

malcolms

PROFESSIONAL LETTINGS & MANAGEMENT

18 Willow Lane,  
Great Cambourne,  
Cambridge.  
CB23 6AA

Tenant report

Data you  
can rely on

HM Land  
Registry



Royal Mail

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Ofcom

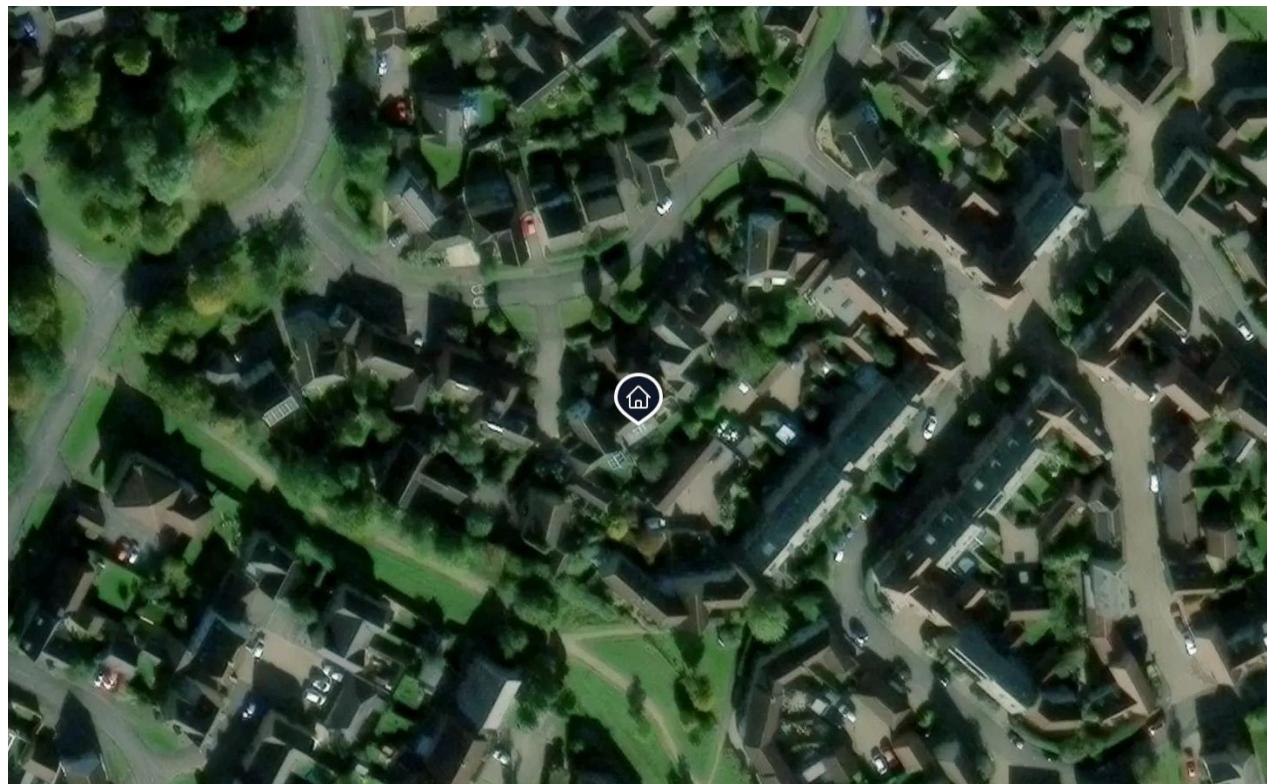
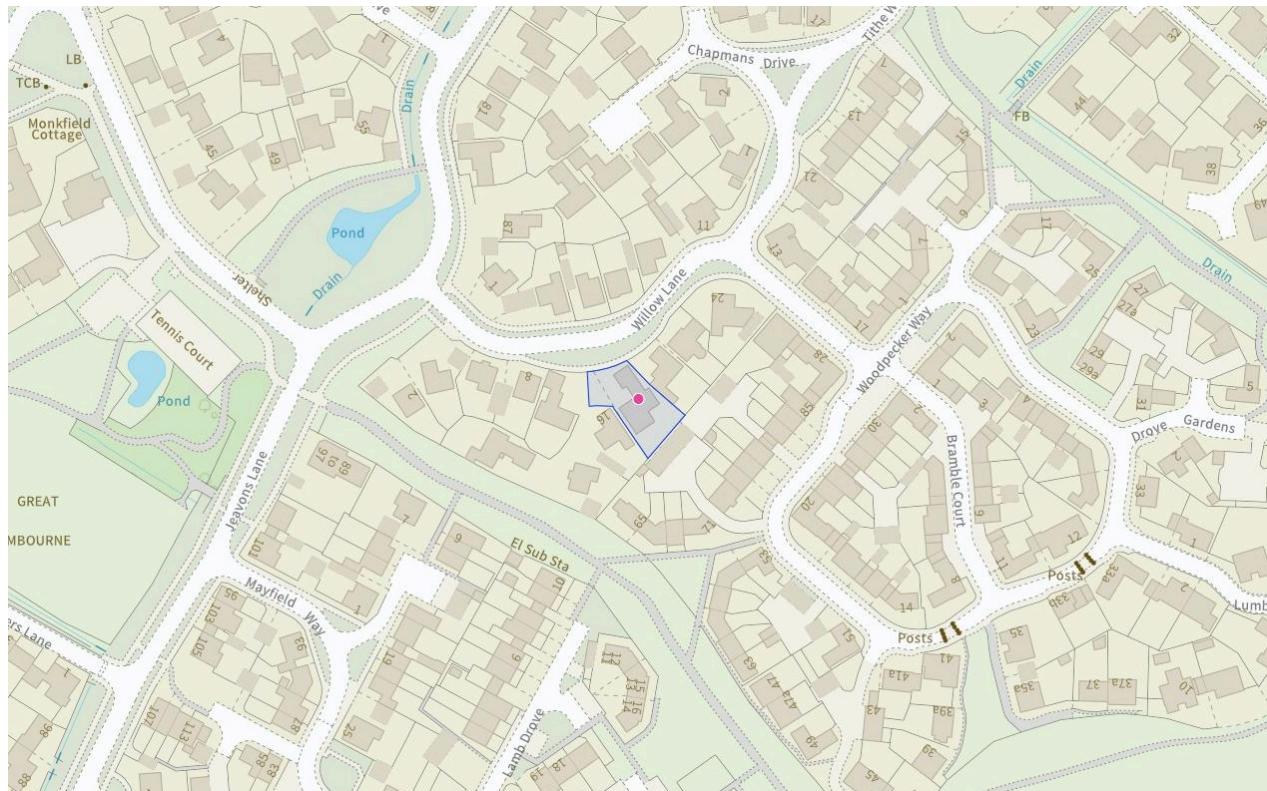
Office for  
National Statistics



## Introduction

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PROFESSIONAL LETTINGS & MANAGEMENT



## Key Property Information



Estimated market value

**£2,375 pcm**

5

3

2,120ft<sup>2</sup>

£351 pft<sup>2</sup>

Detached

Freehold

### Plot information

Title number	CB230956
Plot size	0.12 acres
Garden direction	SouthEast
Outdoor area	0.09 acres
Parking (predicted)	Yes

### Build

Solid floors	<input checked="" type="checkbox"/> Mains gas	Efficiency rating (current)	73 C
Double glazed windows	<input checked="" type="checkbox"/> Wind turbines	Efficiency (potential)	81 B
Brick walls	<input checked="" type="checkbox"/> Solar panels	Enviro impact (current)	67 D
Pitched roof	Mains fuel type <b>Mains Gas</b>	Enviro impact (potential)	76 C
Year built 1999	Water <b>South Staffordshire Water</b>		

### Utilities

### EPC

Valid until 01/12/2029

### Council tax

Band F	EE		Basic	2mb
£3,488 per year (est)	O2		Superfast	N/A
South Cambridgeshire	Three		Ultrafast	1000mb

### Mobile coverage

### Broadband availability

EE	Basic	2mb
O2	Superfast	N/A
Three	Ultrafast	1000mb
Vodafone	Overall	1000mb

EE	Basic	2mb
O2	Superfast	N/A
Three	Ultrafast	1000mb
Vodafone	Overall	1000mb

### **Flood risk**

#### Rivers and sea

Very low risk for flooding by rivers and sea

#### Surface water

Low risk for flooding by surface water

### **Radon Gas**

#### **Low risk (0-1%)**

The potential risk of a property exceeding the radon Action Level of 200 Bq m<sup>3</sup>. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

### ☒ Restrictive covenants

Found

#### This property has restrictive covenants

Restrictive covenants are legally binding agreements written into a property's deed that limit what can be done with the property.

##### ⓘ Why it's important

###### Usage Limitations

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials).

###### Community Consistency

Covenants help maintain a uniform look and feel in a community, which can protect property values.

###### Obligations and Compliance

It's crucial to understand any existing covenants before buying, as a breach can lead to legal action.

While we can't provide specific details about restrictive covenants without the purchase of the title deeds, we can let you know if they exist. For more information on how to obtain the title deeds, please feel free to reach out to your agent, who will be happy to assist you.

### ⓘ Rights of way

#### There has been no rights of way found on the plot of this property

0 found Ⓛ Footpaths

These paths are for pedestrians, which means they can be used by people walking or running. They are also accessible to those using mobility scooters or powered wheelchairs.

0 found Ⓛ Bridleways

Along with walking, these paths are open to horse riders and cyclists. Additionally, mobility scooters and powered wheelchairs can be used here. No motor vehicles are allowed.

0 found Ⓛ Restricted Byways

These routes are more versatile, allowing for any form of transport as long as it isn't powered by a motor. This includes walking, cycling, horse riding, and using mobility scooters or powered wheelchairs.

0 found Ⓛ Byways Open to All Traffic (BOATs)

These paths are available to all forms of transport, including motor vehicles. However, despite allowing cars and other vehicles, they are primarily used by pedestrians, cyclists, and horse riders.

For specific details about the rights of way on this property, it may be beneficial to consult local government websites or property deeds, which can provide precise information on locations and restrictions.



### National park

No restrictions found

#### **This property is not within a national park**

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

##### Why it's important

###### **Restrictions**

There are strict planning regulations to ensure preservation. Building and development are highly controlled.

###### **Natural Beauty**

Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.

###### **Value Implications**

While restrictions may limit development, the environment can enhance property desirability and value.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

### Conservation area

No restrictions found

#### **This property is not within a conservation area**

A conservation area is a region designated for its special architectural or historical value. It is protected to maintain its unique character.

##### Why it's important

###### **Preservation**

These areas maintain historical and architectural charm, potentially enhancing property values.

###### **Restrictions**

Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.

###### **Community and Environment**

They contribute to community aesthetics and environmental health.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

### 🔗 Greenbelt land

No restrictions found

#### This property is not on Greenbelt land

Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

#### 💡 Why it's important

##### Restrictions

Strict regulations limit new developments and property modifications, often requiring special permissions.

##### Environmental Appeal

Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

##### Value Implications

Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.



**A** Primary

Monkfield Park Primary School

Good

0.30mi

**B** Primary

Jeavons Wood Primary School

Good

0.37mi

**C** Primary

The Vine Inter-Church Primary School

Good

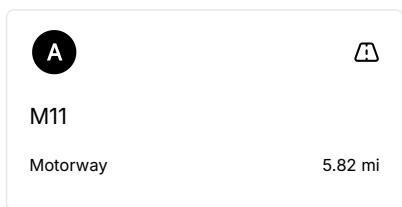
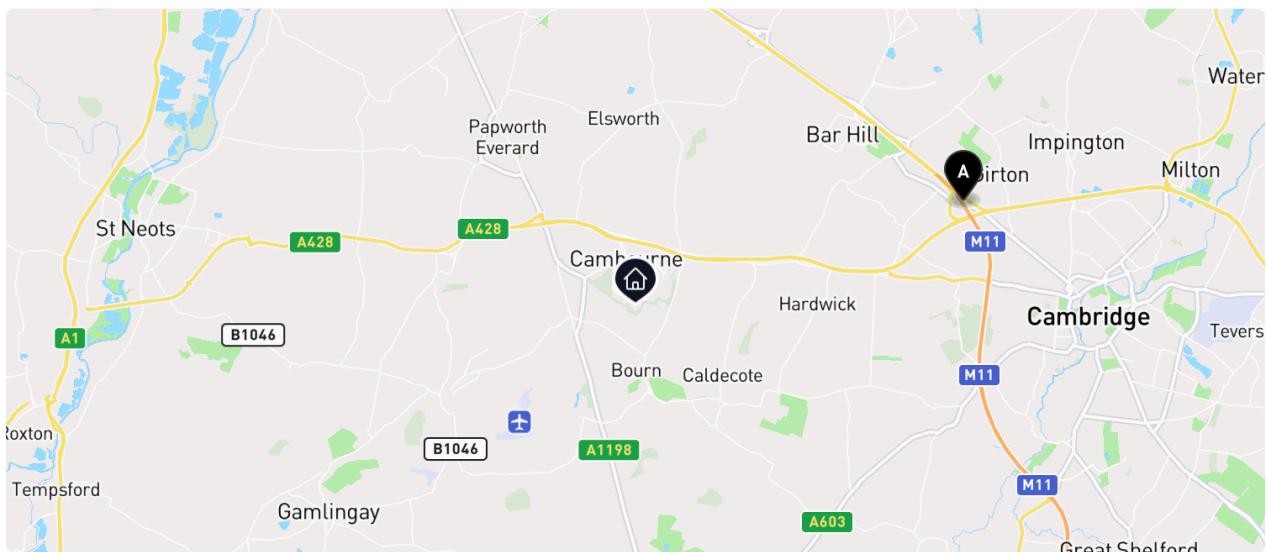
0.56mi

**D** Secondary

Cambourne Village College

Outstanding

0.87mi





**A** 1 Willow Lane Cambourne CB23 6AB

Certificate of lawfulness under S192 for a Loft conversion with rear roof dormer and front facing ro...

Approved Ref: 22/00221/CL2PD 19-01-2022

**B** 87 Jeavons Lane Cambourne CB23 6AF

Certificate of lawful development for a loft conversion with rear dormer and rooflights

Approved Ref: 20/01624/CL2PD 10-03-2020

**C** 2 Willow Lane Cambourne Cambridgeshire CB23 6AA

Conversion of garage and single storey rear extension to create an annexe.

Approved Ref: 23/03639/HFUL 25-09-2023

**D** 7 Chapmans Drive Cambourne CB23 6AD

Certificate of lawfulness under S192 for a proposed loft conversion with rooflights

Approved Ref: 21/01080/CL2PD 14-04-2021

**E** 9 Bramble Court Cambourne Cambridgeshire CB23 6HN

Single storey side/rear extension.

Approved Ref: 25/03849/HFUL 03-10-2025

**F** 9 Bramble Court Cambourne Cambridge Cambridgeshire CB23 6HN

Single storey side extension

Approved Ref: S/0192/20/FL 21-01-2020

**G** 53 Monkfield Lane Cambourne CB23 6AH

Certificate of lawfulness for a single storey rear extension

Approved Ref: 20/02774/CL2PD 03-08-2020

**H** 31 Mayfield Way Cambourne CB23 5JA

Single storey rear extension

Approved Ref: 20/01039/FUL 29-01-2020

## Nearby Listed Buildings



**A** Grade II - Listed building 3776ft

New inn farmhouse

List entry no: 1127144

31-05-1985

**B** Grade II - Listed building 3812ft

Great common farmhouse

List entry no: 1331374

31-05-1985

**C** Grade II - Listed building 3901ft

Barns to north of new inn farmhouse

List entry no: 1331400

31-05-1985

**D** Grade II - Listed building 4567ft

Barns to north of the grange

List entry no: 1162324

31-05-1985

**E** Grade I - Listed building 4970ft

Bourn mill

List entry no: 1162375

31-08-2062

**F** Grade II - Listed building 5397ft

Mackhill cottage

List entry no: 1331376

31-05-1985

**G** Grade II - Listed building 5968ft

Chapman's farmhouse

List entry no: 1127216

31-05-1985

**H** Grade II - Listed building 6073ft

Town end farmhouse

List entry no: 1127213

31-05-1985

### Average rental price changes in the last year (South Cambridgeshire)

	Dec '24	Mar '25	Jun '25	Sep '25	Nov '25
<b>Detached</b>	£1829	£1843	£2098	£2107	£1890
<b>Semi-Detached</b>	£1586	£1582	£1764	£1595	£1578
<b>Terraced</b>	£2074	£1899	£2040	£2021	£2111
<b>Flats/Maisonettes</b>	£1443	£1242	£1427	£1426	£1424

### Volume of let properties in the last 12 months (South Cambridgeshire)



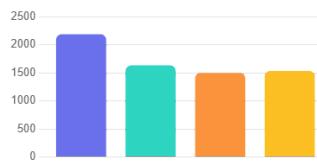
**216**  
Detached sold (21%)

**237**  
Semi-Detached sold (23%)

**233**  
Terraced sold (23%)

**348**  
Flats/Maisonettes sold (34%)

### Average rental yield (South Cambridgeshire)



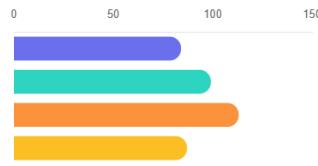
**£2187**  
3.7% annual yield

**£1634**  
4.58% annual yield

**£1498**  
5.01% annual yield

**£1533**  
6.15% annual yield

### Average time on the rental market (South Cambridgeshire)



**84 days**  
Detached

**99 days**  
Semi-Detached

**113 days**  
Terraced

**87 days**  
Flats/Maisonettes

## Contact Us



### Malcolms Properties

1010 Cambourne Business Park,  
Cambourne. CB23 6DP  
✉️ [lettings@malcolmsproperties.co.uk](mailto:lettings@malcolmsproperties.co.uk)  
📞 07496672593  
💻 <https://www.malcolmsproperties.co.uk>

Monday	<b>9:00am - 5:30pm</b>
Tuesday	<b>9:00am - 5:30pm</b>
Wednesday	<b>9:00am - 5:30pm</b>
Thursday	<b>9:00am - 5:30pm</b>
Friday	<b>9:00am - 5:30pm</b>
Saturday	<b>Closed</b>
Sunday	<b>Closed</b>

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