

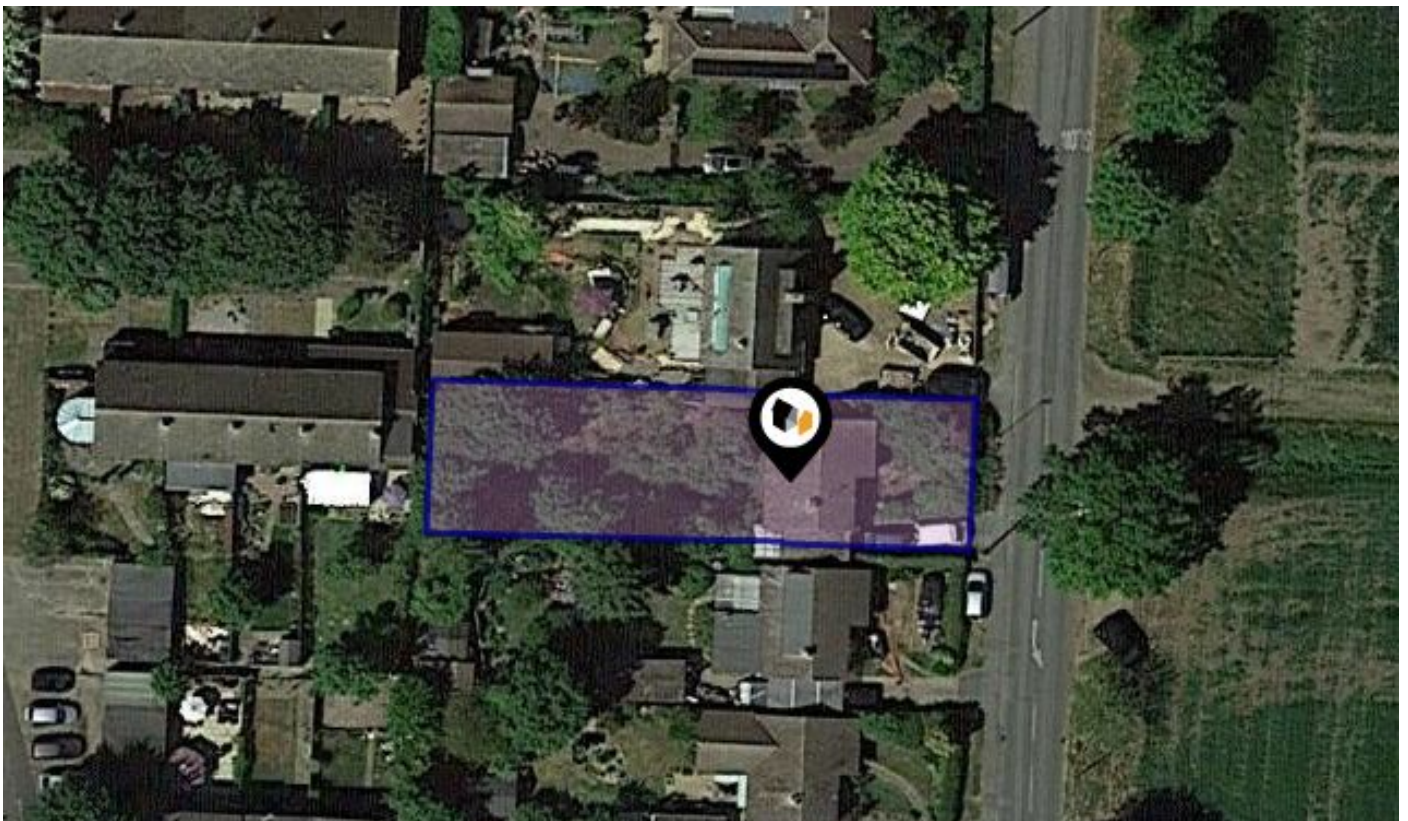


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MIR: Material Info

The Material Information Affecting this Property

Monday 11th November 2024



LONG ROAD, COMBERTON, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	602 ft ² / 56 m ²		
Plot Area:	0.14 acres		
Council Tax :	Band D		
Annual Estimate:	£2,304		
Title Number:	P207474		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	40 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Long Road, Comberton, Cambridge, CB23*

Reference - 24/02253/PRIOR	
Decision:	Withdrawn
Date:	11th June 2024
Description:	Single storey rear extension.

Reference - 24/02115/CL2PD	
Decision:	Decided
Date:	03rd June 2024
Description:	Certificate of lawfulness under S192 for a front porch, replacement of existing garage with single storey side extension, single storey rear extension, removal of existing chimney, installation of Solar panels to front and rear roof slopes and 3 No. rooflights to rear roof slope and alterations to windows and doors.

Planning records for: **3 Long Road Comberton Cambridge Cambridgeshire CB23 7DG**

Reference - S/2147/10	
Decision:	Decided
Date:	03rd December 2010
Description:	Extensions to dwelling formation of access drive and erection of garage

Reference - S/2148/10	
Decision:	Decided
Date:	03rd December 2010
Description:	Erection of Dwelling

Planning records for: **5 Long Road Comberton Cambridge Cambridgeshire CB23 7DG**

Reference - S/2064/11	
Decision:	Decided
Date:	14th October 2011
Description:	Dwelling and Carport

Reference - S/0169/15/DC	
Decision:	Decided
Date:	21st January 2015
Description:	Discharge of conditions 3 4 6 & 7 of planning appeal approval APP/W0530/A/13/2204186 (S/0957/13/FL)

Planning records for: *5 Long Road Comberton Cambridge Cambridgeshire CB23 7DG*

Reference - S/0957/13/FL	
Decision:	Decided
Date:	03rd May 2013
Description:	Alterations to existing dwelling and erection of new dwelling to rear with revised access arrangements

Planning records for: *11 Long Road Comberton Cambridge Cambridgeshire CB23 7DG*

Reference - S/0374/14/FL	
Decision:	Decided
Date:	19th February 2014
Description:	Concrete garage to replace existing carport

Planning records for: *15 Long Road Comberton Cambridge Cambridgeshire CB23 7DG*

Reference - S/3476/19/TP	
Decision:	Decided
Date:	07th October 2019
Description:	TPO 0003 (1995) T6: (T1) Ash - reduce 4 x lowest lateral limbs heading over the garden by approximately 2.5-3 meters to reduce the risk of end loading.

Planning records for: *17 Long Road Comberton Cambridge Cambridgeshire CB23 7DG*

Reference - S/1745/10	
Decision:	Decided
Date:	14th October 2010
Description:	Extension and Alteration to Garage to Form Annexe

Planning records for: *19 Long Road Comberton Cambridge Cambridgeshire CB23 7DG*

Reference - S/1238/15/FL
<p>Decision: Decided</p>
<p>Date: 08th June 2015</p>
<p>Description: Demolition of existing dwelling and erection of replacement dwelling and creation of new vehicular access</p>
Reference - 24/0936/TTPO
<p>Decision: Awaiting decision</p>
<p>Date: 30th August 2024</p>
<p>Description: T1 - Ash tree - Reduce the crown by 1-2m Reason - Crown-weight management due to Inonotus infection within the central crown</p>
Reference - 21/1514/TTPO
<p>Decision: Decided</p>
<p>Date: 11th November 2021</p>
<p>Description: Ash (T1) - crown reduction by up to 2m all over. Five years ago the tree had a hard reduction due to Inonotus h. infection on the central stem. This reduction is the ongoing management of crown weight.</p>
Reference - S/3277/15/DC
<p>Decision: Decided</p>
<p>Date: 20th January 2016</p>
<p>Description: Discharge of Conditions 3 (materials) 4 (boundary treatment) 6 (hard landscaping) & 7 (contractor details) for Application reference S/1238/15/FL</p>

Planning records for: **29 Long Road Comberton Cambridgeshire CB23 7DG**

Reference - 22/02078/S73	
Decision:	Decided
Date:	04th May 2022
Description:	S73 variation of condition 2 (Approved plans) of planning permission 21/00180/S73 (S73 variation of condition 2 (Approved plans) of planning permission 20/02105/HFUL (Part two storey, part first floor rear extension, first floor side extension, part conversion of garage to habitable use, alterations to main roof and installation of render and claddings) Removing the return to the side and rear corner of the property that is taking floor away from bedroom 2 and continue the existing wall straight to meet the rear wall) to alter the external appearance of the property from previously approved drawings.

Reference - 20/02105/HFUL	
Decision:	Decided
Date:	18th April 2020
Description:	Part two storey, part first floor rear extension, first floor side extension, part conversion of garage to habitable use, alterations to main roof and installation of render and cladding

Reference - 21/00180/S73	
Decision:	Awaiting decision
Date:	17th January 2021
Description:	S73 variation of condition 2 (Approved plans) of planning permission 20/02105/HFUL (Part two storey, part first floor rear extension, first floor side extension, part conversion of garage to habitable use, alterations to main roof and installation of render and claddings) Removing the return to the side and rear corner of the property that is taking floor away from bedroom 2 and continue the existing wall straight to meet the rear wall.

Planning records for: **31 Long Road Comberton Cambridge Cambridgeshire CB23 7DG**

Reference - S/1537/13/FL	
Decision:	Decided
Date:	15th July 2013
Description:	Loft conversion with front and rear dormer windows

Planning records for: **31 Long Road Comberton Cambridge Cambridgeshire CB23 7DG**

Reference - S/2668/13/NM	
Decision:	Decided
Date:	16th December 2013
Description:	Application for non-material amendment to Planning Permission Reference S/1537/13/FL to 1) Change the fenestration in the sitting room from a window and patio doors to a sliding / folding door 2) increase the dormer width in the first floor bedroom West elevation and pitch of the roof and 3) add a velux roof light on the East elevation.

Planning records for: **35 Long Road Comberton Cambridge Cambridgeshire CB23 7DG**

Reference - S/2705/15/FL	
Decision:	Decided
Date:	08th March 2016
Description:	Cat Test

Planning records for: **45 Long Road Comberton Cambridgeshire CB23 7DG**

Reference - 24/02537/HFUL	
Decision:	Decided
Date:	04th July 2024
Description:	Demolition of existing side canopy and part of garage to rear. Single storey front/side and single storey side extensions. Roof extension incorporating raising ridge height and front and rear dormers, and roof lights to side roof slope. Installation of air source heat pump and bin store.

Reference - 24/03357/HFUL	
Decision:	Awaiting decision
Date:	09th September 2024
Description:	Demolition of existing side canopy and part of garage to rear. Single storey front/side and single storey side extensions. Roof extension incorporating raising ridge height and front and rear dormers, and roof lights to front and side roof slopes. Installation of air source heat pump and bin store.

Planning records for: **51 Long Road Comberton Cambridge Cambridgeshire CB23 7DG**

Reference - S/2377/19/FL	
Decision:	Decided
Date:	10th July 2019
Description:	Part two storey and part single storey rear extension two storey side extensions on both sides increase size of front dormer and providing pitched roof provision of roof terrace over existing garage.

Planning records for: **55 Long Road Comberton Cambridgeshire CB23 7DG**

Reference - 24/01278/HFUL	
Decision:	Decided
Date:	03rd April 2024
Description:	Two storey side and single storey front, side and rear extensions.

Planning records for: **65 Long Road Comberton Cambridgeshire CB23 7DG**

Reference - S/1686/08/F	
Decision:	Decided
Date:	25th September 2008
Description:	Extension

Planning records for: **67 Long Road Comberton Cambridgeshire CB23 7DG**

Reference - S/0753/09/F	
Decision:	Decided
Date:	22nd May 2009
Description:	Extension

Planning records for: *69 Long Road Comberton Cambridge Cambridgeshire CB23 7DG*

Reference - S/3466/16/FL	
Decision:	Decided
Date:	06th January 2017
Description:	1. External Rendering and cladding; 2. Garage conversion into study area (small horizontal window added to south elevation) 3. Bi-fold door from kitchen into garden 4. New windows (grey aluminium) throughout - existing and approved extension 5. Existing back door bricked up & new window added instead 6. New back door created to south side into utility room 7. Pitched roof added to garage and porch 8. Porch windows bricked in - new front door to match windows added.

Reference - S/1662/10	
Decision:	Decided
Date:	29th September 2010
Description:	Two storey side extension

Reference - S/0058/19/FL	
Decision:	Decided
Date:	07th January 2019
Description:	Construction of 4 no. residential dwellings

Reference - S/0513/16/FL	
Decision:	Decided
Date:	10th March 2016
Description:	Two storey side extension and internal alterations

Comberton, CB23

Energy rating

F

Valid until 19.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Secondary glazing
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 40% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	56 m ²

Electricity Supply

Eon

Water Supply

Cambridge Water

Drainage

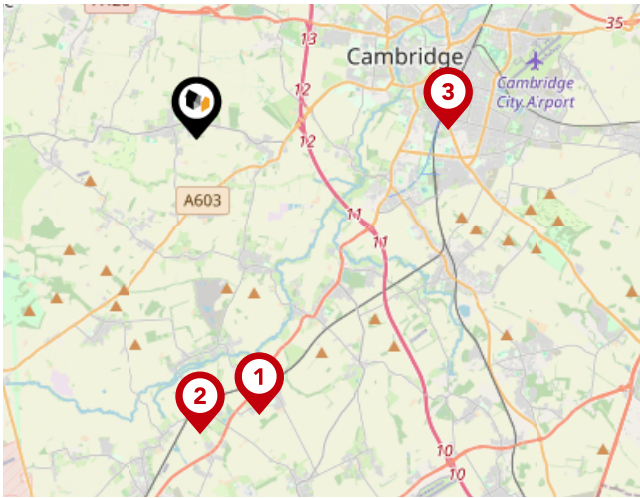
Anglian Water



		Nursery	Primary	Secondary	College	Private
1	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:0.17	<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:0.94	<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:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Coton Church of England (Voluntary Controlled) Primary School 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"/>
5	Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 531 Distance:1.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 668 Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Caldecote Primary School Ofsted Rating: Good Pupils: 203 Distance:2.54	<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:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

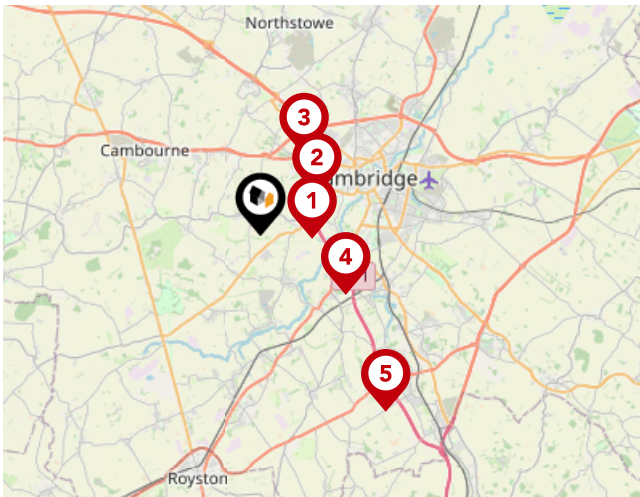


		Nursery	Primary	Secondary	College	Private
	Dry Drayton CofE (C) Primary School Ofsted Rating: Good Pupils: 68 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's College School Ofsted Rating: Not Rated Pupils: 414 Distance:3.38	<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:3.46	<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:3.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:3.58	<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:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Leys School Ofsted Rating: Not Rated Pupils: 570 Distance:3.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



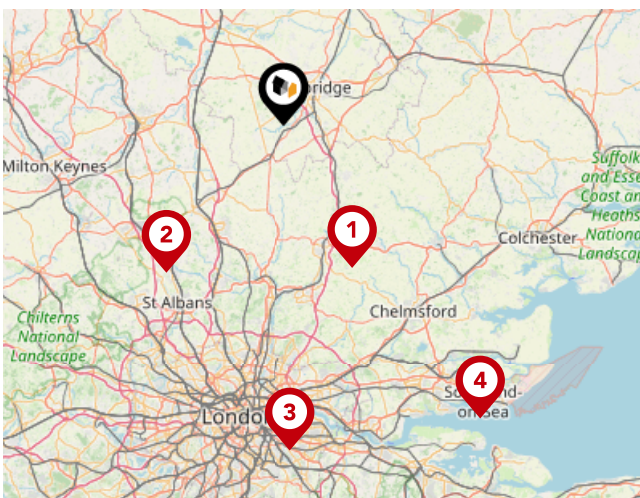
National Rail Stations

Pin	Name	Distance
1	Foxtton Rail Station	5.14 miles
2	Shepreth Rail Station	5.36 miles
3	Cambridge Rail Station	4.57 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	1.91 miles
2	M11 J13	2.49 miles
3	M11 J14	3.32 miles
4	M11 J11	3.81 miles
5	M11 J10	7.91 miles

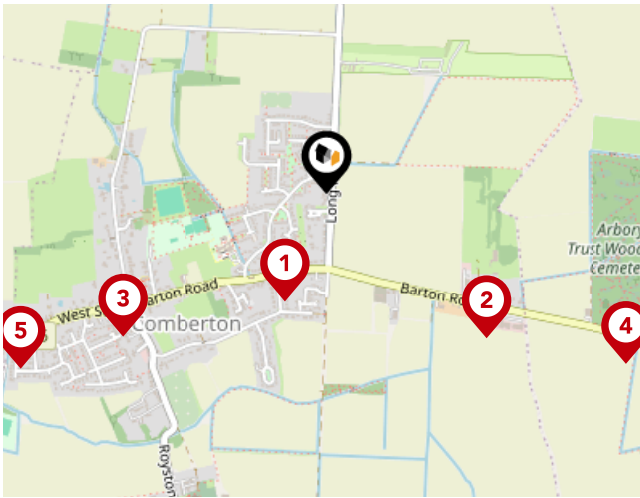


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	23.14 miles
2	Luton Airport	27.62 miles
3	Silvertown	47.62 miles
4	Southend-on-Sea	51.81 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Swayne Lane	0.26 miles
2	Horizon Park	0.49 miles
3	South Street	0.57 miles
4	Woodland Burial Ground	0.78 miles
5	Kentings	0.8 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.



Cooke Curtis & Co

Data Quality

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