

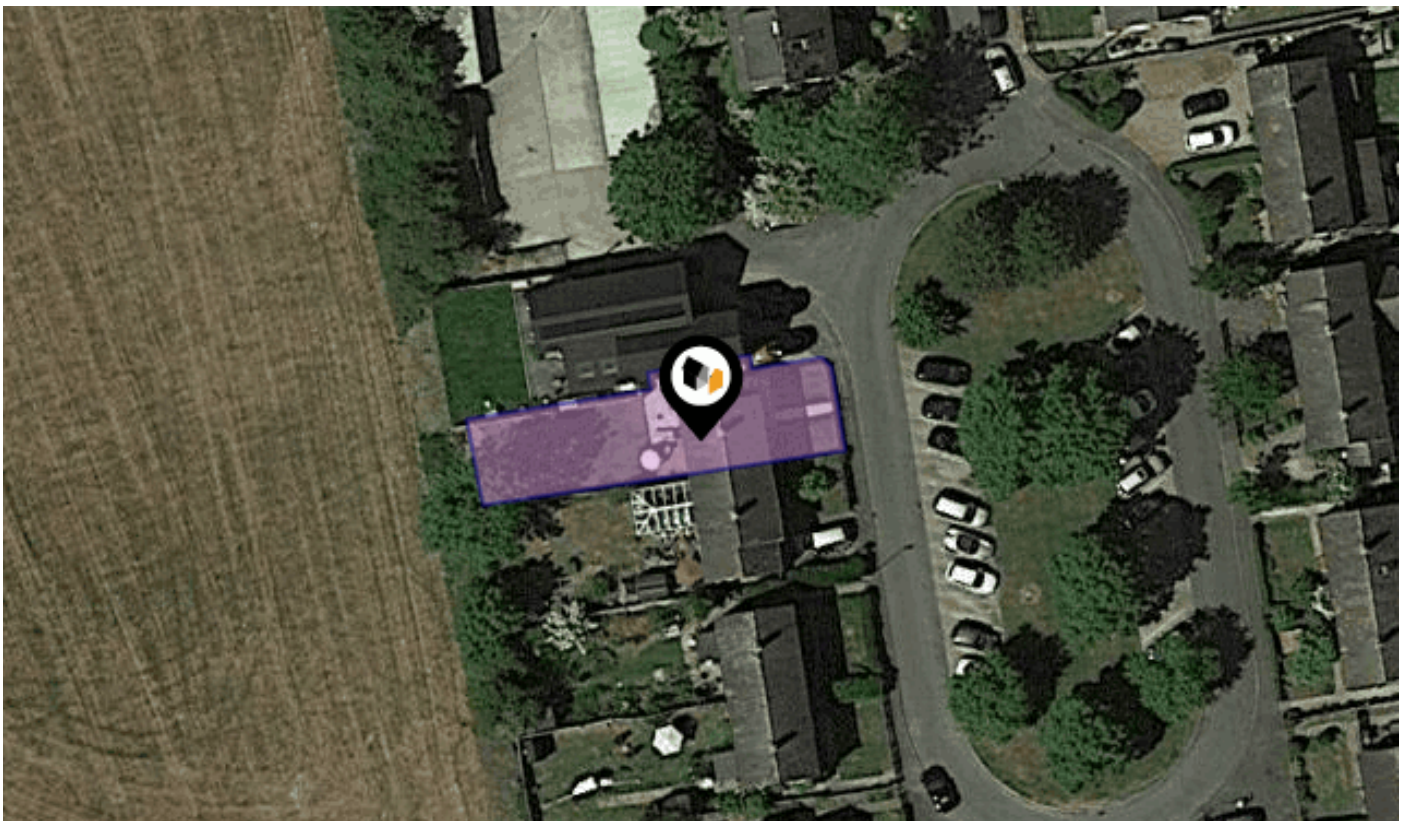


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Monday 09<sup>th</sup> September 2024



**BUSH CLOSE, COMBERTON, CAMBRIDGE, CB23**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





## Property

**Type:** Semi-Detached  
**Bedrooms:** 2  
**Floor Area:** 753 ft<sup>2</sup> / 70 m<sup>2</sup>  
**Plot Area:** 0.06 acres  
**Year Built :** 1950-1966  
**Council Tax :** Band C  
**Annual Estimate:** £2,048  
**Title Number:** CB449067

**Tenure:** Freehold

## Local Area

**Local Authority:** Cambridgeshire  
**Conservation Area:** No  
**Flood Risk:**  
 • Rivers & Seas: No Risk  
 • Surface Water: Medium

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

<b>18</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



**Satellite/Fibre TV Availability:**



# Planning History

## This Address



Planning records for: *Bush Close, Comberton, Cambridge, CB23*

<b>Reference - 23/01247/HFUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 31st March 2023
<b>Description:</b> Ground floor entrance porch, first floor side extension and ground floor rear extension.
<b>Reference - S/4182/18/DC</b>
<b>Decision:</b> Decided
<b>Date:</b> 08th November 2018
<b>Description:</b> Discharge of Conditions 3 (Materials) 5 (Boundary Treatment) 7 (Visibility Splays) & 8 (Driveway Surfacing) of Planning Permission S/3192/16/FL
<b>Reference - S/1290/16/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 08th June 2016
<b>Description:</b> Erection of new dwelling
<b>Reference - 21/05616/CONDC</b>
<b>Decision:</b> Decided
<b>Date:</b> 31st March 2023
<b>Description:</b> Submission of details required by condition 3 (External Materials) of planning permission 21/05616/FUL

# Planning History

## This Address



Planning records for: *Bush Close, Comberton, Cambridge, CB23*

Reference - S/3192/16/FL	
Decision:	Decided
Date:	25th November 2016
Description:	New dwelling

Planning records for: **16 Bush Close Comberton CB23 7EG**

Reference - S/1224/10	
Decision:	Decided
Date:	13th October 2010
Description:	Shed (Retrospective)

Reference - S/0617/18/FL	
Decision:	Decided
Date:	16th February 2018
Description:	Proposed Loft Conversion & ground floor Front elevation extension

Planning records for: **7 Bush Close Comberton Cambridge CB23 7EG**

Reference - S/0329/18/FL	
Decision:	Decided
Date:	30th January 2018
Description:	Part two and part single storey rear extension

Planning records for: **8 Bush Close Comberton Cambridge Cambridgeshire CB23 7EG**

Reference - S/0297/18/FL	
Decision:	Decided
Date:	29th January 2018
Description:	Single storey rear extension

## Planning records for: *11 Bush Close Comberton Cambridgeshire CB23 7EG*

Reference - 22/00245/DISA	
Decision:	Decided
Date:	13th February 2023
Description:	To discharge Condition 11 (Lighting Scheme) of decision 22/00245/RMM dated 2/8/2022 for Reserved matters for 10 two storey dwellings (pursuant to outline permission 19/00331/OUM)

Reference - 23/00507/HFUL	
Decision:	Decided
Date:	13th February 2023
Description:	Single storey extension to rear.

## Planning records for: *17 Bush Close Comberton Cambridgeshire CB23 7EG*

Reference - 23/02166/HFUL	
Decision:	Decided
Date:	06th June 2023
Description:	Single storey rear extension.

## Planning records for: *21 BUSH CLOSE COMBERTON CAMBRIDGE Cambridgeshire CB23 7EG*

Reference - S/0238/12/FL	
Decision:	Decided
Date:	03rd February 2012
Description:	Erection of first floor extension above existing single storey extension to rear of property

Planning records for: *29 Bush Close Comberton Cambridge Cambridgeshire CB23 7EG*

Reference - S/2348/13/FL	
Decision:	Decided
Date:	29th November 2013
Description:	Erection of shed part retrospective planning permission

Planning records for: *38 Bush Close Comberton Cambridge Cambridgeshire CB23 7EG*

Reference - S/0204/11	
Decision:	Decided
Date:	16th February 2011
Description:	Dormer Extension to roof

Reference - S/0500/10/F	
Decision:	Decided
Date:	29th March 2010
Description:	Conversion of roof space into habitable room

COMBERTON, CB23

Energy rating

# D

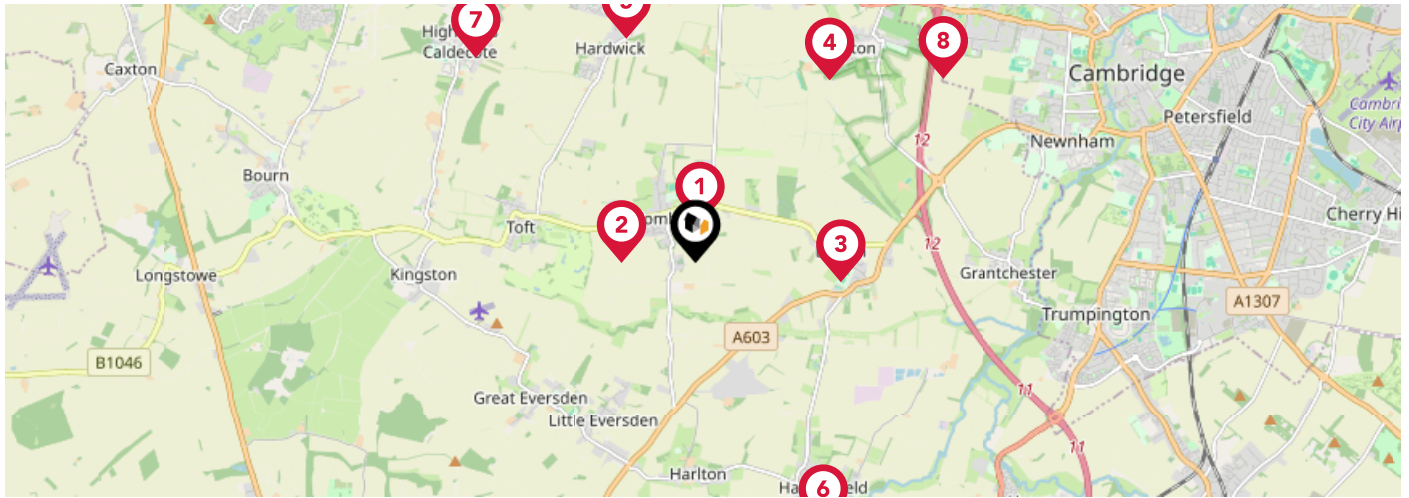
Valid until 23.10.2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

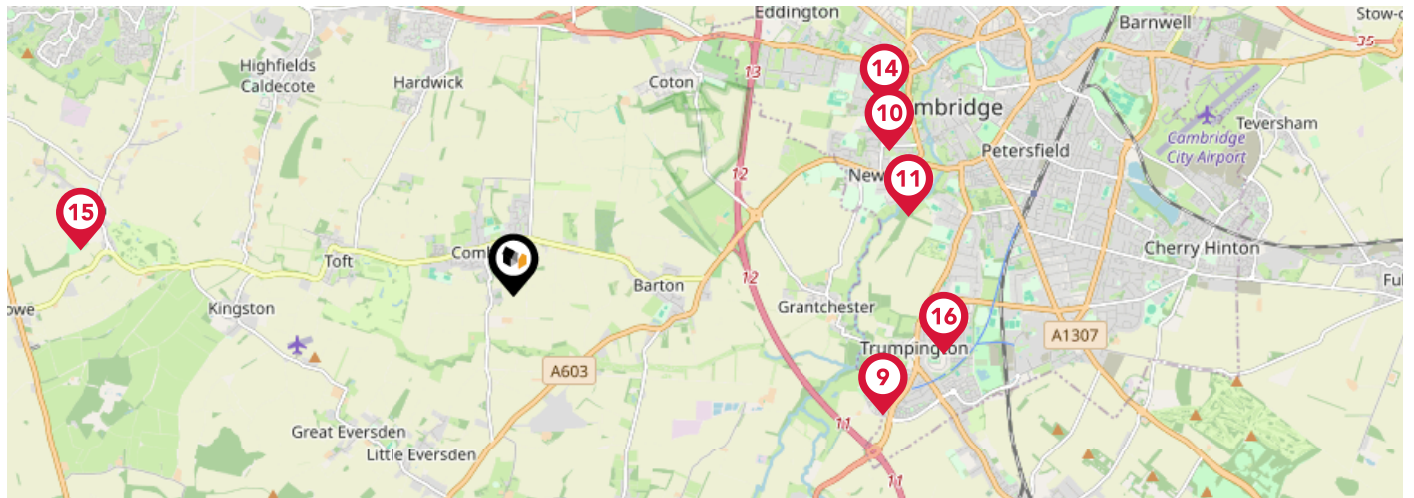


## Additional EPC Data

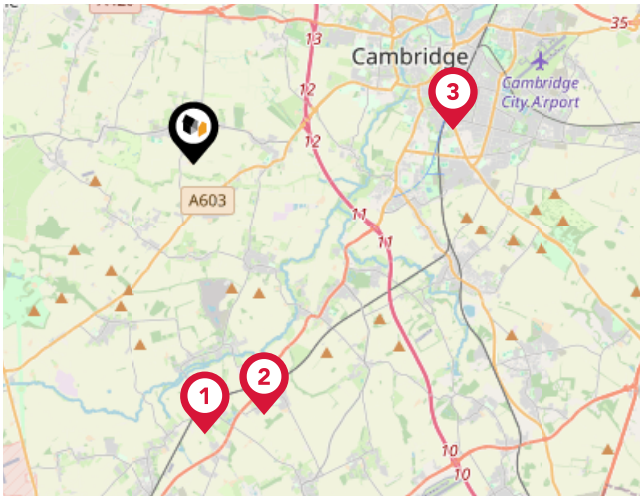
<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	No low energy lighting
<b>Lighting Energy:</b>	Very poor
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	70 m <sup>2</sup>



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Meridian Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Comberton Village College</b> Ofsted Rating: Outstanding   Pupils: 1930   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Barton CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Coton Church of England (Voluntary Controlled) Primary School</b> Ofsted Rating: Requires improvement   Pupils: 106   Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hardwick and Cambourne Community Primary School</b> Ofsted Rating: Good   Pupils: 531   Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Haslingfield Endowed Primary School</b> Ofsted Rating: Good   Pupils: 137   Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Caldecote Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>University of Cambridge Primary School</b> Ofsted Rating: Outstanding   Pupils: 668   Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

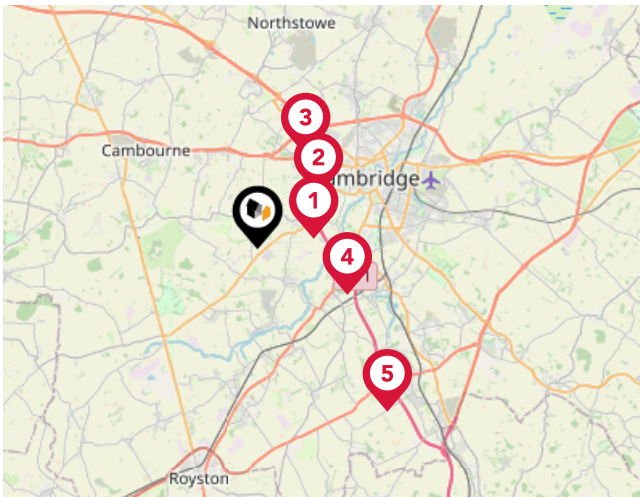


		Nursery	Primary	Secondary	College	Private
	<b>Trumpington Meadows Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King's College School</b> Ofsted Rating: Not Rated   Pupils: 414   Distance:3.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newnham Croft Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barrington CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 157   Distance:3.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dry Drayton CofE (C) Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance:3.79	<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:3.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bourn CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 208   Distance:3.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fawcett Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



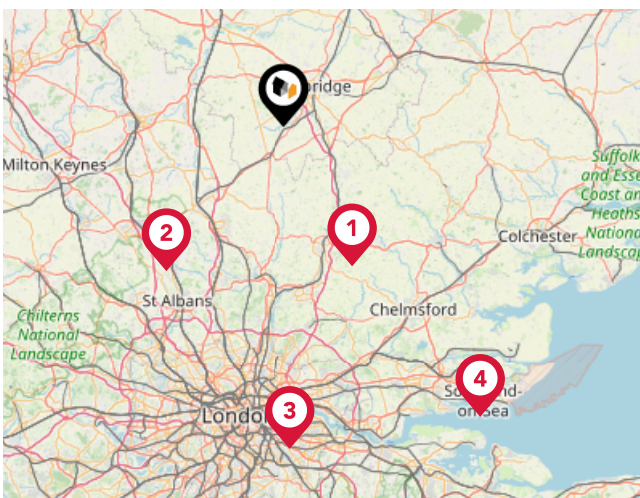
## National Rail Stations

Pin	Name	Distance
1	Shepreth Rail Station	4.89 miles
2	Foxton Rail Station	4.72 miles
3	Cambridge Rail Station	4.76 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	2.08 miles
2	M11 J13	2.9 miles
3	M11 J14	3.81 miles
4	M11 J11	3.69 miles
5	M11 J10	7.62 miles

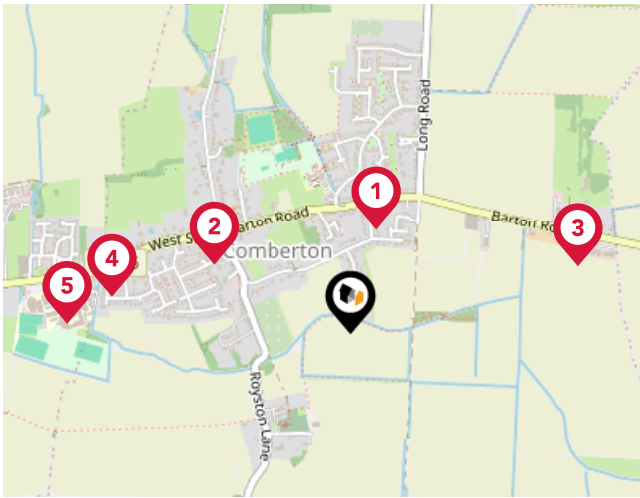


## Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	22.78 miles
2	Luton Airport	27.16 miles
3	Silvertown	47.14 miles
4	Southend-on-Sea	51.5 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Swayne Lane	0.24 miles
2	South Street	0.35 miles
3	Horizon Park	0.54 miles
4	Kentings	0.55 miles
5	Comberton Village College	0.65 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

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#### Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

