

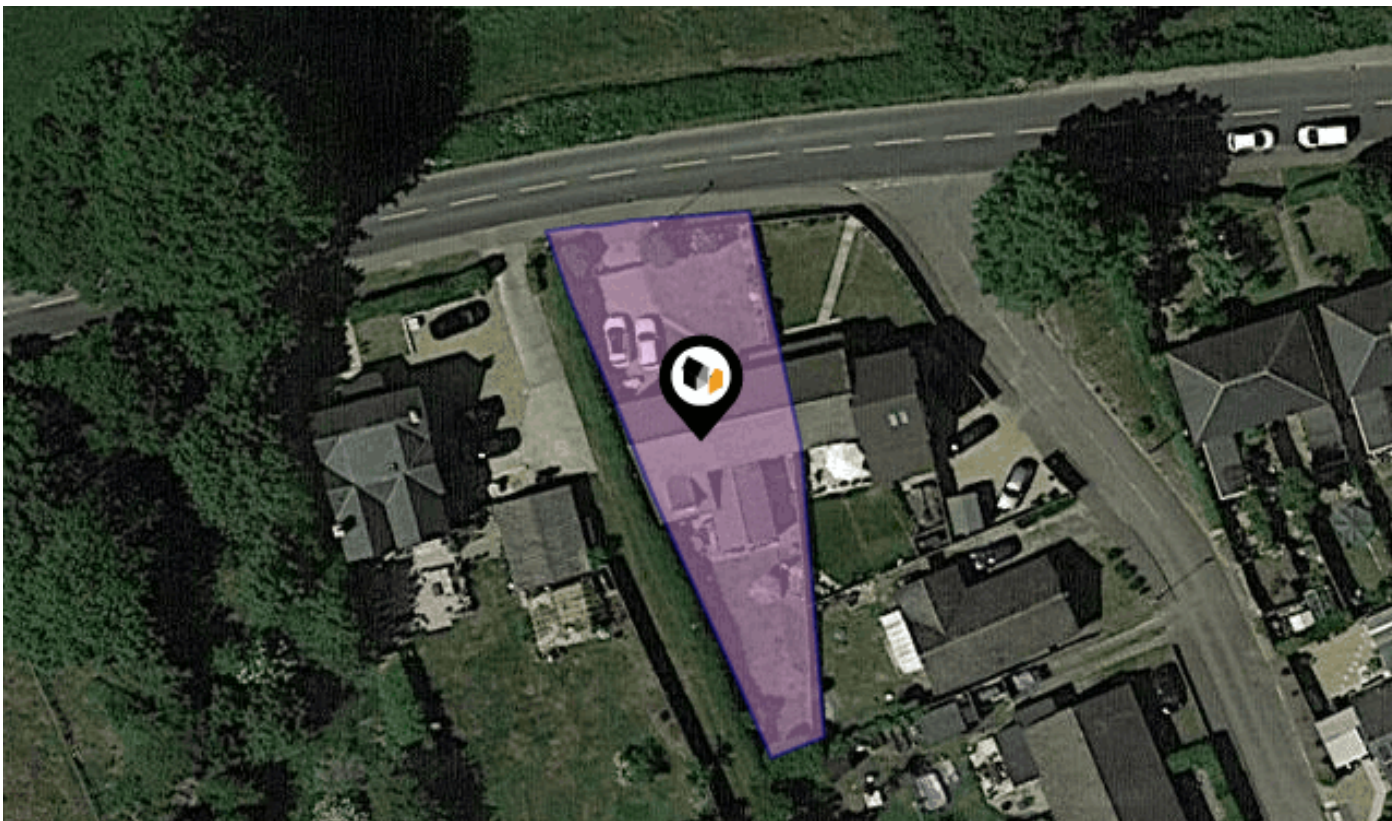


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 25th September 2024



BARTON ROAD, COMBERTON, CAMBRIDGE, CB23

Cooke Curtis & Co

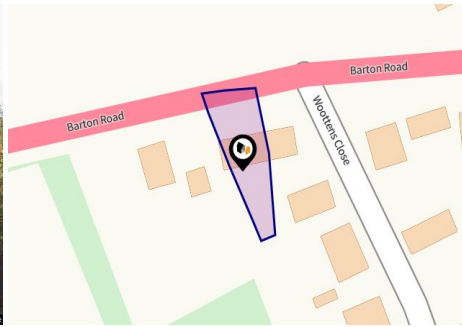
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,926 ft ² / 179 m ²		
Plot Area:	0.13 acres		
Council Tax :	Band E		
Annual Estimate:	£2,816		
Title Number:	CB293261		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	Comberton Village
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **Flat 3A Barton Road Comberton Cambridge Cambridgeshire CB23 7BP**

Reference - S/0909/16/FL	
Decision:	Decided
Date:	04th July 2016
Description:	Installation of external wall insulation to front rear and gable end of both flats. Please note the two flats have been converted from the original house.

Planning records for: **8 Barton Road Comberton Cambridge Cambridgeshire CB23 7BP**

Reference - S/2123/18/TC	
Decision:	Decided
Date:	01st June 2018
Description:	(T1) Poplar - remove to ground level this tree has already fallen over and resting in another. Therefore it is unsafe. (T2) Prunus - reduce to approximately 2.5 meters in height several limbs of this tree have previously split out. A reduction will improve its form and allow a new crown to form.

Reference - S/3192/18/TC	
Decision:	Decided
Date:	17th August 2018
Description:	G1 Acer pseudoplatanus (Sycamore) Fraxinus (Ash) Prunus (Cherry) Crown reduce all to previous pruning points approximately 1m above adjacent garden wall to maintain screening of shop building.

Planning records for: **Comberton Post Office And Stores 12 Barton Road Comberton Cambridge Cambridgeshire CB23 7BP**

Reference - S/2608/18/FL	
Decision:	Decided
Date:	25th July 2018
Description:	First floor rear extension of existing dwelling to form 2 additional dwellings.

Planning records for: *Comberton Post Office 12 Barton Road Comberton Cambridge Cambridgeshire CB23 7BP*

Reference - S/0069/12/FL	
Decision:	Decided
Date:	24th January 2012
Description:	Extension and addition of security roller shutters

Planning records for: *16 Barton Road Comberton Cambridge Cambridgeshire CB23 7BP*

Reference - S/1504/16/LB	
Decision:	Decided
Date:	28th July 2016
Description:	Replacement of three 1950's casement windows one 1980's sliding sash and a pair of 1980's French doors.

Reference - S/0673/15/LB	
Decision:	Decided
Date:	27th March 2015
Description:	Repointing of brick work to East Chimney and North gable. Replace two windows and French doors and repaint the exterior

Reference - S/1427/16/LB	
Decision:	Decided
Date:	22nd July 2016
Description:	To repair some of the external structure of the building. Removal of inappropriate cement based pointing repoint using a lime based mortar . Removal of modern paint finish to wall where possible repaint with limewash.

Planning records for: **19 Barton Road Comberton Cambridge Cambridgeshire CB23 7BP**

Reference - S/0300/12/FL	
Decision:	Decided
Date:	09th February 2012
Description:	Single Storey Rear Extension

Reference - S/00301/12LB	
Decision:	Decided
Date:	09th February 2012
Description:	Single Storey Rear Extension

Reference - S/2058/12/DC	
Decision:	Decided
Date:	28th September 2012
Description:	Discharge of condition3 (sample materials) of planning permission reference S/0300/12/FL and listed building consent reference S/0301/12/LB

Planning records for: **36 Barton Road Comberton Cambridge Cambridgeshire CB23 7BP**

Reference - S/2373/13/LB	
Decision:	Decided
Date:	19th November 2013
Description:	Repair and conversion of curtilage listed barn and stable outbuildings to provide annex accommodation

Planning records for: **36 Barton Road Comberton Cambridgeshire CB23 7BP**

Reference - S/1930/09/LB
Decision: Decided
Date: 21st December 2009
Description: Alter and convert barn and part of stable range to annexe with flat roofed extension replacing garage and glazed link.
Reference - S/1929/09/F
Decision: Decided
Date: 22nd December 2009
Description: Conversion of outbuildings to form annex including single storey infill to link the two existing structures
Reference - S/1534/14/LB
Decision: Decided
Date: 30th June 2014
Description: Relocation of new door opening to the position of the existing window opening and increase in width of the glazed link following approval of S/2373/13/LB
Reference - S/2930/14/FL
Decision: Decided
Date: 12th December 2014
Description: Construction of tennis court and associated fencing

Planning records for: **36 Barton Road Comberton Cambridge Cambridgeshire CB23 7BP**

Reference - S/1533/14/FL	
Decision:	Decided
Date:	30th June 2014
Description:	Relocation of new door opening to the position of the existing window opening and increase in width of the glazed link

Reference - S/2372/13/FL	
Decision:	Decided
Date:	19th November 2013
Description:	Repair and conversion of curtilage listed barn and stable outbuildings to provide annex accommodation

Reference - S/4234/17/DC	
Decision:	Decided
Date:	27th November 2017
Description:	Discharge of condition 4 (Details of the perimeter fencing) of planning permission S/2930/14/FL

Planning records for: **64 Barton Road Comberton Cambridge Cambridgeshire CB23 7BP**

Reference - S/0223/17/DC	
Decision:	Decided
Date:	20th February 2017
Description:	Application for approval of details reserved by condition 3 (materials) of planning reference S/0062/12/FL

Planning records for: **64 Barton Road Comberton Cambridge Cambridgeshire CB23 7BP**

Reference - S/1325/11
Decision: Decided
Date: 01st July 2011
Description: Two storey rear extension
Reference - S/0062/12/FL
Decision: Decided
Date: 12th January 2012
Description: Extension and Porch
Reference - S/0564/15/FL
Decision: Decided
Date: 12th March 2015
Description: Erection of a dwelling and ancillary access arrangements
Reference - S/1335/17/NM
Decision: Decided
Date: 17th April 2017
Description: Application Non Material Amendment following a grant of planning permission of S/0062/12/FL for Extension and Porch

Planning records for: *Land Adjacent To 64 Barton Road Comberton Cambridgeshire CB23 7BP*

Reference - 23/1026/TTCA
Decision: Decided
Date: 06th September 2023
Description: Elder tree, Remove.
Reference - S/1430/09/CAC
Decision: Decided
Date: 10th November 2009
Description: Total demolition of house and garage.
Reference - 22/02337/CONDC
Decision: Decided
Date: 25th September 2023
Description: Submission of details required by conditions 6 (Electric Vehicle Charge Point) and 17 (Water Efficiency) of planning permission 22/02337/FUL
Reference - 23/01880/HFUL
Decision: Decided
Date: 16th May 2023
Description: Single storey front and rear extensions, garage conversion, and flat to pitched roof to front elevation.

Planning records for: *Land At The Rear Of 64 Barton Road Comberton Cambridgeshire CB23 7BP*

Reference - 22/02337/CONDB
Decision: Decided
Date: 04th July 2023
Description: Submission of details required by conditions 13 (biodiversity) and 16 (energy statement) of planning permission 22/02337/FUL
Reference - S/1429/09/F
Decision: Decided
Date: 10th November 2009
Description: Erection of house & detached garage following demolition of existing dwelling.
Reference - S/2221/10
Decision: Decided
Date: 14th December 2010
Description: Extension and garage to existing dwelling (Application to extend the time limit for implementation for extant planning permission S/2102/07/F).
Reference - 23/03641/LBC
Decision: Decided
Date: 25th September 2023
Description: Removal of existing conservatories and construction of new single storey extension and conservatory to rear.

Planning records for: *Land Adjacent To 64 Barton Road Comberton Cambridgeshire CB23 7BP*

Reference - 23/1024/TTCA
Decision: Decided
Date: 06th September 2023
Description: Sycamore (T1) - fellSycamore (T2) - fell Ash (T3) - fellAsh (T4) - fellAsh (T5) - fellAll to be felled to give clearance from house number 64.

Reference - S/2626/18/FL
Decision: Decided
Date: 24th July 2018
Description: Detached dwelling

Reference - 23/0476/TTCA
Decision: Decided
Date: 16th May 2023
Description: T1- Hawthorn- heavy lean over footpath- removeT2- Eucalyptus- dead- removeT3- Ash Sapling- poor specimen- remove

Reference - 22/02337/CONDA
Decision: Decided
Date: 13th April 2023
Description: Submission of details required by conditions 4 (green roofs) and 10 (badger protection) of planning permission 22/02337/FUL

Planning records for: *70 Barton Road Comberton Cambridge Cambridgeshire CB23 7BP*

Reference - S/2772/15/FL	
Decision:	Decided
Date:	27th October 2015
Description:	Two storey part single storey extension

Reference - S/2727/15/LD	
Decision:	Decided
Date:	26th October 2015
Description:	Rear Dormer and Velux Windows to Front

Comberton, CAMBRIDGE, CB23

Energy rating

D

Valid until 19.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 86% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	179 m ²

Electricity Supply

SO Energy

Central Heating

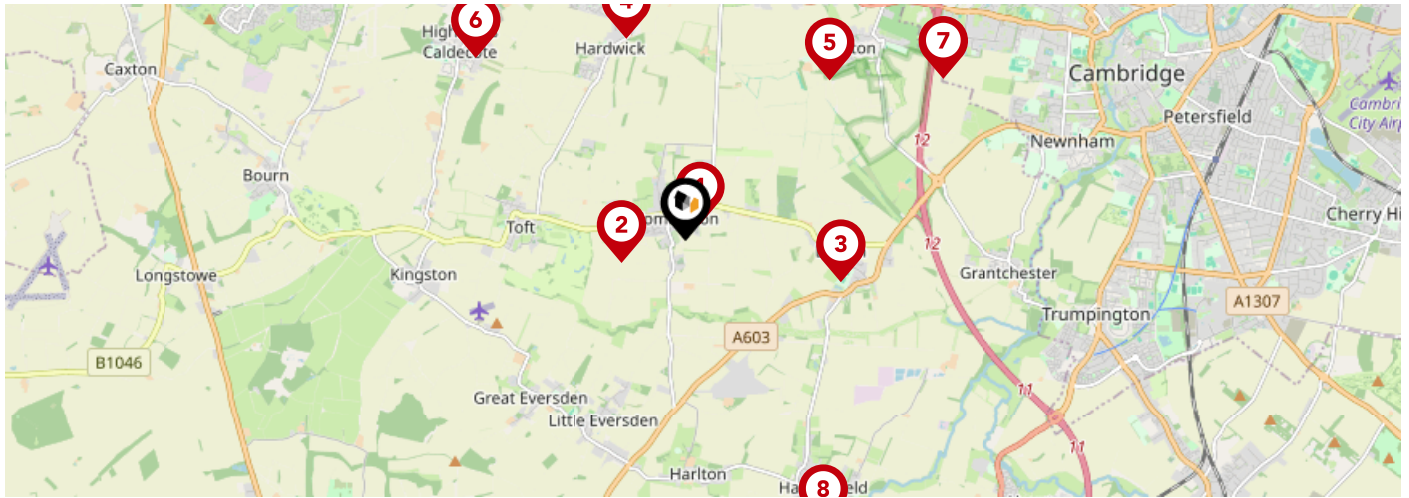
Oil Fired central heating

Water Supply

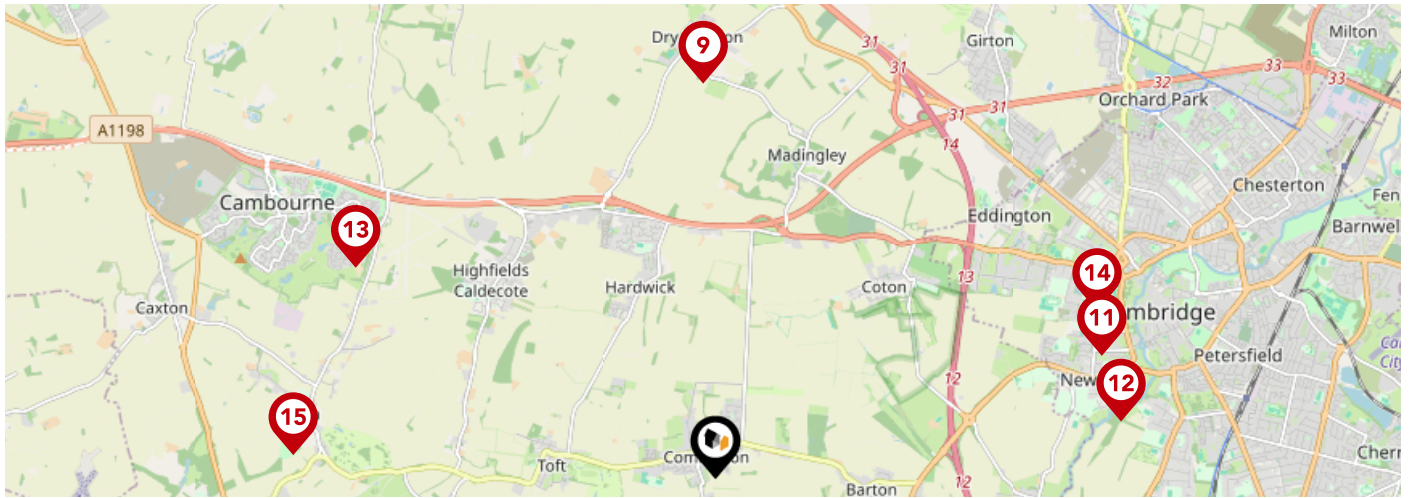
Cambridge Water

Drainage

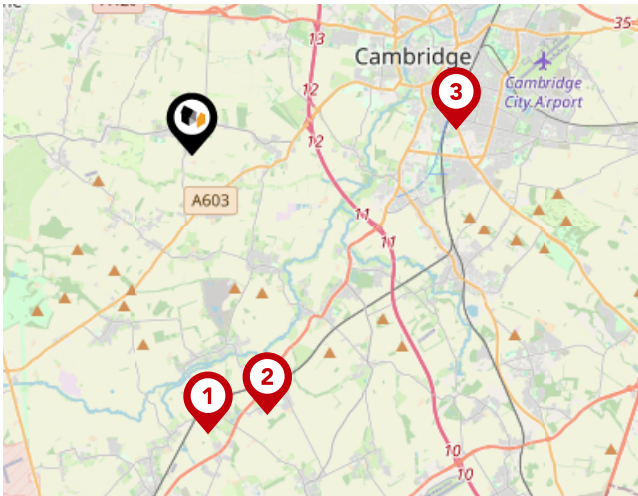
Anglian Water



		Nursery	Primary	Secondary	College	Private
1	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 531 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Caldecote Primary School Ofsted Rating: Good Pupils: 203 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 668 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

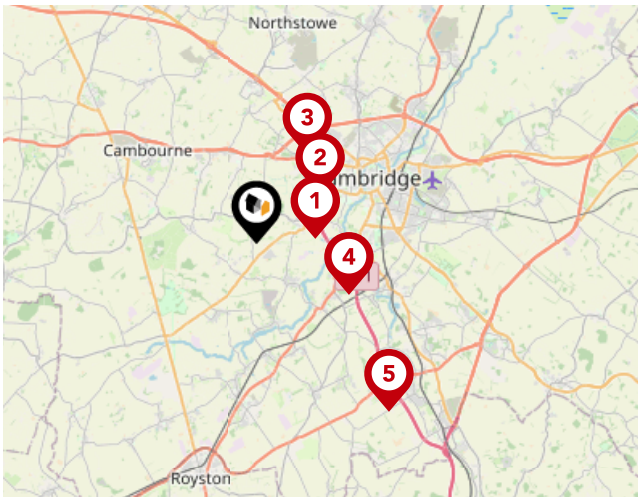


	Nursery	Primary	Secondary	College	Private
Dry Drayton CofE (C) Primary School Ofsted Rating: Good Pupils: 68 Distance:3.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
King's College School Ofsted Rating: Not Rated Pupils: 414 Distance:3.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:3.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 396 Distance:3.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St John's College School Ofsted Rating: Not Rated Pupils: 435 Distance:3.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bourn CofE Primary Academy Ofsted Rating: Good Pupils: 208 Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:3.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



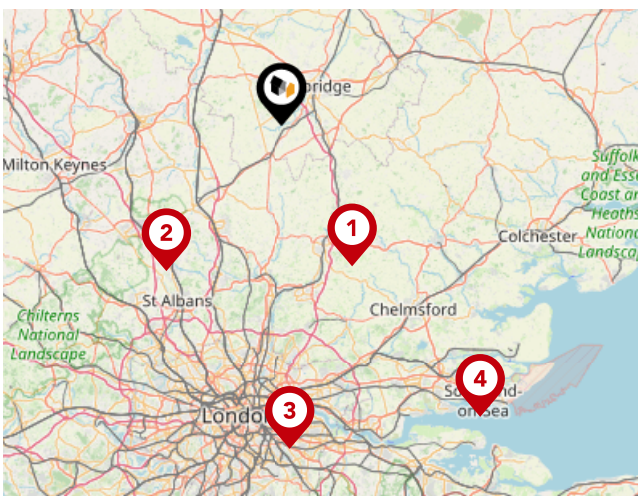
National Rail Stations

Pin	Name	Distance
1	Shepreth Rail Station	5.09 miles
2	Foxton Rail Station	4.93 miles
3	Cambridge Rail Station	4.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	2.15 miles
2	M11 J13	2.85 miles
3	M11 J14	3.68 miles
4	M11 J11	3.86 miles
5	M11 J10	7.83 miles

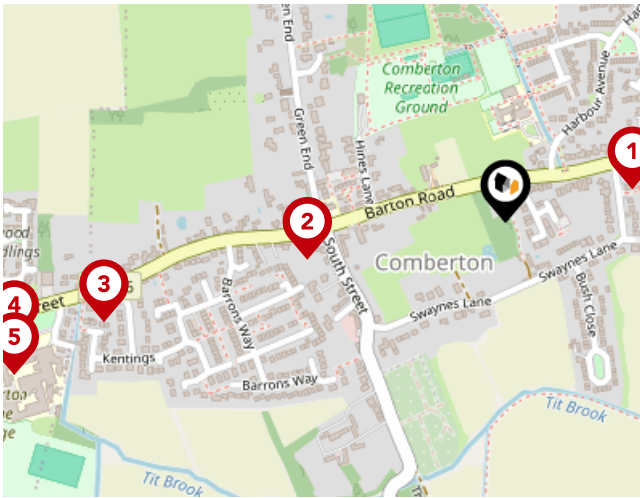


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	22.99 miles
2	Luton Airport	27.25 miles
3	Silvertown	47.34 miles
4	Southend-on-Sea	51.71 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Swayne Lane	0.15 miles
2	South Street	0.23 miles
3	Kentings	0.47 miles
4	Village College	0.57 miles
5	Comberton Village College	0.58 miles



Cooke Curtis & Co

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.



/cookecurtisco



/cookecurtisco

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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