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## MIR: Material Info

The Material Information Affecting this Property

**Wednesday 18th February 2026**



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

**Cooke Curtis & Co**

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

[www.cookecurtis.co.uk](http://www.cookecurtis.co.uk)





## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	871 ft <sup>2</sup> / 81 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,146		
Title Number:	CB451556		

## Local Area

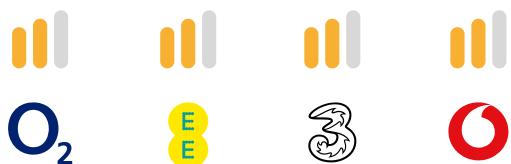
Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)



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



**Satellite/Fibre TV Availability:**



# Planning History This Address

CC&C

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

## 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

## Reference - 22/01268/HFUL

**Decision:** Decided

**Date:** 15th March 2022

**Description:**

Single storey front extension following the demolition of the existing porch.

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 lodged 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:** 18th 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> 14th 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: **6 Bakers Close Comberton Cambridgeshire CB23 7DJ**

<b>Reference - 25/01628/CL2PD</b>
<b>Decision:</b> Decided
<b>Date:</b> 28th April 2025
<b>Description:</b> Certificate of lawfulness under S192 for the erection of a single storey rear extension following demolition of existing single storey rear element.

<b>Reference - S/2963/17/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st August 2017
<b>Description:</b> single-storey porch following demolition of existing front porch

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

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

Planning records for: **15 Bakers Close Comberton Cambridgeshire CB23 7DJ**

Reference - 25/03062/CL2PD	
<b>Decision:</b>	Decided
<b>Date:</b>	04th August 2025
<b>Description:</b>	Certificate of lawfulness under S192 for the conversion of existing integral garage into habitable living space.

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

Reference - S/1116/13/FL	
<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**

Reference - 21/02207/HFUL	
<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, CAMBRIDGE, CB23



Comberton, CB23

Energy rating

C

Valid until 19.11.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		72   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<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, 200 mm loft insulation
<b>Roof Energy:</b>	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>	Very Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	81 m <sup>2</sup>

## Building Safety

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## Accessibility / Adaptations

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Front extension and downstairs toilet

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

## Restrictive Covenants

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## Rights of Way (Public & Private)

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## Construction Type

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## Property Lease Information

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## Listed Building Information

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## Stamp Duty

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## Other

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## Other

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## Electricity Supply

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Ovo

## Gas Supply

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## Central Heating

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## Water Supply

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Cambridge Water

## Drainage

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Cambridge Water

### 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.

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**Important - Please read**

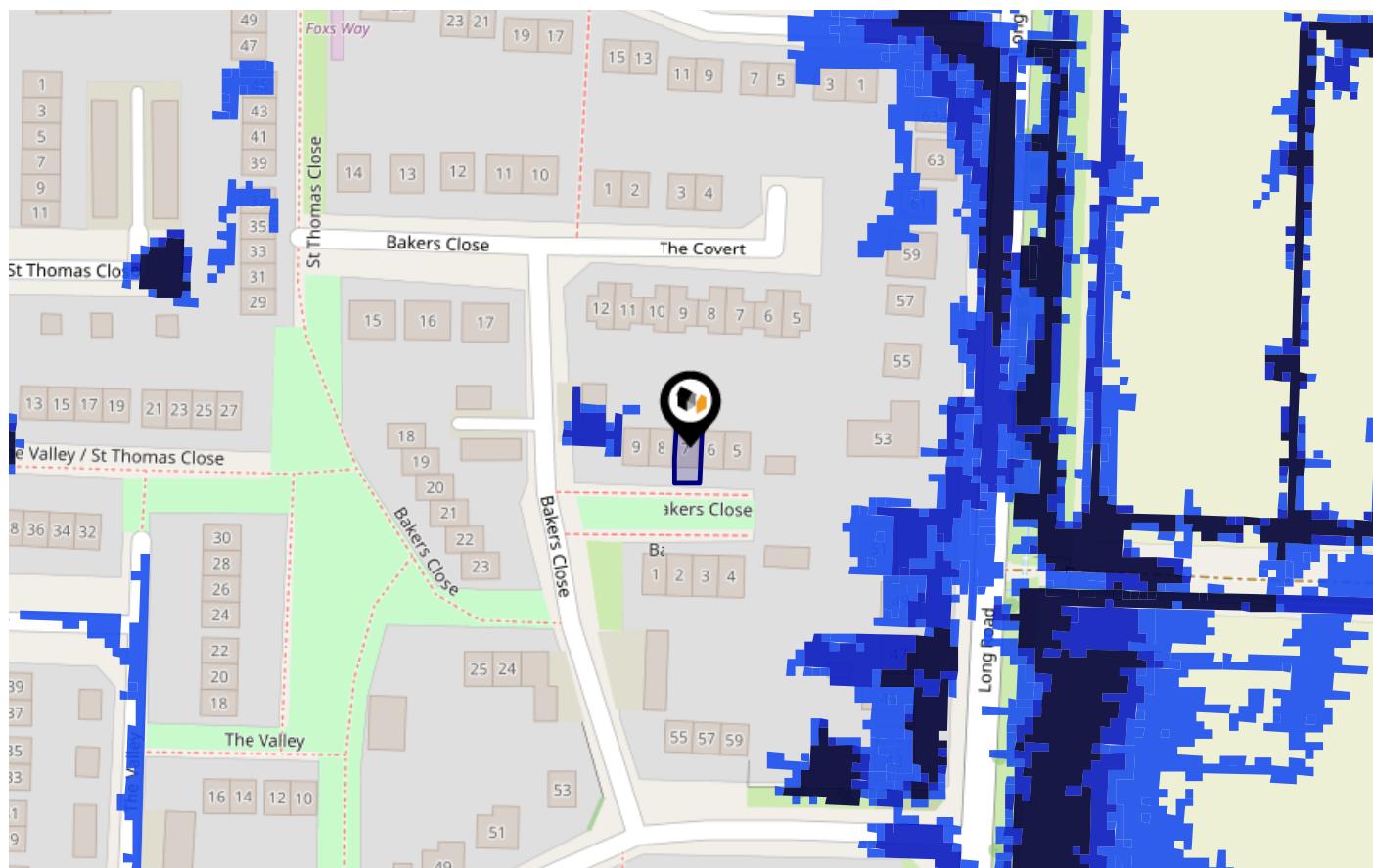
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# Flood Risk

## Surface Water - Flood Risk

CC&C

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

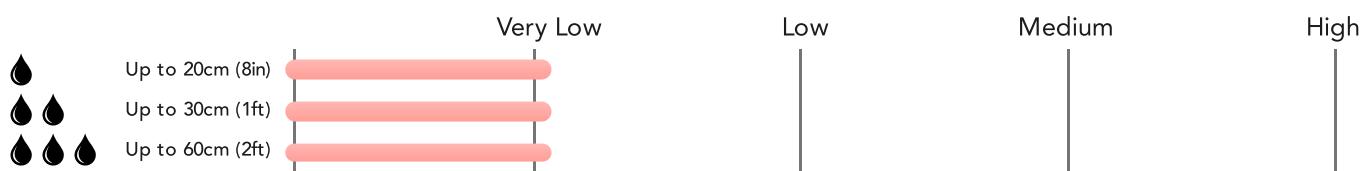


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

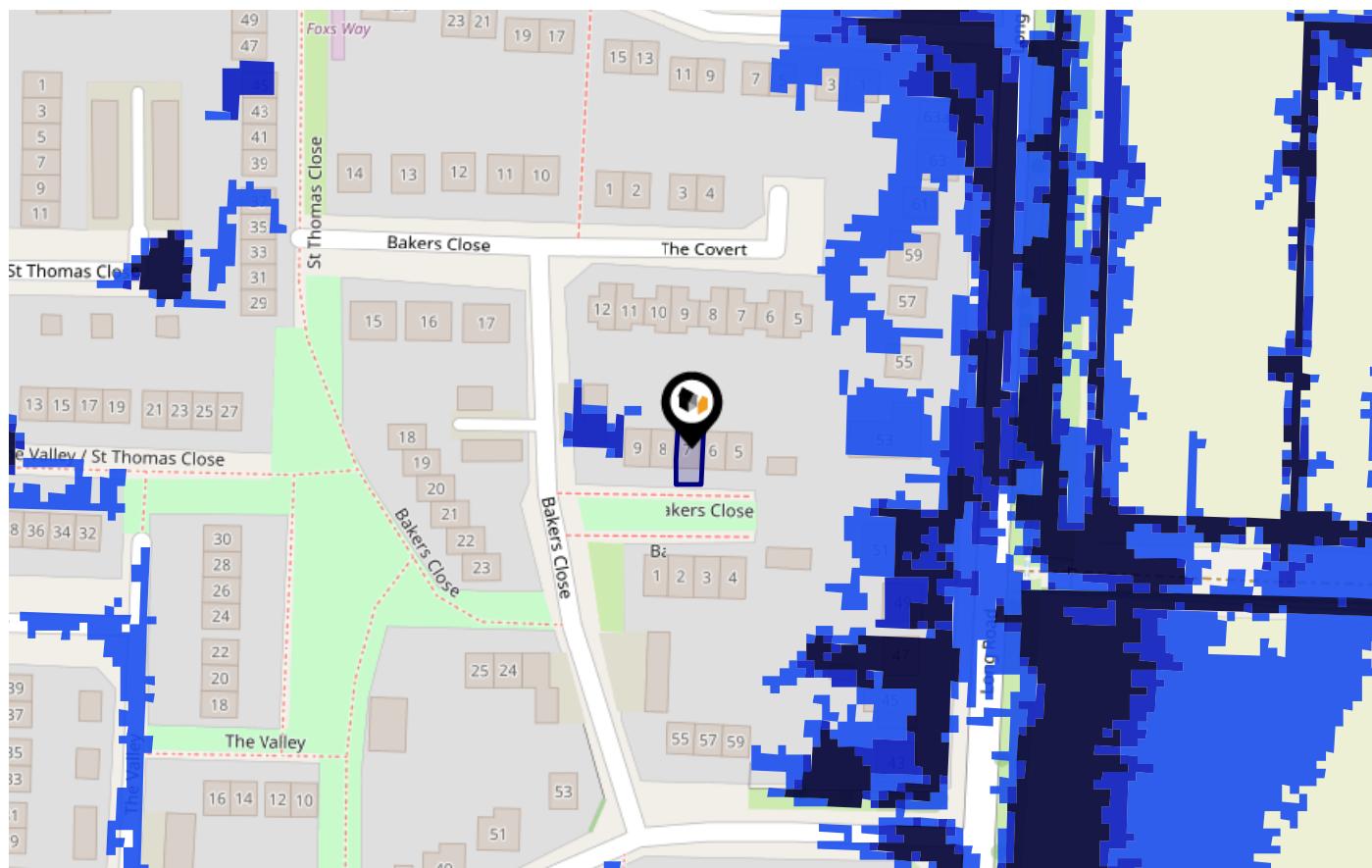
Chance of flooding to the following depths at this property:



# Flood Risk Surface Water - Climate Change

CC&C

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

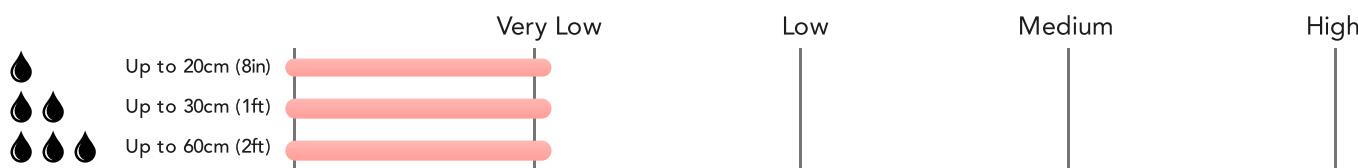


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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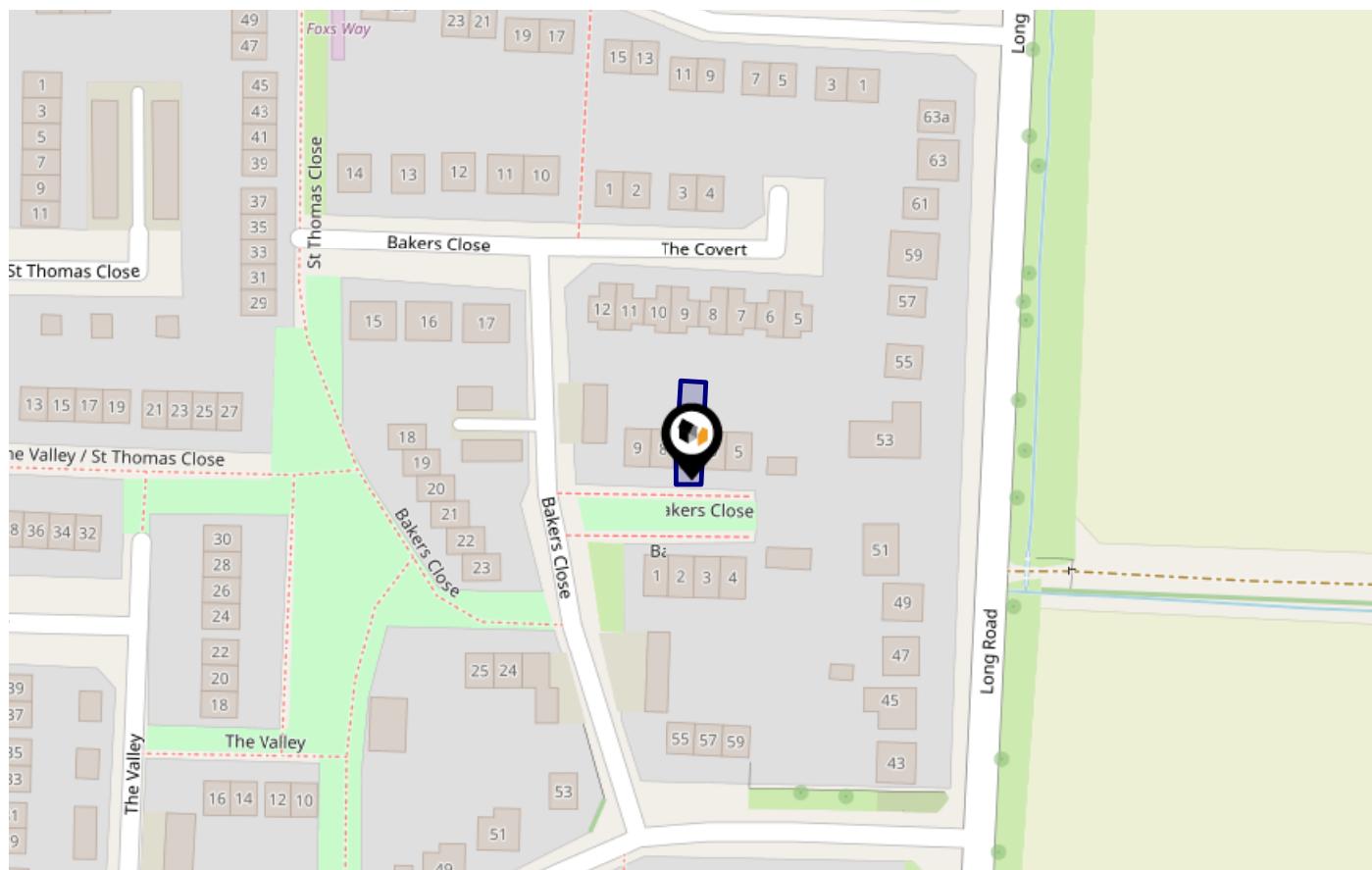
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Flood Risk

CC&C

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

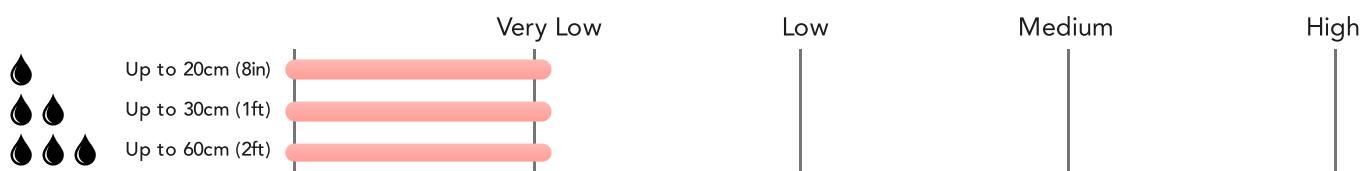


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

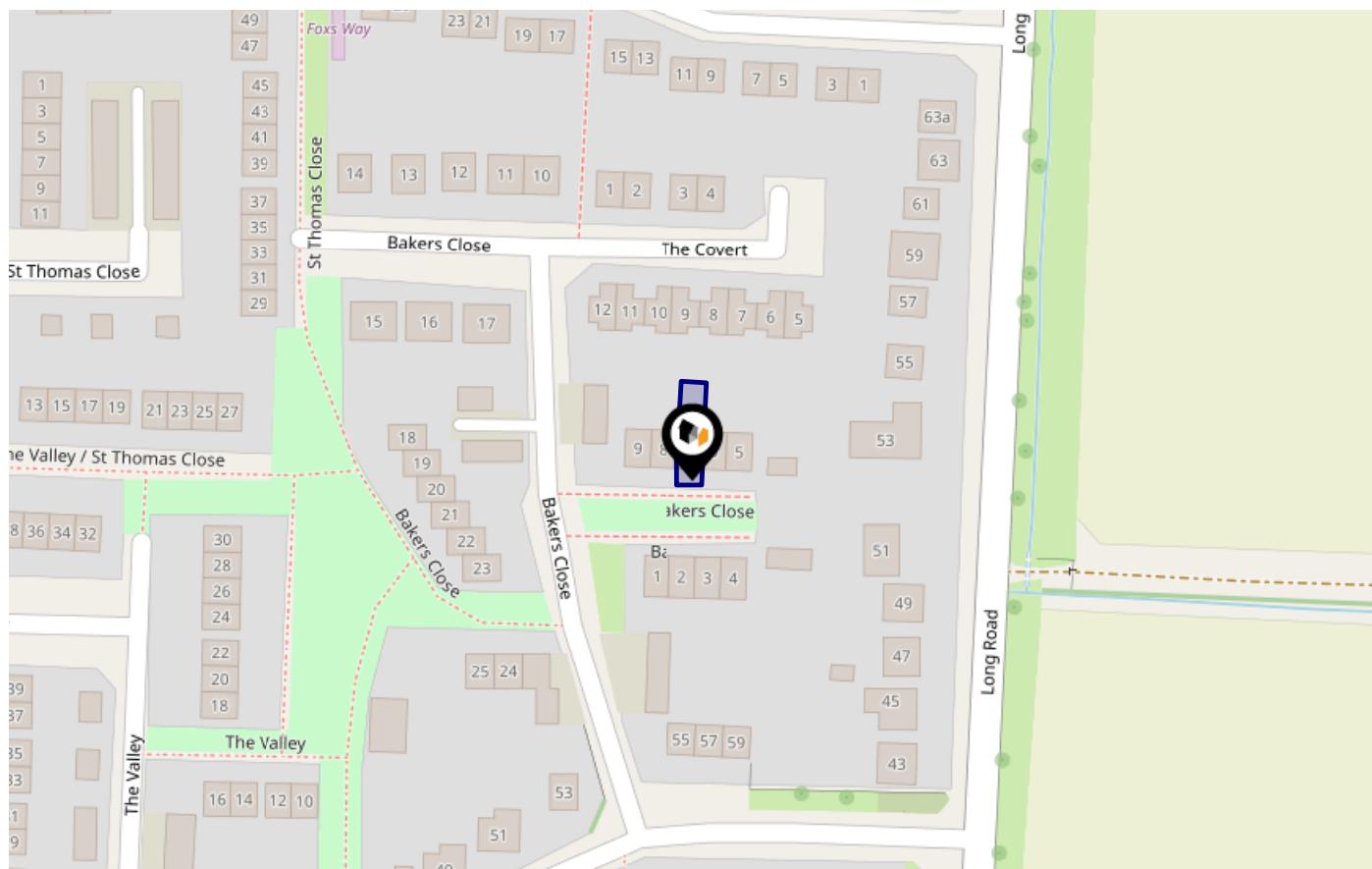
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Climate Change

CC&C

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

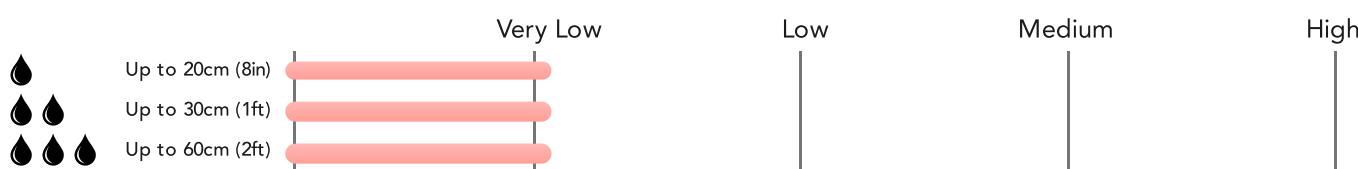


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



# Maps

## Conservation Areas

CC&C

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

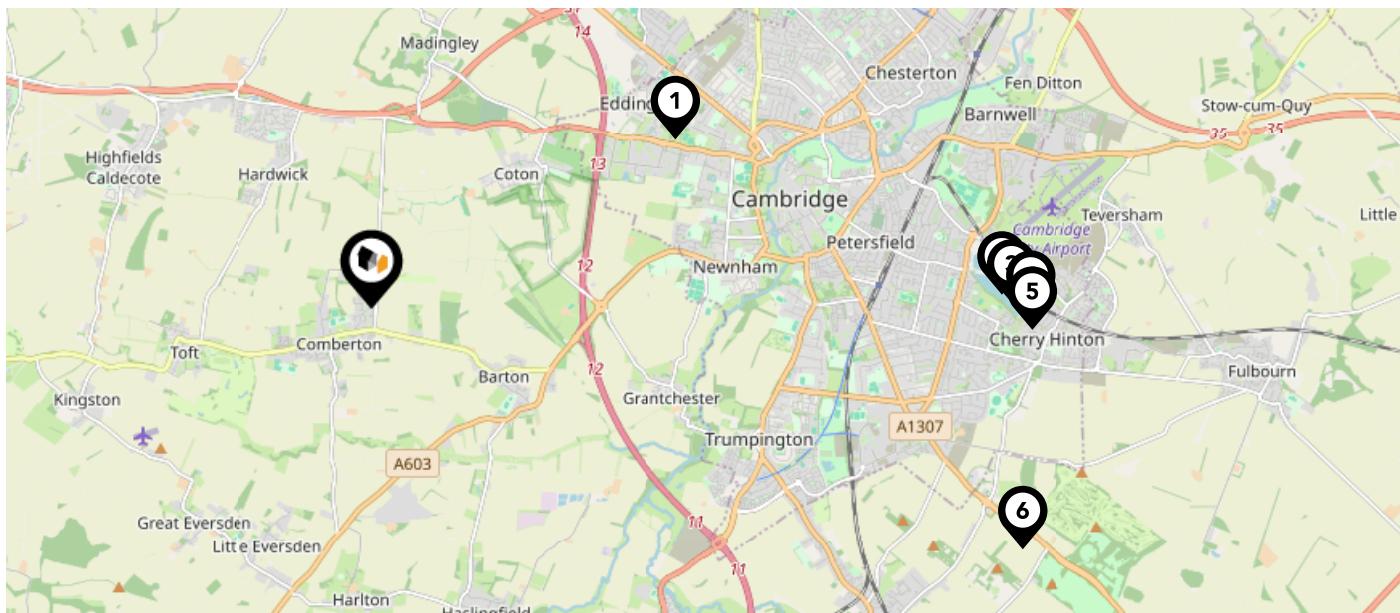
1	Comberton Village
2	Comberton St Mary's
3	Barton St Peter's
4	Hardwick
5	Barton Wimpole Road
6	Toft
7	Coton
8	Madingley
9	Caldecote
10	Harlton

# Maps

## Landfill Sites

CC&C

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



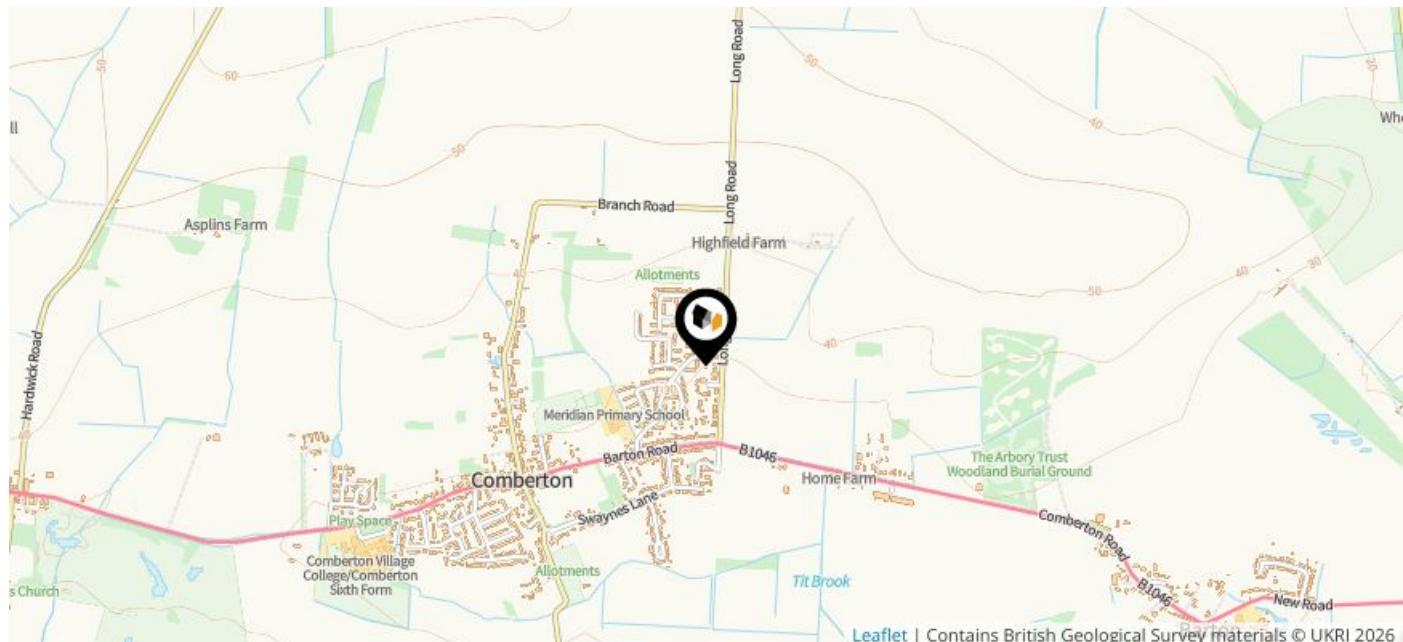
### Nearby Landfill Sites

1	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
2	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	<input type="checkbox"/>
3	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	<input type="checkbox"/>
4	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
5	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
6	Hill Trees-Stapleford	Historic Landfill	<input type="checkbox"/>

# Maps Coal Mining

CC&C

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- Adit
- Gutter Pit
- Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

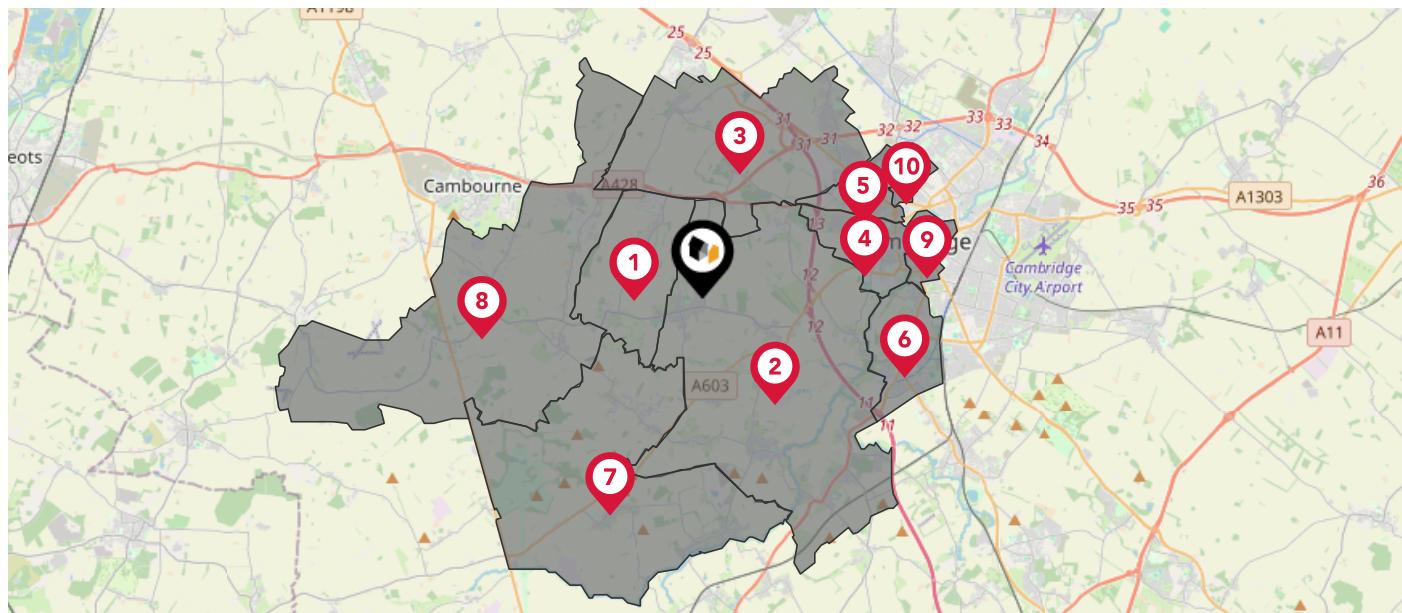
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Council Wards

CC&C

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

1 Hardwick Ward

2 Harston & Comberton Ward

3 Girton Ward

4 Newnham Ward

5 Castle Ward

6 Trumpington Ward

7 Barrington Ward

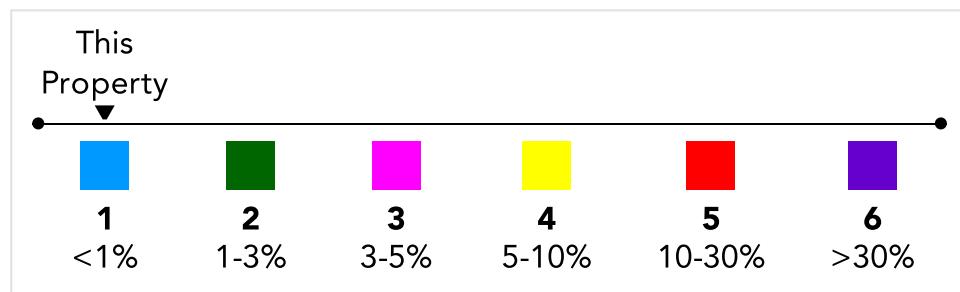
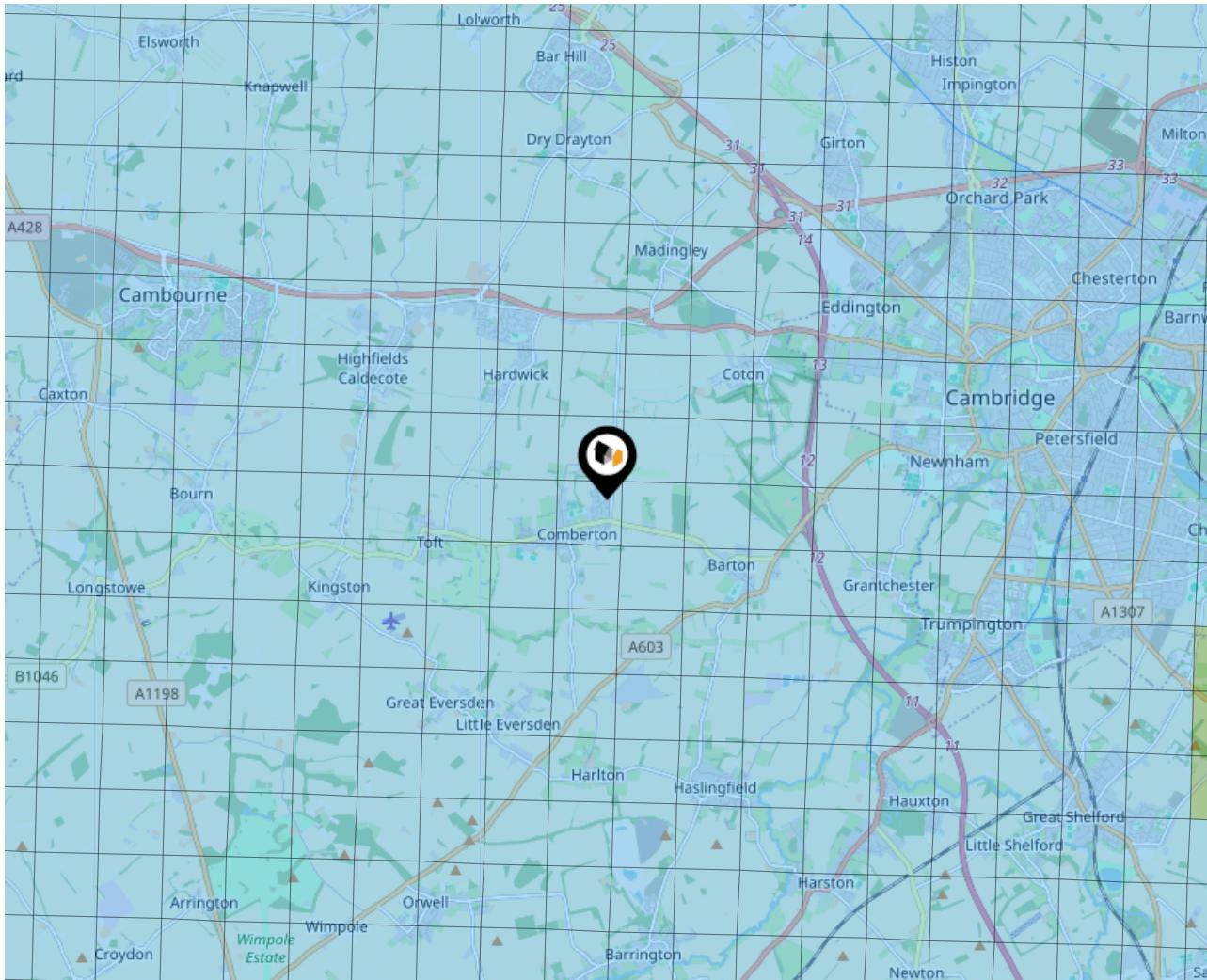
8 Caldecote Ward

9 Market Ward

10 Arbury Ward

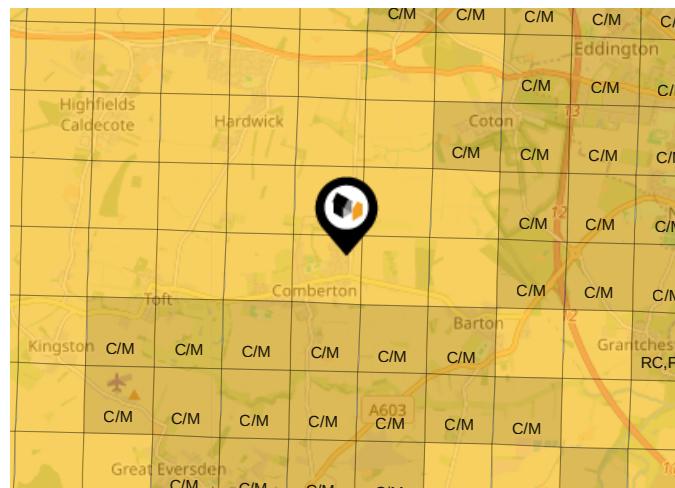
## What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



Ground Composition for this Address (Surrounding square kilometer zone around property)

**Carbon Content:** VARIABLE      **Soil Texture:** LOAM TO CLAYEY LOAM  
**Parent Material Grain:** MIXED (ARGILLO-      **Soil Depth:** DEEP  
 RUDACEOUS)  
**Soil Group:** MEDIUM TO HEAVY

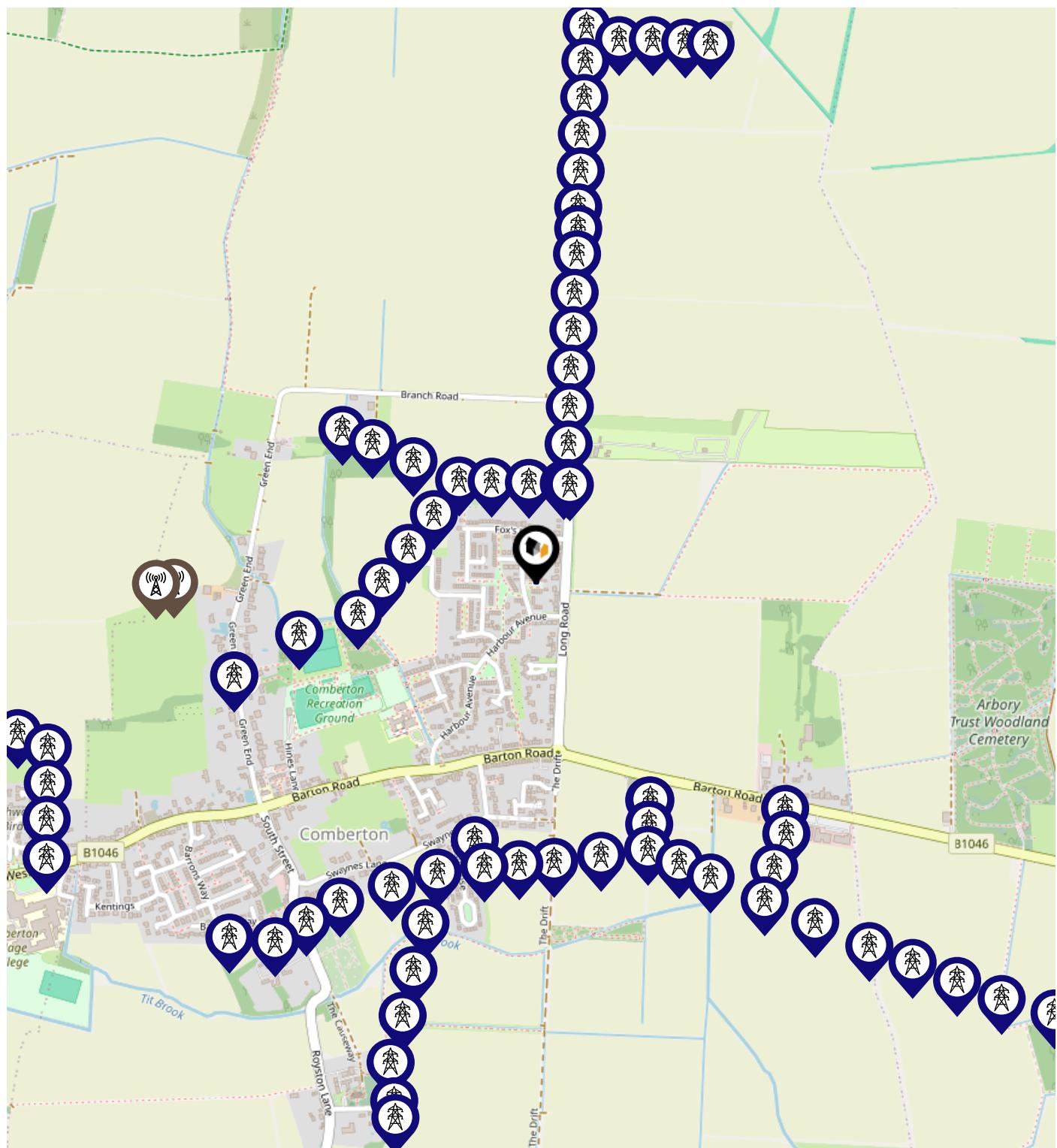


## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Local Area **Masts & Pylons**

© C & C



**Key:**

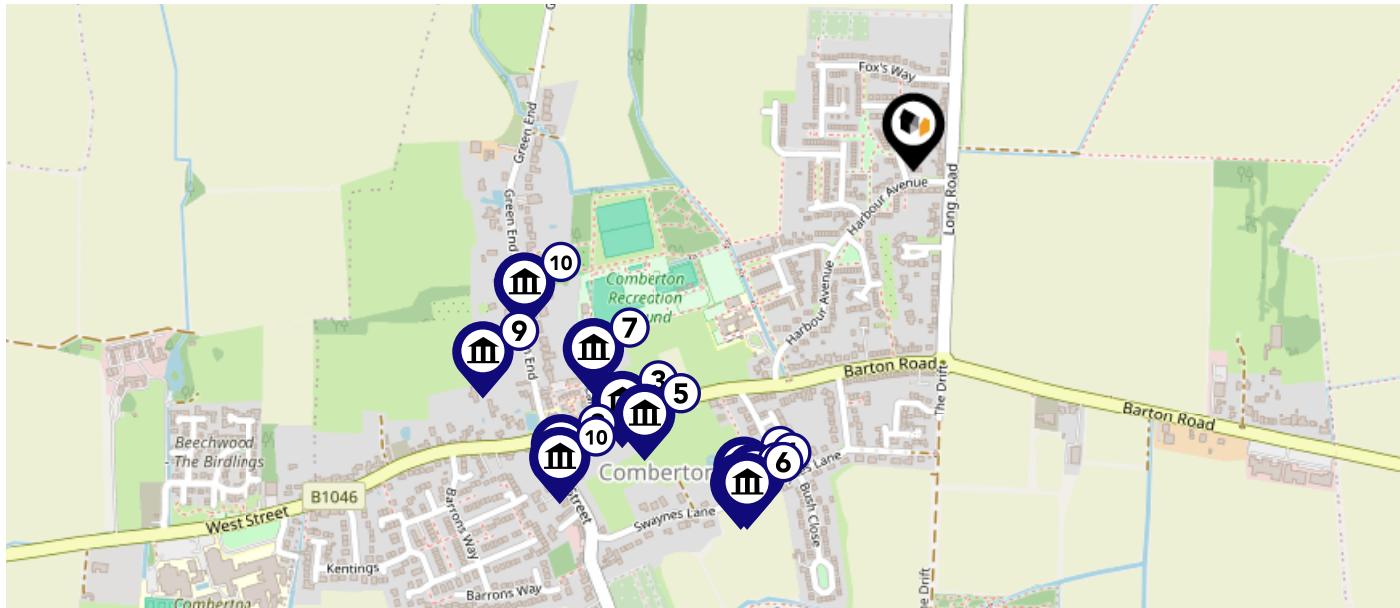
-  Power Pylons
-  Communication Masts

# Maps

## Listed Buildings

CC&C

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
 <sup>1</sup>	1310078 - Sunnyside	Grade II	0.4 miles
 <sup>2</sup>	1331103 - Brocks Close	Grade II	0.4 miles
 <sup>3</sup>	1331100 - Cambridge Lane Farmhouse	Grade II	0.4 miles
 <sup>4</sup>	1161500 - Dove Cottage	Grade II	0.4 miles
 <sup>5</sup>	1127796 - Woottens Farmhouse	Grade II	0.4 miles
 <sup>6</sup>	1127808 - 63 And 65, Swaynes Lane	Grade II	0.4 miles
 <sup>7</sup>	1127801 - 12, Hines Lane	Grade II	0.4 miles
 <sup>8</sup>	1127804 - Cross Farmhouse	Grade II	0.5 miles
 <sup>9</sup>	1127799 - The Manor House	Grade II	0.5 miles
 <sup>10</sup>	1127805 - Stables	Grade II	0.5 miles
 <sup>10</sup>	1127800 - Apple Cottage	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	Meridian Primary School 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>	Comberton Village College 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>	Barton CofE VA Primary School 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>	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"/>
<b>5</b>	Hardwick and Cambourne Community Primary School 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>	University of Cambridge Primary School 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>	Caldecote Primary School 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>	Haslingfield Endowed Primary School Ofsted Rating: Good   Pupils: 137   Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

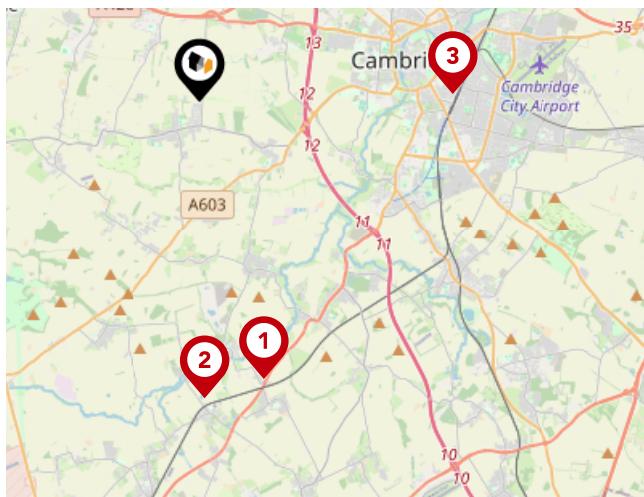


Nursery Primary Secondary College Private

<b>9</b>	Dry Drayton CofE (C) Primary School 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>10</b>	King's College School 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>11</b>	St John's College School 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>12</b>	Newnham Croft Primary School 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>13</b>	Trumpington Meadows Primary School 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>14</b>	The Vine Inter-Church Primary School 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>15</b>	Fawcett Primary School 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>16</b>	The Leys School 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"/>

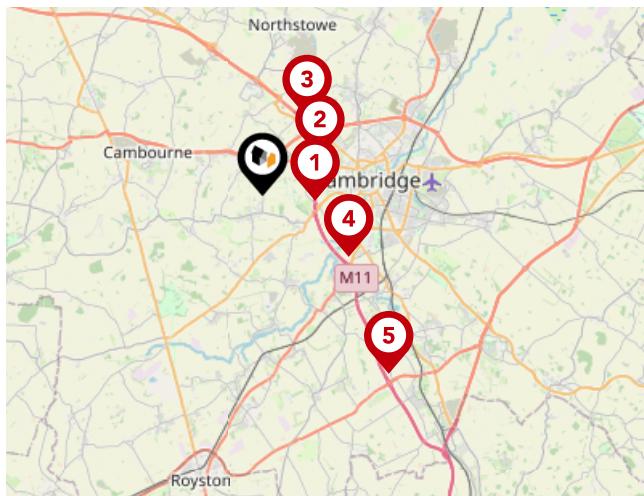
# Area Transport (National)

CC&C



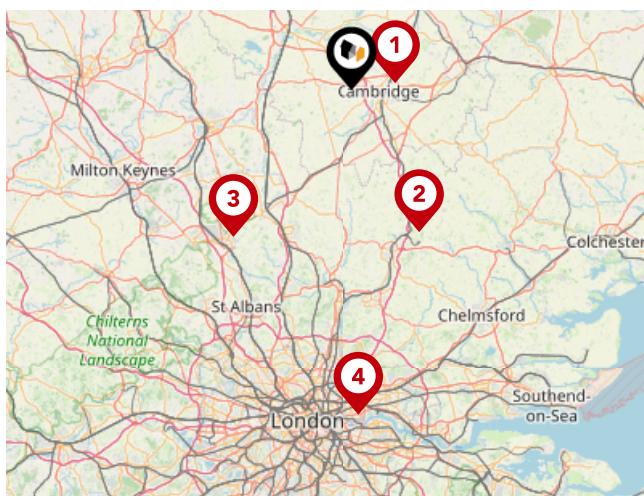
## National Rail Stations

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

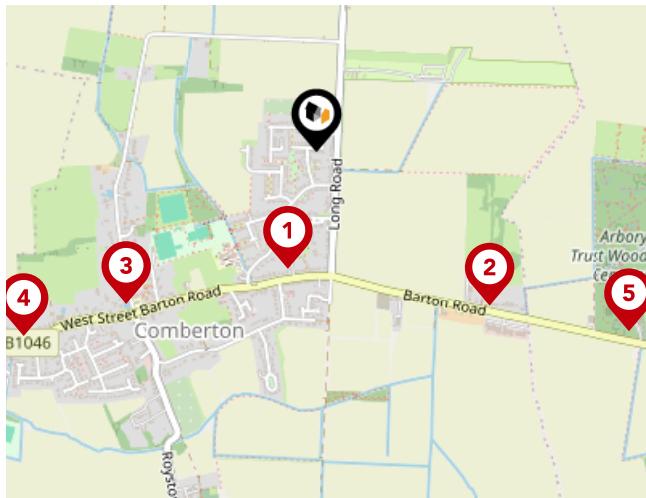


## Airports/Helipads

Pin	Name	Distance
1	Cambridge	6.26 miles
2	Stansted Airport	23.06 miles
3	Luton Airport	27.67 miles
4	Silvertown	47.65 miles

# Area Transport (Local)

CC&C



## 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

## 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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**Cooke Curtis & Co**

40 High Street Trumpington Cambridge  
CB2 9LS  
01223 508 050  
jessica@cookecurtis.co.uk  
www.cookecurtis.co.uk

