling after house fire plus garden studio) change of material of a small area from Splitface cladding to Crest Cavendish Antique brick.</p>
Reference - 21/03962/FUL
<p>Decision: Decided</p>
<p>Date: 01st September 2021</p>
<p>Description: Creation of a new highways access connected to application 20/02553/FUL, in order to resolve safety issues for access of a long wheeled base disability WAV, as a result of the new access road to the development opposite.</p>
Reference - 20/02553/FUL
<p>Decision: Decided</p>
<p>Date: 01st June 2020</p>
<p>Description: Replacement single dwelling after house fire plus garden studio</p>



HIGHFIELDS ROAD, HIGHFIELDS CALDECOTE,
CAMBRIDGE, CB23

Ground Floor

Approx. 78.7 sq. metres (846.9 sq. feet)



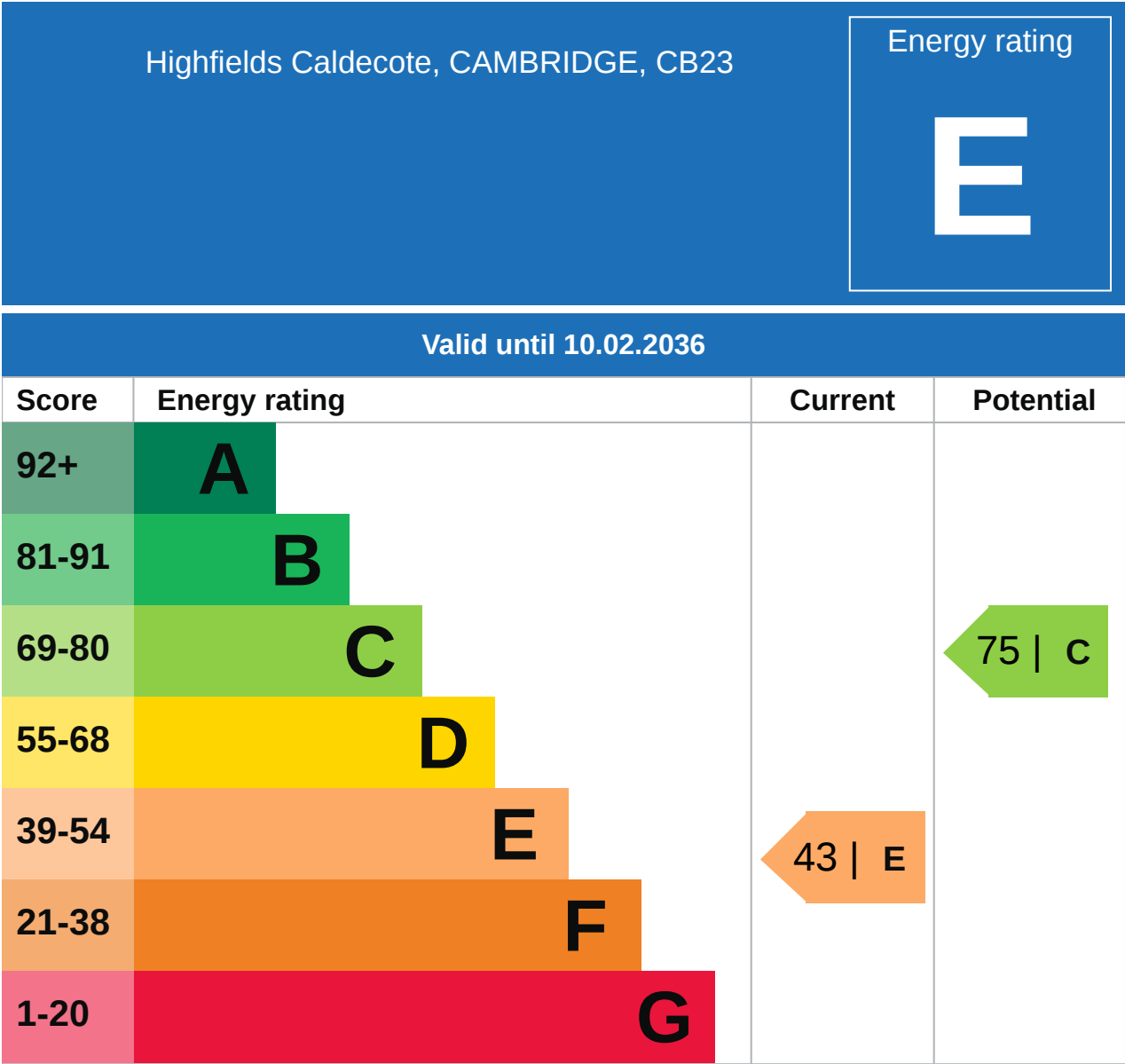
Total area: approx. 78.7 sq. metres (846.9 sq. feet)

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

Plan produced using PlanUp.

**HIGHFIELDS ROAD, HIGHFIELDS CALDECOTE,
CAMBRIDGE, CB23**





Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation
Roof Energy:	Very poor
Window:	Single glazed
Window Energy:	Very poor
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:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	79 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Brick

Property Lease Information

Listed Building Information

Stamp Duty

Other

Small portion of land sold in 2022

Other

Electricity Supply

EDF

Gas Supply

EDF

Central Heating

Yes

Water Supply

Drainage

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

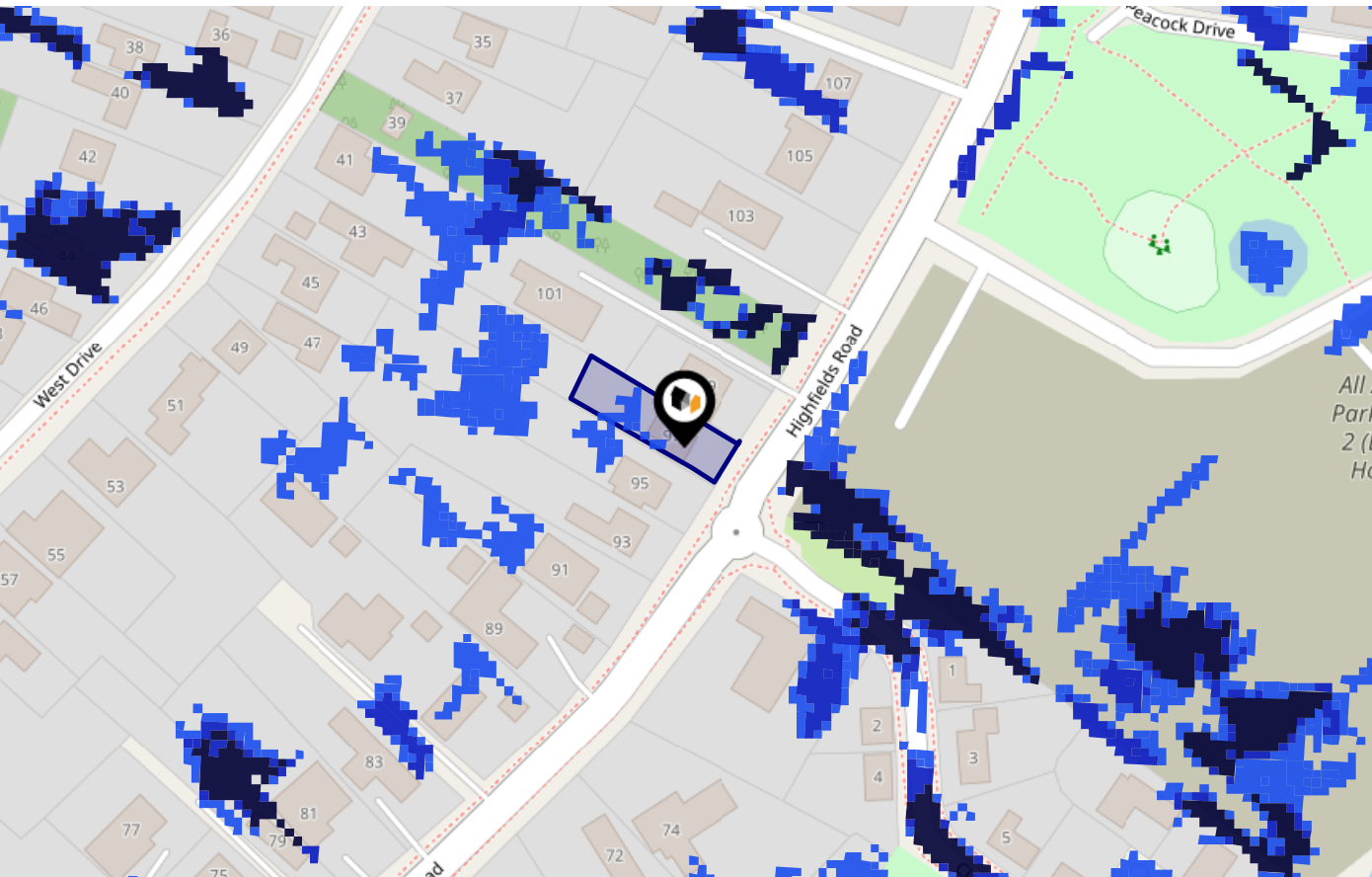
Important - Please read

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.

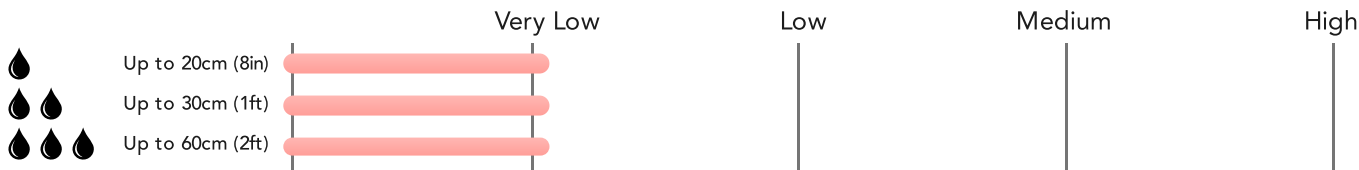


Risk Rating: Very low

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:

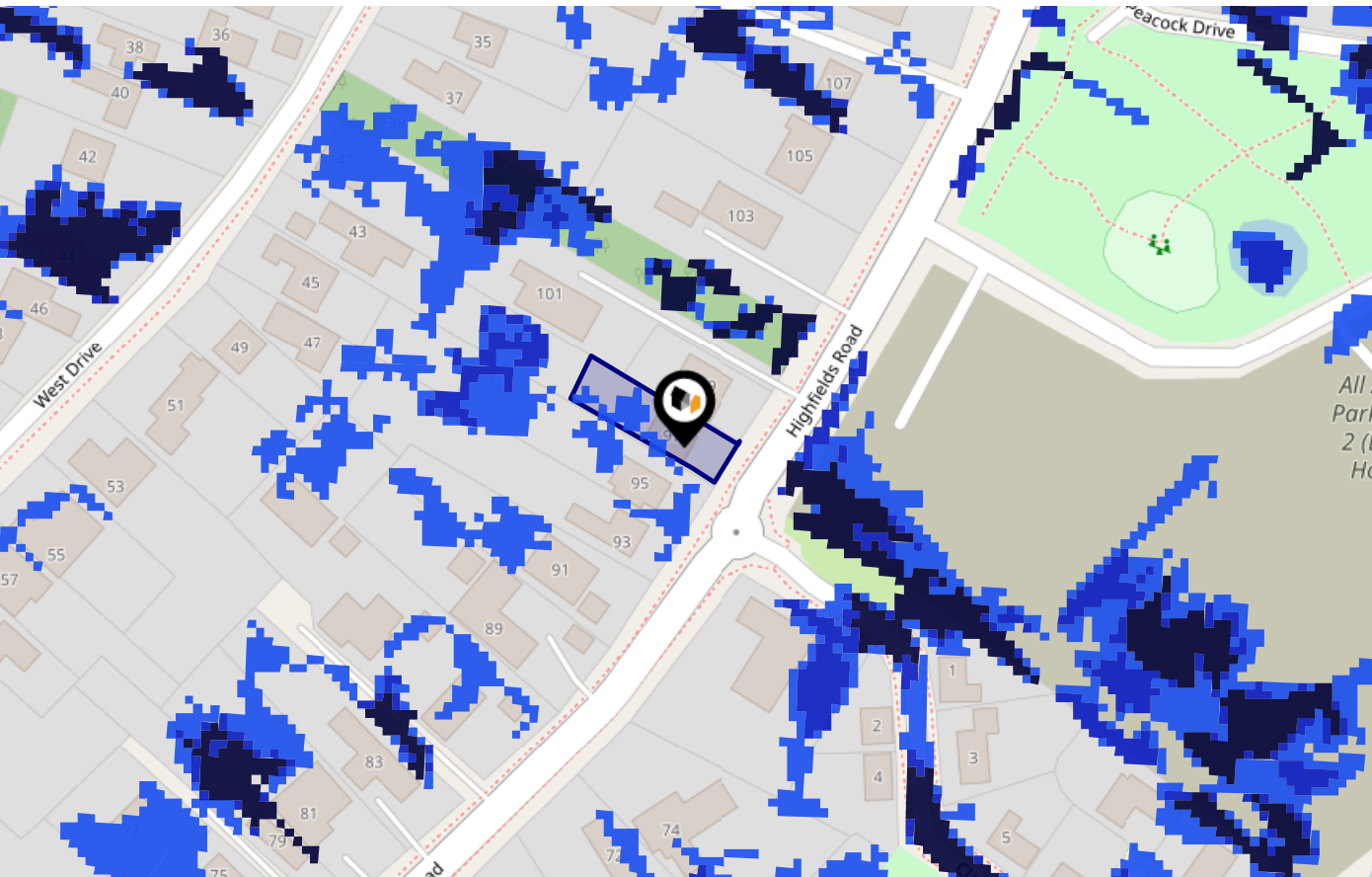


Flood Risk

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.

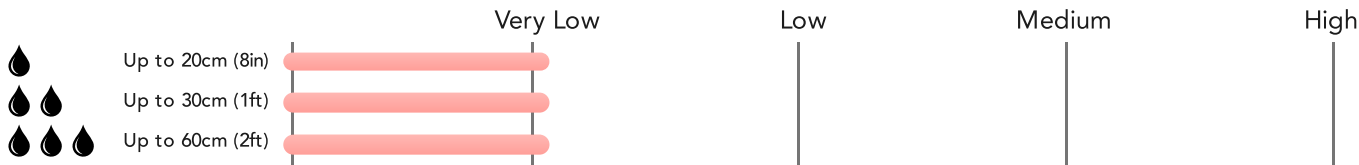


Risk Rating: Very low

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

Chance of flooding to the following depths at this property:

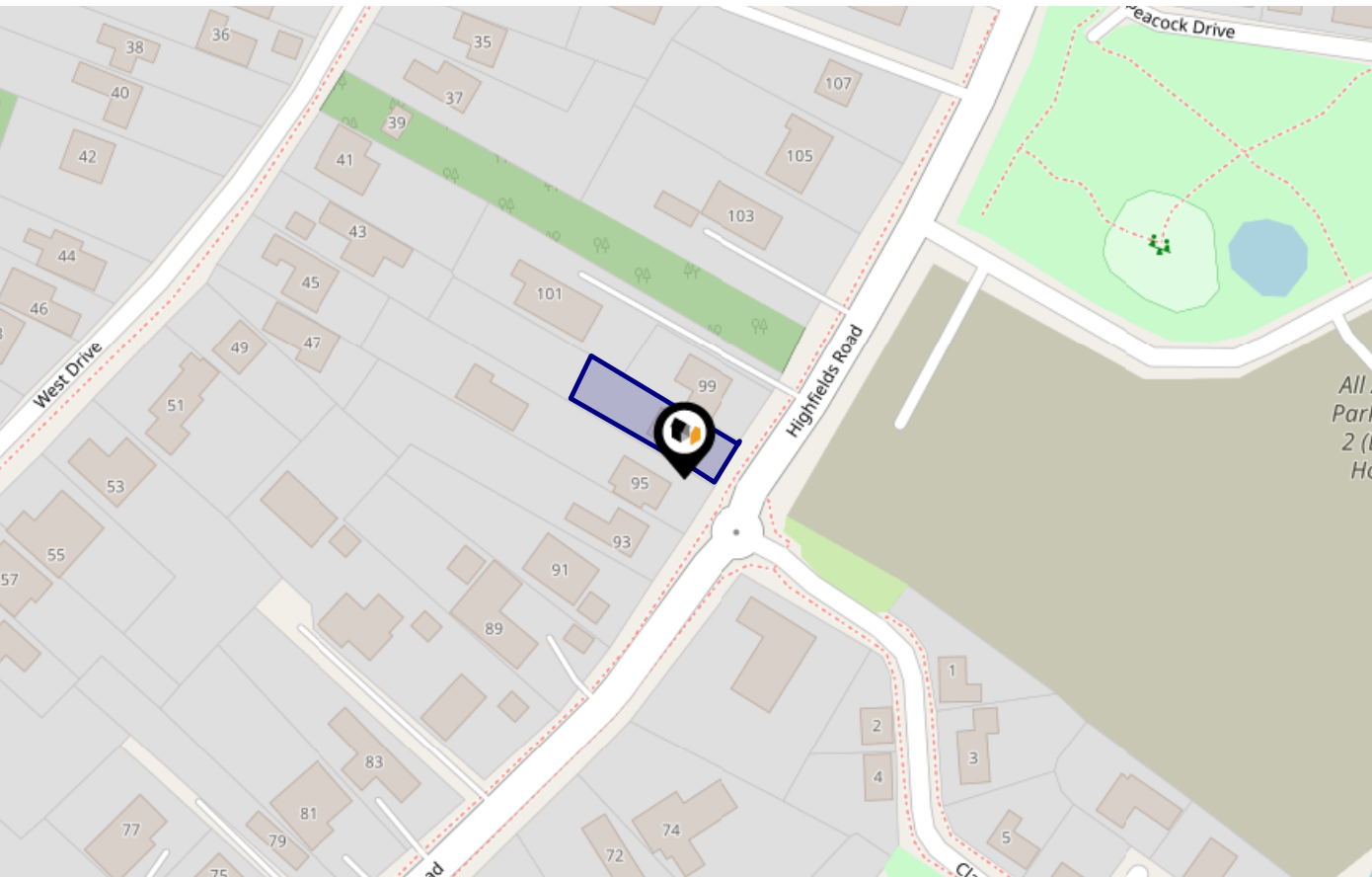


Flood Risk

Rivers & Seas - Flood Risk



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

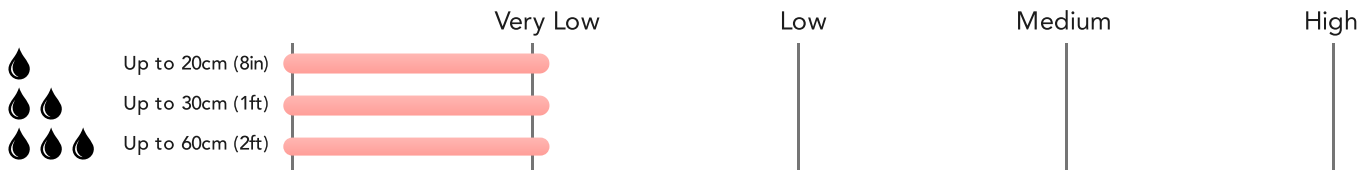


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

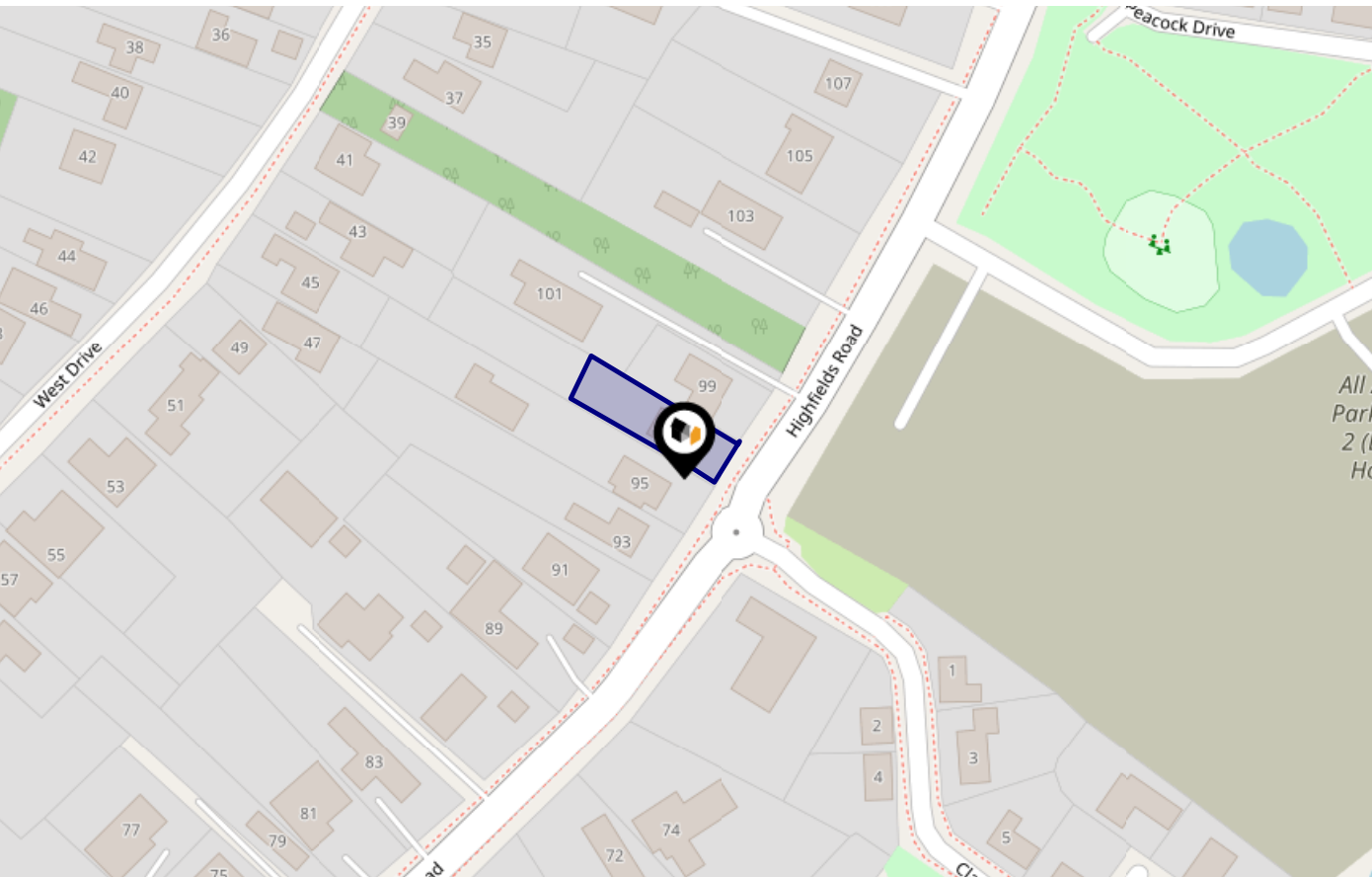


Flood Risk

Rivers & Seas - Climate Change



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

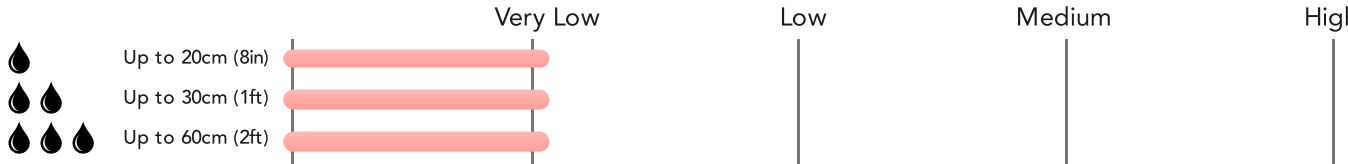


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

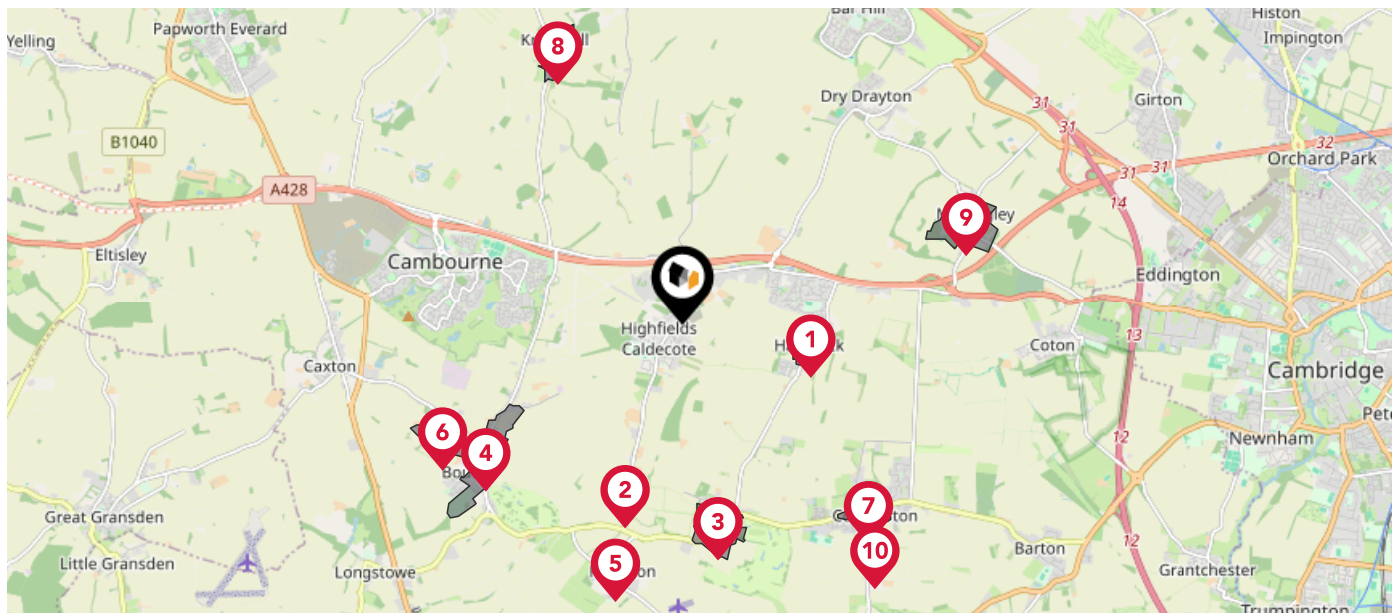


Maps

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



Hardwick



Caldecote



Toft



Bourn Village and Hall



Kingston



Bourn Caxton End



Comberton Village



Knapwell

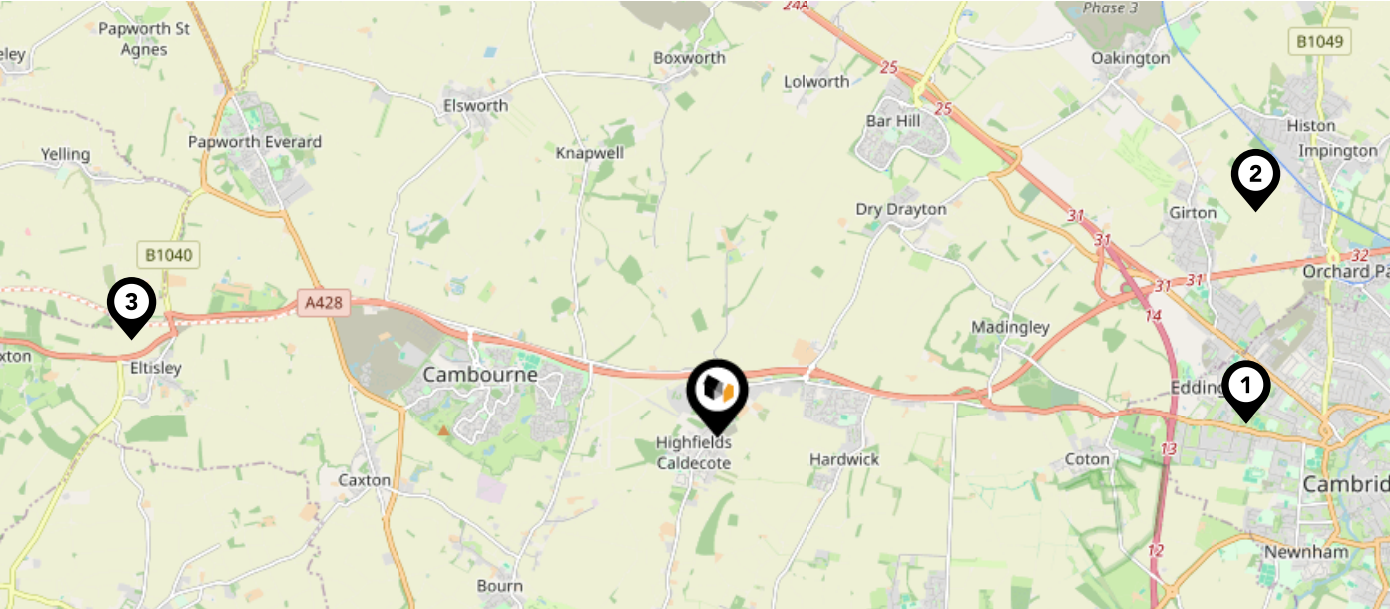


Madingley



Comberton St Mary's

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	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
2	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill
3	EA/EPR/NP3290ND/A001	Active Landfill

This map displays nearby coal mine entrances and their classifications.



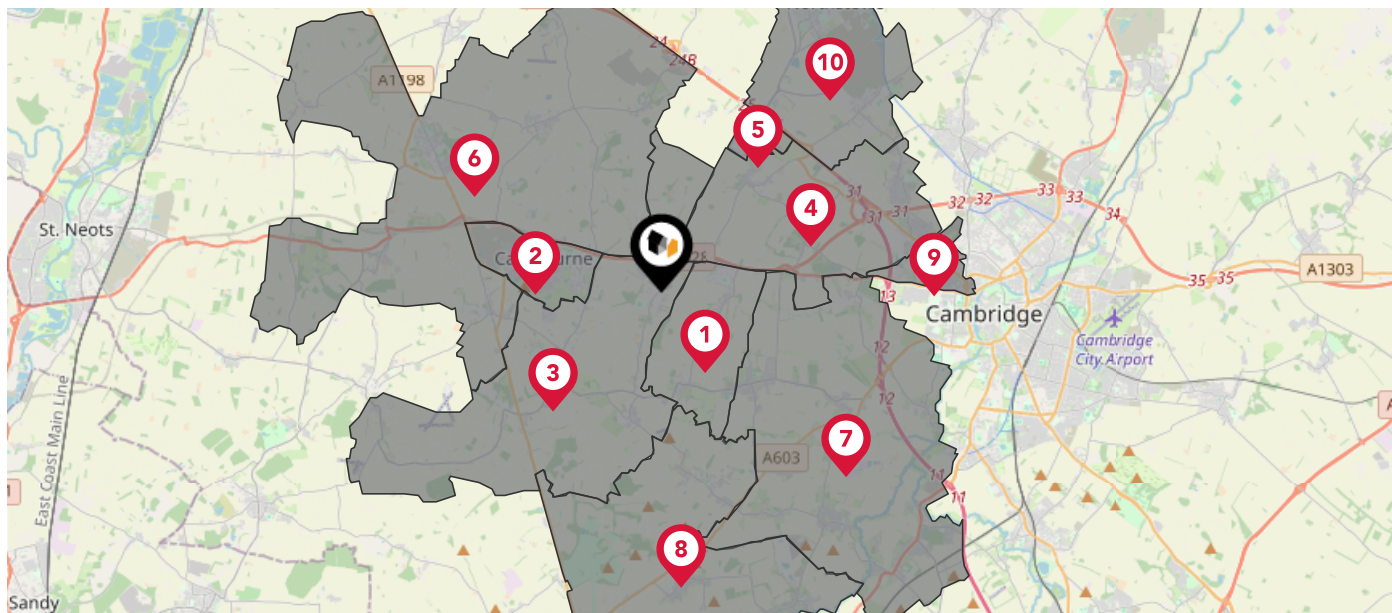
Mine Entry

- ✕ 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



Hardwick Ward



Cambourne Ward



Caldecote Ward



Girton Ward



Bar Hill Ward



Caxton & Papworth Ward



Harston & Comberton Ward



Barrington Ward



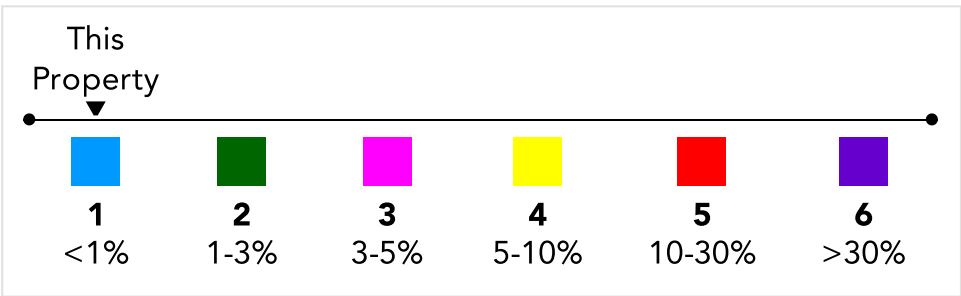
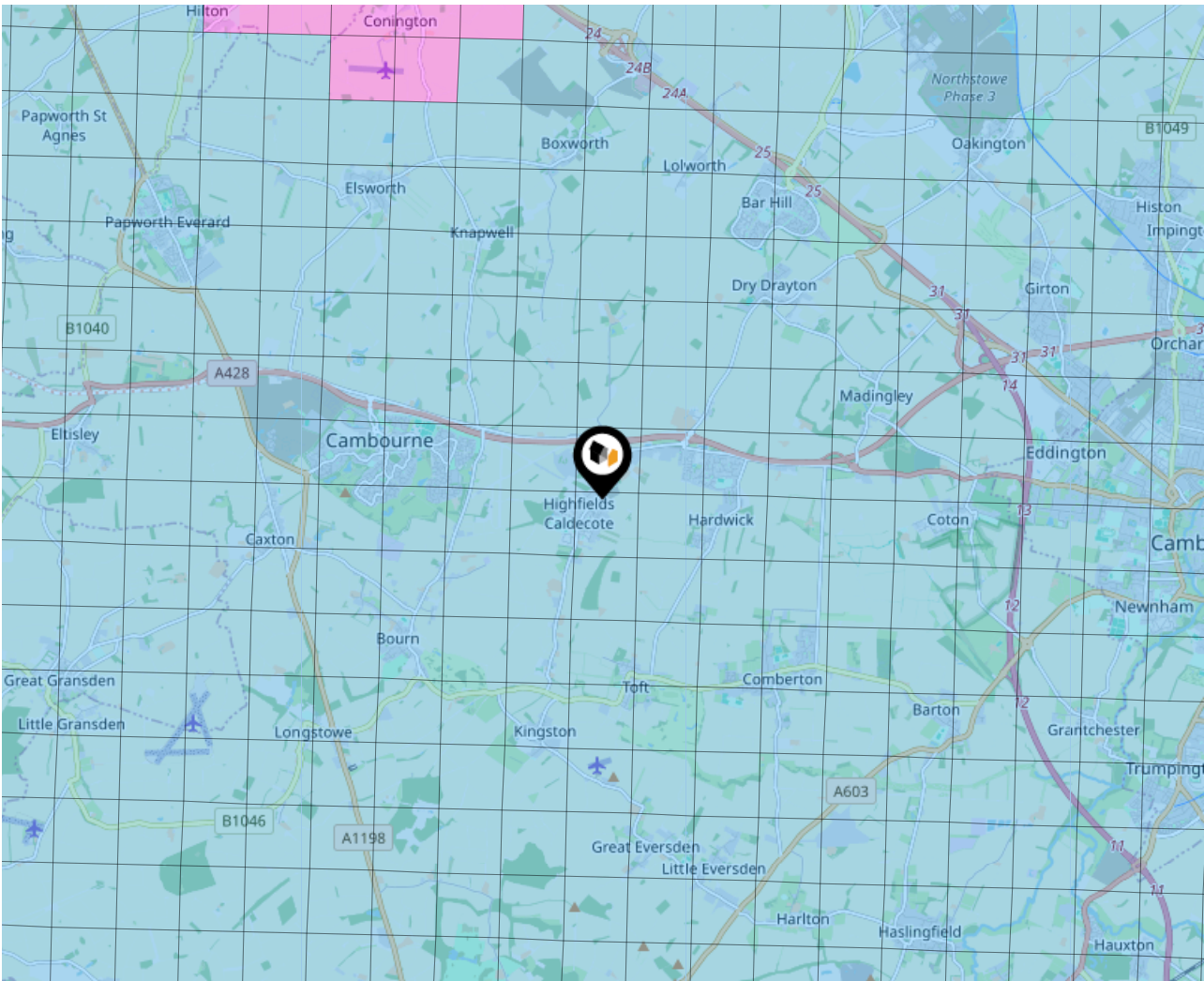
Castle Ward



Longstanton Ward

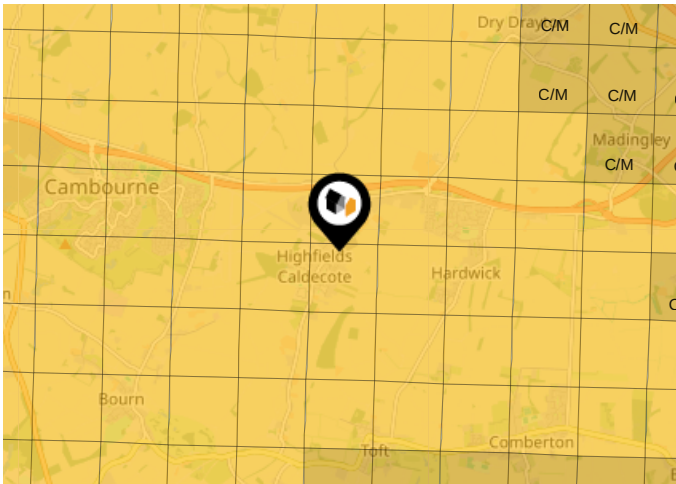
What is Radon?

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	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

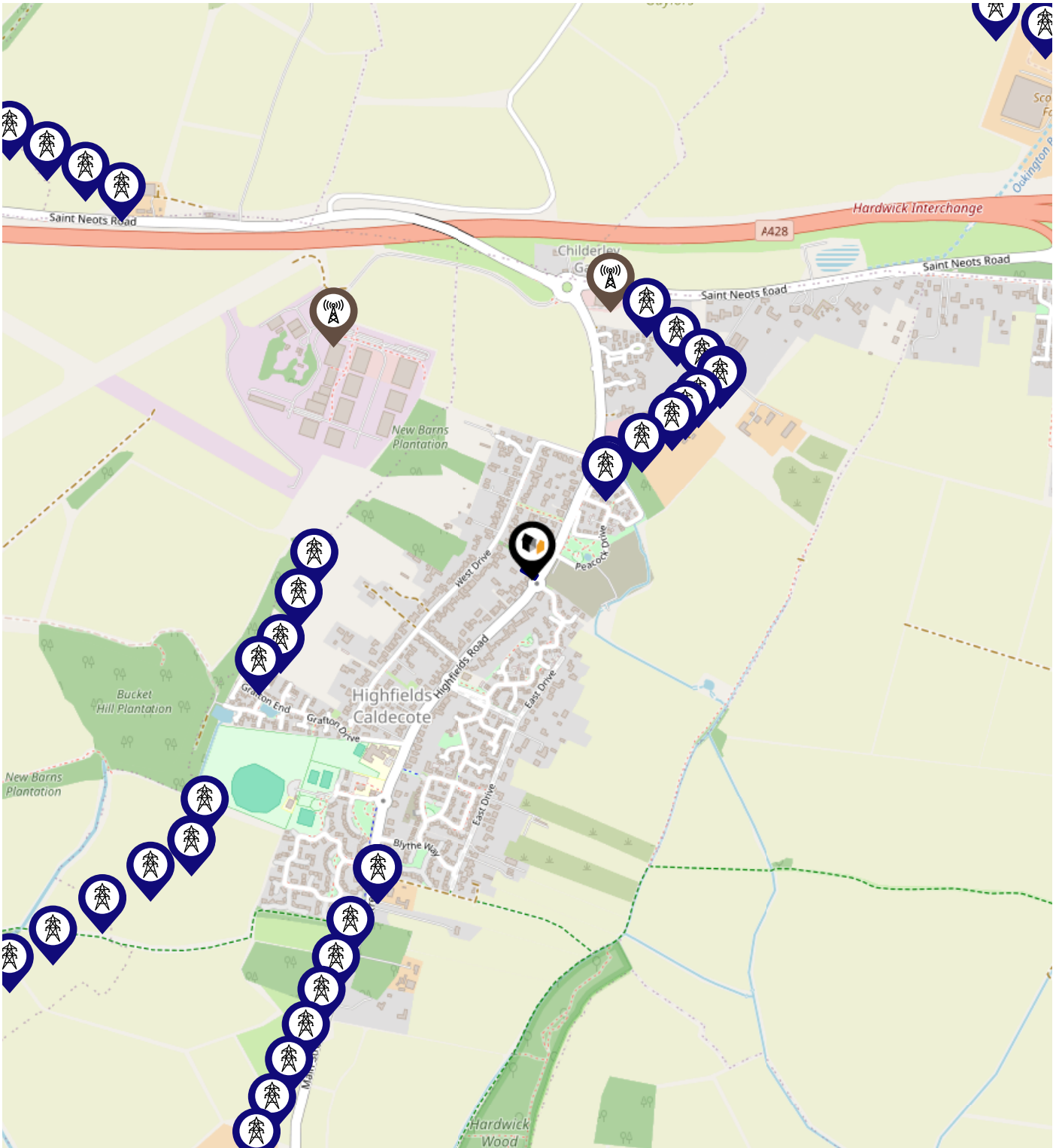


Primary Classifications (Most Common Clay Types)



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:

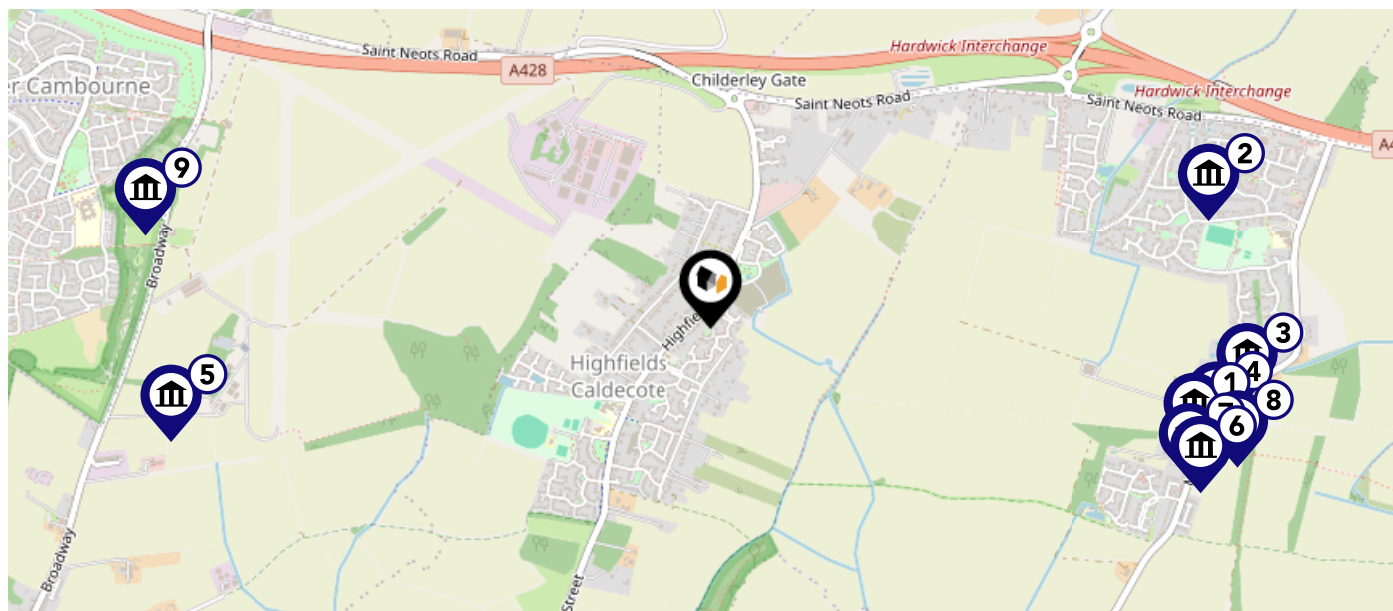
-  Power Pylons
-  Communication Masts










Maps

Listed Buildings



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











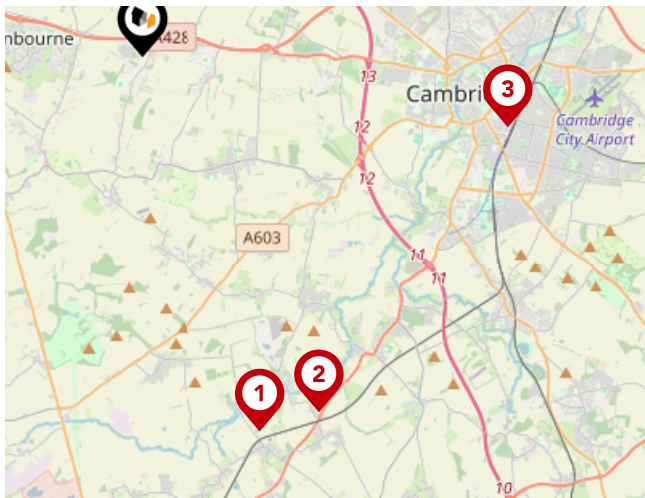
Listed Buildings in the local district	Grade	Distance
 1163557 - Parish Church Of St Mary	Grade II	1.1 miles
 1163604 - Pump On South East Corner Of Small Green	Grade II	1.2 miles
 1127183 - Old Victoria Farmhouse	Grade II	1.2 miles
 1331399 - Village Pump South East Of Parish Church	Grade II	1.2 miles
 1162324 - Barns To North Of The Grange	Grade II	1.2 miles
 1163577 - Chequers	Grade II	1.2 miles
 1127182 - The Blue Lion	Grade II	1.2 miles
 1127184 - Victoria Farm Cottage	Grade II	1.3 miles
 1331374 - Great Common Farmhouse	Grade II	1.3 miles



		Nursery	Primary	Secondary	College	Private
1	Caldecote Primary School Ofsted Rating: Good Pupils: 203 Distance:0.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 531 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 396 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Jeavons Wood Primary School Ofsted Rating: Good Pupils: 421 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Monkfield Park Primary School Ofsted Rating: Good Pupils: 408 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:2.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Bourn CofE Primary Academy Ofsted Rating: Good Pupils: 208 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

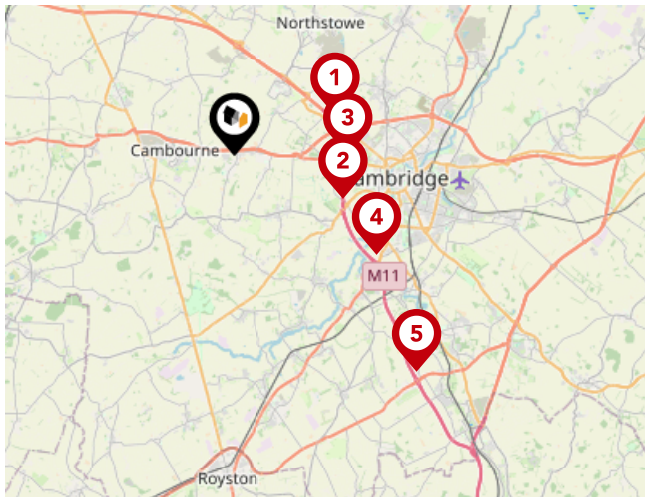


		Nursery	Primary	Secondary	College	Private
	Dry Drayton CofE (C) Primary School Ofsted Rating: Good Pupils: 68 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambourne Village College Ofsted Rating: Outstanding Pupils: 1380 Distance:2.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:3.16	<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:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:3.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Elsworth CofE VA Primary School Ofsted Rating: Good Pupils: 124 Distance:3.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 668 Distance:4.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Girton Glebe Primary School Ofsted Rating: Good Pupils: 183 Distance:4.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



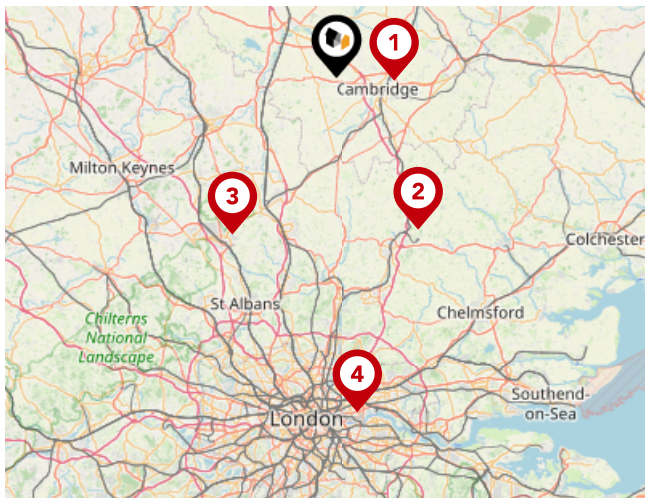
National Rail Stations

Pin	Name	Distance
1	Shepreth Rail Station	7.13 miles
2	Foxton Rail Station	7.21 miles
3	Cambridge Rail Station	6.76 miles



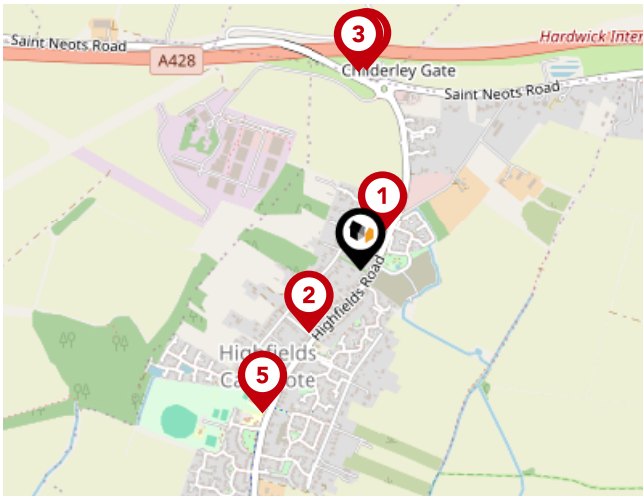
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	3.97 miles
2	M11 J12	4.28 miles
3	M11 J13	4.12 miles
4	M11 J11	6.33 miles
5	M11 J10	10.32 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge	8.25 miles
2	Stansted Airport	25.25 miles
3	Luton Airport	27.6 miles
4	Silvertown	49.14 miles



Bus Stops/Stations

Pin	Name	Distance
1	West Drive	0.1 miles
2	Bossert's Way	0.18 miles
3	Highfields Road	0.45 miles
4	Highfields Road	0.46 miles
5	Furlong Way	0.39 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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