

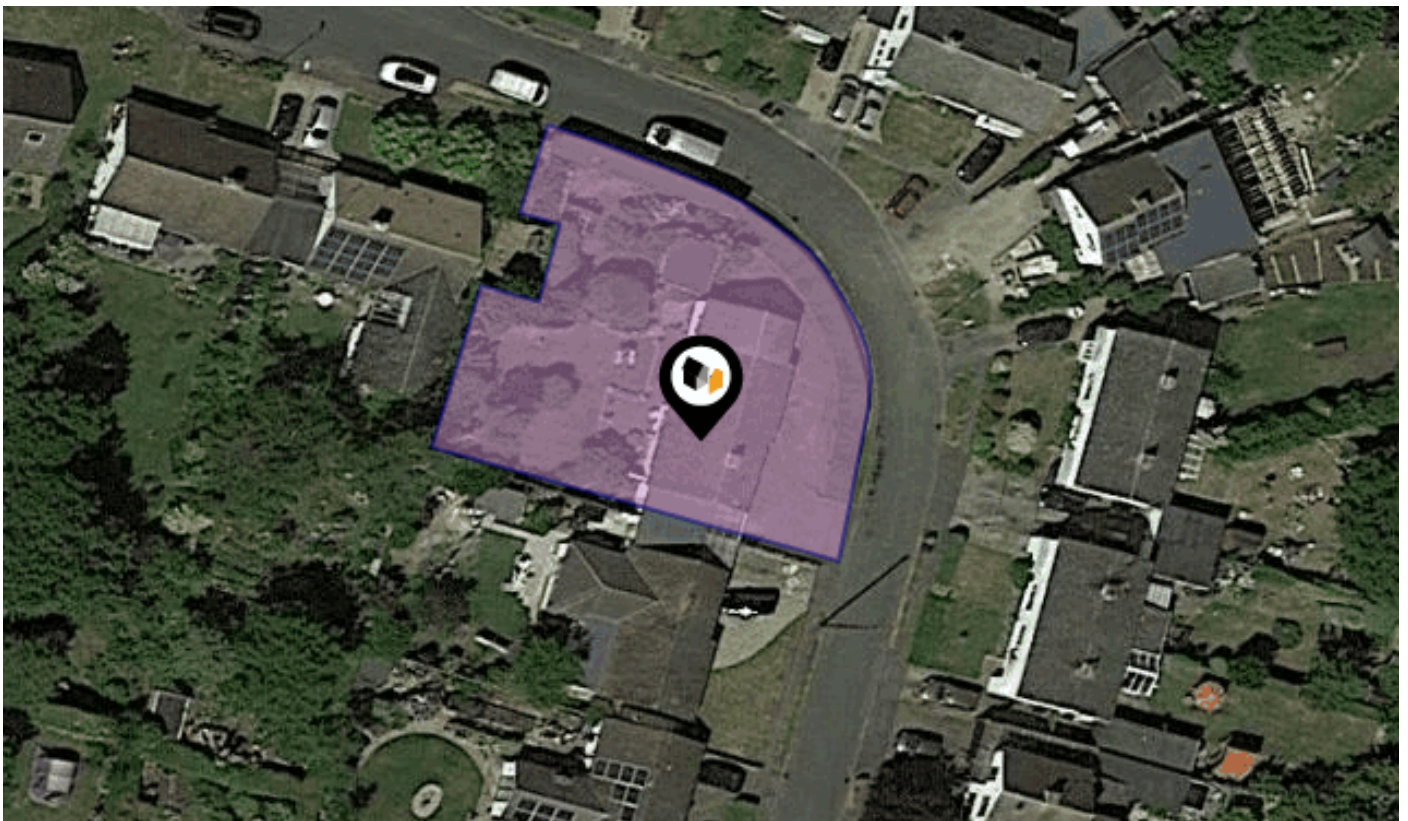


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Wednesday 25<sup>th</sup> September 2024



## KINGS GROVE, BARTON, CAMBRIDGE, CB23

### Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Plot Area:</b>	0.21 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,816		
<b>Title Number:</b>	CB249476		

## Local Area

<b>Local Authority:</b>	Cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>10</b> mb/s	<b>50</b> mb/s	<b>900</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: **1 Kings Grove Barton Cambridge Cambridgeshire CB23 7AZ**

Reference - S/0554/12/FL	
Decision:	Decided
Date:	14th March 2012
Description:	Single Storey Rear Extension

Planning records for: **3 Kings Grove Barton Cambridge Cambridgeshire CB23 7AZ**

Reference - S/0673/14/FL	
Decision:	Decided
Date:	21st March 2014
Description:	Replacement of Flatroofs with Pitched Roofs

Reference - S/0161/15/PH	
Decision:	Decided
Date:	22nd January 2015
Description:	Replacement Conservatory

Planning records for: **10 Kings Grove Barton Cambridge Cambridgeshire CB23 7AZ**

Reference - S/0212/15/PH	
Decision:	Decided
Date:	27th January 2015
Description:	Conservatory

Planning records for: **12 Kings Grove Barton Cambridgeshire CB23 7AZ**

Reference - 23/00709/PRIOR	
Decision:	Withdrawn
Date:	24th February 2023
Description:	Change of Use of Agricultural Buildings to 5 No. Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion

Reference - 23/00706/PRIOR	
Decision:	Withdrawn
Date:	24th February 2023
Description:	Ground floor rear extension and re-roof of existing dining area

Planning records for: **53 Kings Grove Barton Cambridgeshire CB23 7AZ**

Reference - 24/02023/CL2PD	
Decision:	Decided
Date:	28th May 2024
Description:	Certificate Of Lawfulness Under S192 for extension of existing front porch.

Planning records for: **61 Kings Grove BARTON CB23 7AZ**

Reference - S/1356/16/LD	
Decision:	Decided
Date:	23rd May 2016
Description:	Existing Lawful development certificate for office/annex outbuilding

Planning records for: *61 Kings Grove Barton Cambridge Cambridgeshire CB23 7AZ*

Reference - S/2223/10	
Decision:	Decided
Date:	23rd December 2010
Description:	Application to extend time limit for implementation of planning permission for extension to property (ref. S/0577/08/F)

Planning records for: *63 Kings Grove Barton Cambridge Cambridgeshire CB23 7AZ*

Reference - S/2090/11	
Decision:	Decided
Date:	19th October 2011
Description:	Single Storey Rear Extension

## Electricity Supply

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Eon

## Central Heating

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Oil Fired central heating

## Water Supply

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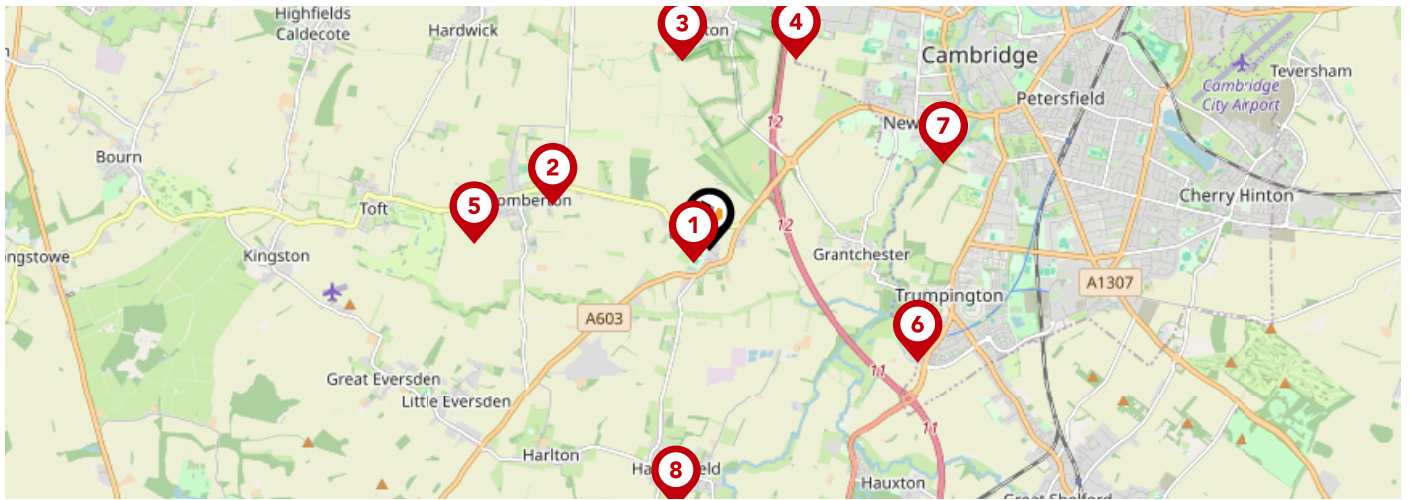
Cambridge Water

## Drainage

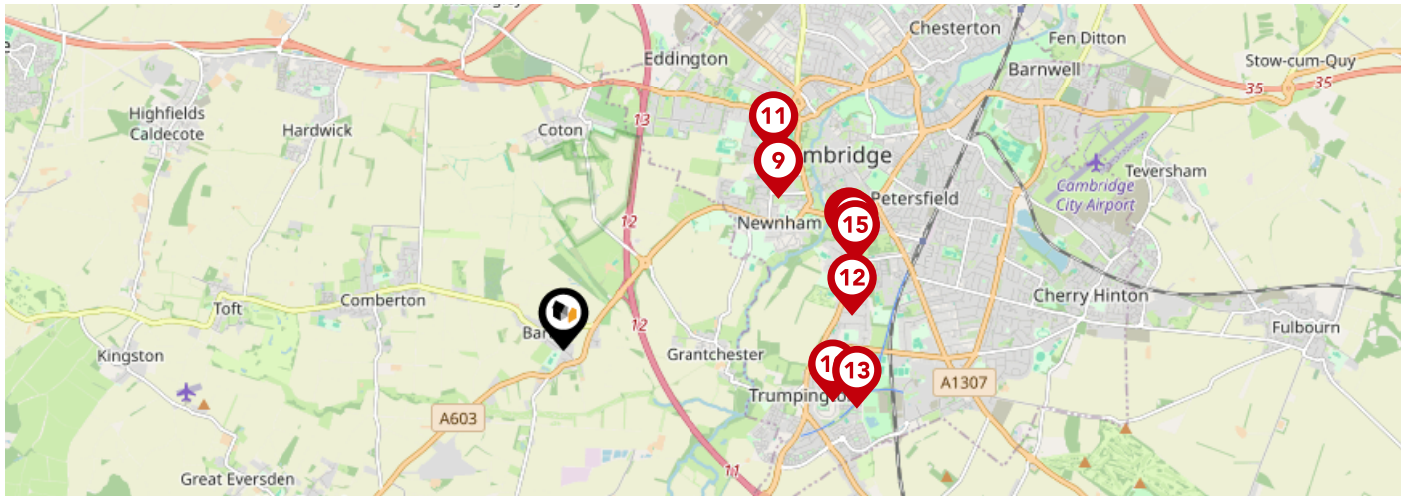
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Anglian Water



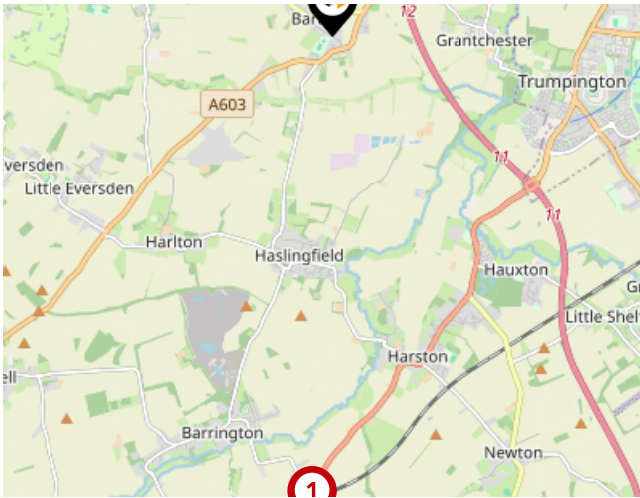


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Barton CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Meridian Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Coton Church of England (Voluntary Controlled) Primary School</b> Ofsted Rating: Requires improvement   Pupils: 106   Distance:1.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>University of Cambridge Primary School</b> Ofsted Rating: Outstanding   Pupils: 668   Distance:1.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Comberton Village College</b> Ofsted Rating: Outstanding   Pupils: 1930   Distance:2.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Trumpington Meadows Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Newnham Croft Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Haslingfield Endowed Primary School</b> Ofsted Rating: Good   Pupils: 137   Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



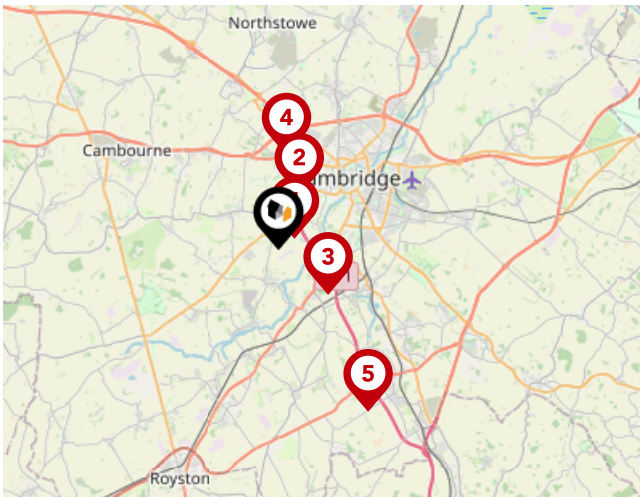
		Nursery	Primary	Secondary	College	Private
	<b>King's College School</b> Ofsted Rating: Not Rated   Pupils: 414   Distance:2.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fawcett Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's College School</b> Ofsted Rating: Not Rated   Pupils: 435   Distance:2.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Faith's School</b> Ofsted Rating: Not Rated   Pupils: 577   Distance:2.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Community College</b> Ofsted Rating: Good   Pupils: 491   Distance:2.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Leys School</b> Ofsted Rating: Not Rated   Pupils: 570   Distance:2.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mander Portman Woodward</b> Ofsted Rating: Not Rated   Pupils: 211   Distance:2.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Heritage School</b> Ofsted Rating: Not Rated   Pupils: 194   Distance:2.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





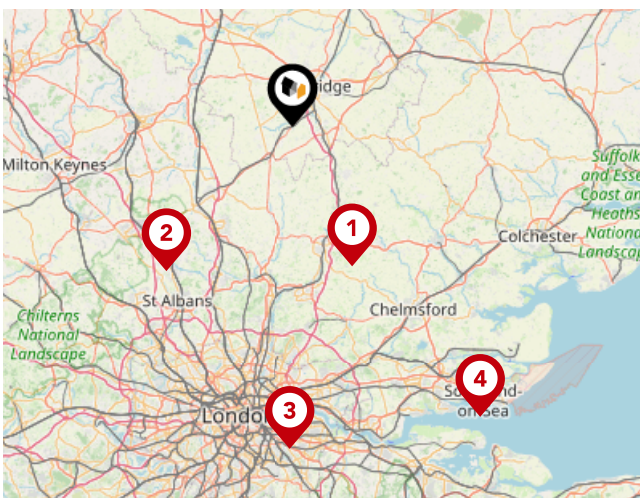
## National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	4.48 miles
2	Shepreth Rail Station	4.98 miles
3	Cambridge Rail Station	3.32 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	0.71 miles
2	M11 J13	2.09 miles
3	M11 J11	2.43 miles
4	M11 J14	3.45 miles
5	M11 J10	6.74 miles



## Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	22.11 miles
2	Luton Airport	28.07 miles
3	Silvertown	47.07 miles
4	Southend-on-Sea	50.63 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Kings Grove	0.06 miles
2	High Street	0.22 miles
3	Holben Close	0.4 miles
4	New Road	0.29 miles
5	Foxcotte Farm	0.47 miles



### Cooke Curtis & Co

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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.



# 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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