

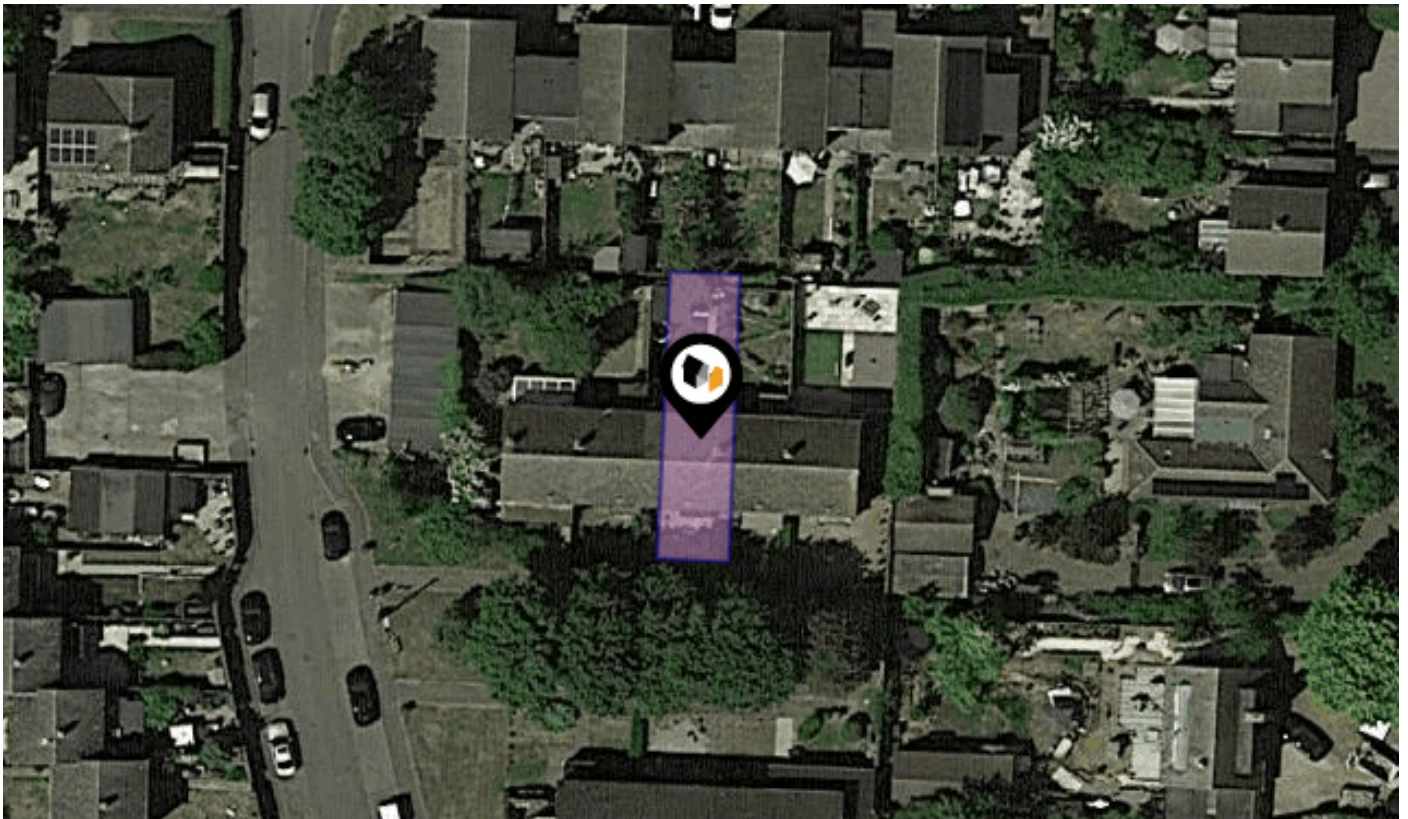


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# MIR: Material Info

The Material Information Affecting this Property

Monday 06<sup>th</sup> January 2025



**BAKERS CLOSE, COMBERTON, CAMBRIDGE, CB23**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	839 ft <sup>2</sup> / 78 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,048		
<b>Title Number:</b>	CB451556		

## 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>16</b> mb/s	<b>38</b> mb/s	<b>900</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



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

Reference - 22/01268/HFUL	
Decision:	Decided
Date:	15th March 2022
Description:	Single storey front extension following the demolition of the existing porch.

Reference - 22/03396/HFUL	
Decision:	Decided
Date:	07th July 2022
Description:	Single storey front extension following the demolition of the existing porch and replacing the existing tiles to the front elevation with hardy board cladding/shiplap material slats. Resubmission of 22/01268/HFUL

Planning records for: *2 Bakers Close Comberton Cambridge Cambridgeshire CB23 7DJ*

Reference - 22/0616/TTCA	
Decision:	Decided
Date:	30th May 2022
Description:	Leylandii (T1) - Reduce this severely leaning tree by 5 metres, back to strong vertical growth. Leylandii (T2) - Remove the fractured stem which is now lodge within the crown of T1. Remove 3 to 4 metres from the height of T2.

Reference - 22/02575/HFUL	
Decision:	Decided
Date:	30th May 2022
Description:	Single storey front and rear extension

Planning records for: *4 BAKERS CLOSE COMBERTON CAMBRIDGE Cambridgeshire CB23 7DJ*

Reference - S/2348/12/NM	
Decision:	Decided
Date:	14th November 2012
Description:	Non-material amendment to planning permission S/1296/12 to widen rear-facing dormer

Reference - S/1431/11	
Decision:	Decided
Date:	20th July 2011
Description:	Single storey extensions to the front and side of the property.

Planning records for: *4 Bakers Close Comberton Cambridge Cambridgeshire CB23 7DJ*

<b>Reference - S/0001296/12</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	19th June 2012
<b>Description:</b>	Single storey front extension and two storey side extension with rear facing dormer

Planning records for: *5 Bakers Close Comberton CB23 7DJ*

<b>Reference - 21/05258/HFUL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	01st December 2021
<b>Description:</b>	Two storey side extension and a single storey front extension with minor alterations to the existing.

Planning records for: *14 Bakers Close Comberton CB23 7DJ*

<b>Reference - S/3161/18/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	16th August 2018
<b>Description:</b>	Two storey side extension

Planning records for: *18 Bakers Close Comberton Cambridge Cambridgeshire CB23 7DJ*

<b>Reference - S/1116/13/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	22nd May 2013
<b>Description:</b>	Single storey rear extension

Planning records for: *21 Bakers Close Comberton CB23 7DJ*

<b>Reference - 21/02207/HFUL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	12th May 2021
<b>Description:</b>	Demolition of front porch and erection of a single storey front extension

Bakers Close, Comberton, CB23

Energy rating

**D**

Valid until 21.02.2028

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

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental (social)
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Air source heat pump, radiators, electric
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	78 m <sup>2</sup>



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## Accessibility / Adaptations

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All new double glazed grey windows and rock door installed at the front of the house

## Electricity Supply

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Ovo

## Central Heating

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Oil Central heating

## Water Supply

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Cambridge Water

## Drainage

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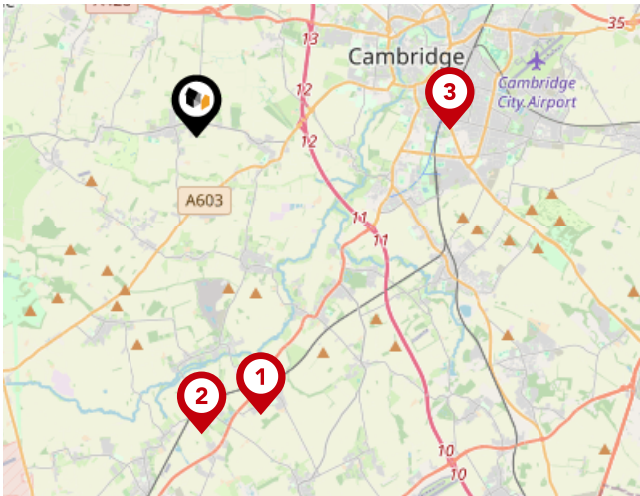
Anglian Water



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Meridian Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:0.18	<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:0.93	<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:1.38	<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:1.59	<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:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>University of Cambridge Primary School</b> Ofsted Rating: Outstanding   Pupils: 668   Distance:2.43	<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:2.5	<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:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

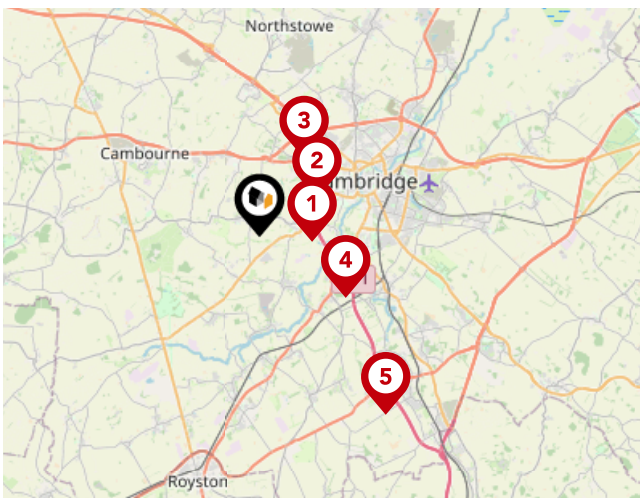


		Nursery	Primary	Secondary	College	Private
	<b>Dry Drayton CofE (C) Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance:3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King's College School</b> Ofsted Rating: Not Rated   Pupils: 414   Distance:3.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's College School</b> Ofsted Rating: Not Rated   Pupils: 435   Distance:3.48	<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:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Meadows Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:3.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Vine Inter-Church Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance:3.83	<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:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Leys School</b> Ofsted Rating: Not Rated   Pupils: 570   Distance:3.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



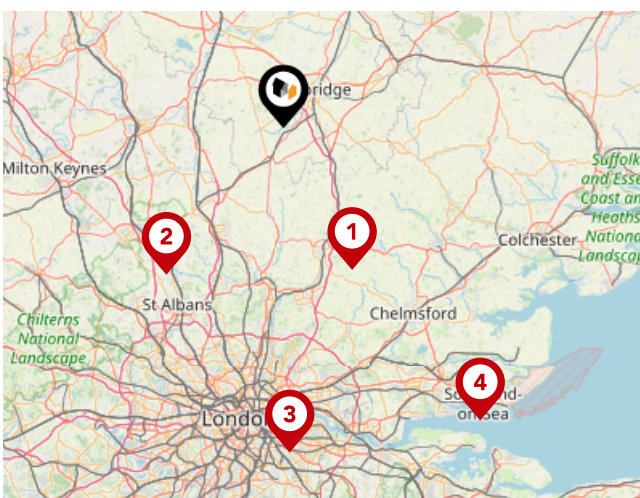
### National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	5.17 miles
2	Shepreth Rail Station	5.39 miles
3	Cambridge Rail Station	4.6 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	1.94 miles
2	M11 J13	2.5 miles
3	M11 J14	3.31 miles
4	M11 J11	3.85 miles
5	M11 J10	7.95 miles

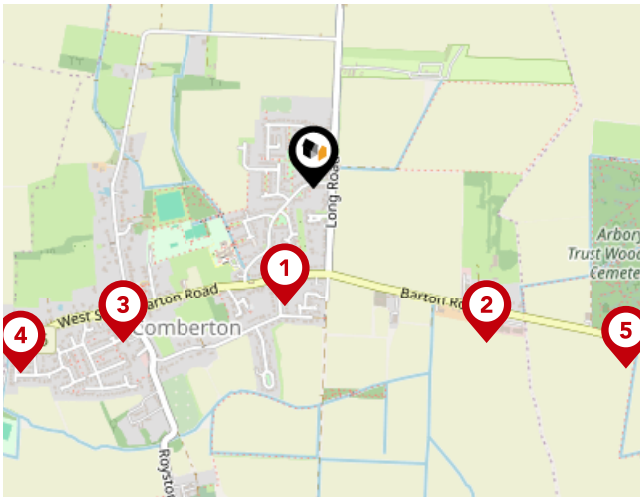


### Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	23.18 miles
2	Luton Airport	27.62 miles
3	Silvertown	47.65 miles
4	Southend-on-Sea	51.85 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Swayne Lane	0.28 miles
2	Horizon Park	0.53 miles
3	South Street	0.56 miles
4	Kentings	0.79 miles
5	Woodland Burial Ground	0.82 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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