

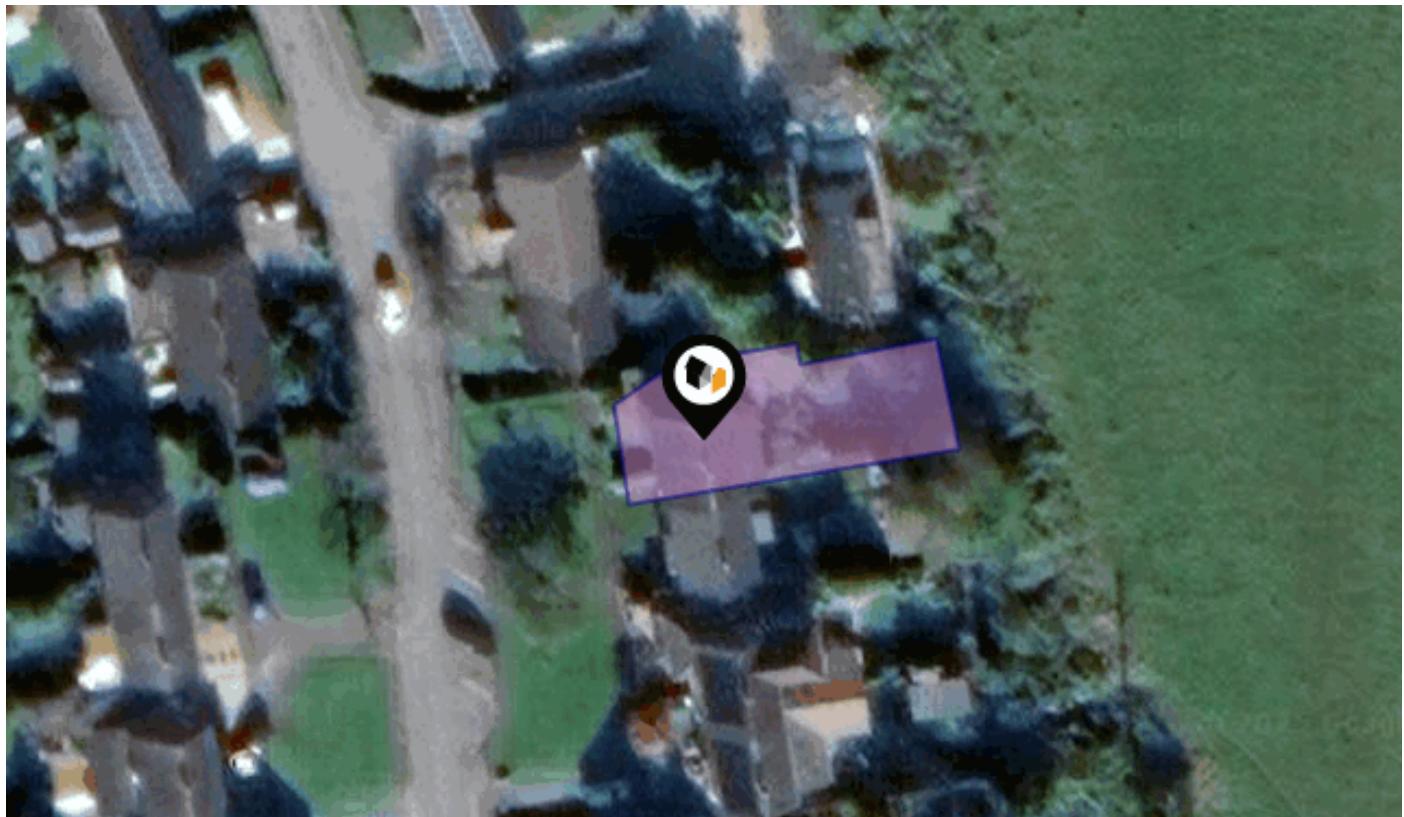


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 12th September 2025



BUSH 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





Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	925 ft ² / 86 m ²
Plot Area:	0.07 acres
Year Built :	1950-1966
Council Tax :	Band C
Annual Estimate:	£2,146
Title Number:	CB454043

Tenure: Freehold

Local Area

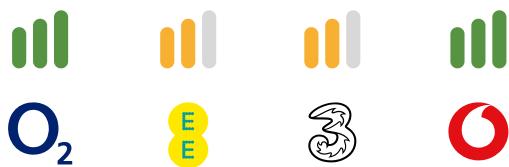
Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

18
mb/s **80**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



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

Reference - 21/05350/HFUL

Decision: Decided

Date: 07th December 2021

Description:

Single storey front extension and a drop kerb to create vehicular access to the two new parking bays to the front.

Reference - S/0617/18/FL

Decision: Decided

Date: 16th February 2018

Description:

Proposed Loft Conversion & ground floor Front elevation extension

Reference - S/1224/10

Decision: Decided

Date: 02nd June 2010

Description:

Shed (Retrospective)

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

Reference - S/0329/18/FL

Decision: Decided

Date: 24th 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: 24th January 2018

Description:

Single storey rear extension

Planning records for: **11 Bush Close Comberton Cambridge 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 - 20/02661/HFUL

Decision: Decided

Date: 06th May 2020

Description:

Dropped kerb to the front of the property

Reference - 23/00507/HFUL

Decision: Decided

Date: 13th February 2023

Description:

Single storey extension to rear.

Planning records for: **17 Bush Close Comberton Cambridge 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: 02nd 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: 06th November 2013

Description:

Erection of shed part retrospective planning permission

Planning records for: **36 Bush Close Comberton Cambridge CB23 7EG**

Reference - S/0404/19/DC

Decision: Decided

Date: 31st January 2019

Description:

Discharge of conditions 3 (Materials) 5 (Boundary treatment) (Visibility splays) and 8 (Drive way surfacing) pursuant to planning permission S/3192/16/FL

Planning records for: **36 Bush Close Comberton Cambridge CB23 7EG**

Reference - S/4182/18/DC

Decision: Decided

Date: 02nd November 2018

Description:

Discharge of Conditions 3 (Materials) 5 (Boundary Treatment) 7 (Visibility Splays) & 8 (Driveway Surfacing) of Planning Permission S/3192/16/FL

Reference - 21/05616/CONDC

Decision: Decided

Date: 31st March 2023

Description:

Submission of details required by condition 3 (External Materials) of planning permission 21/05616/FUL

Reference - 23/01247/HFUL

Decision: Decided

Date: 31st March 2023

Description:

Ground floor entrance porch, first floor side extension and ground floor rear extension.

Reference - S/1290/16/FL

Decision: Withdrawn

Date: 13th May 2016

Description:

Erection of new dwelling

Planning records for: **36 Bush Close Comberton Cambridge CB23 7EG**

Reference - S/3192/16/FL
Decision: Decided
Date: 23rd November 2016
Description: New dwelling

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

Reference - S/0204/11
Decision: Decided
Date: 03rd February 2011
Description: Dormer Extension to roof

Reference - S/0500/10/F
Decision: Decided
Date: 26th March 2010
Description: Conversion of roof space into habitable room

Gallery Photos

CC&C



Gallery Photos

CC&C





Bush Close, Comberton, CB23

Energy rating

E

Valid until 02.07.2029

Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 25 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	86 m ²



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



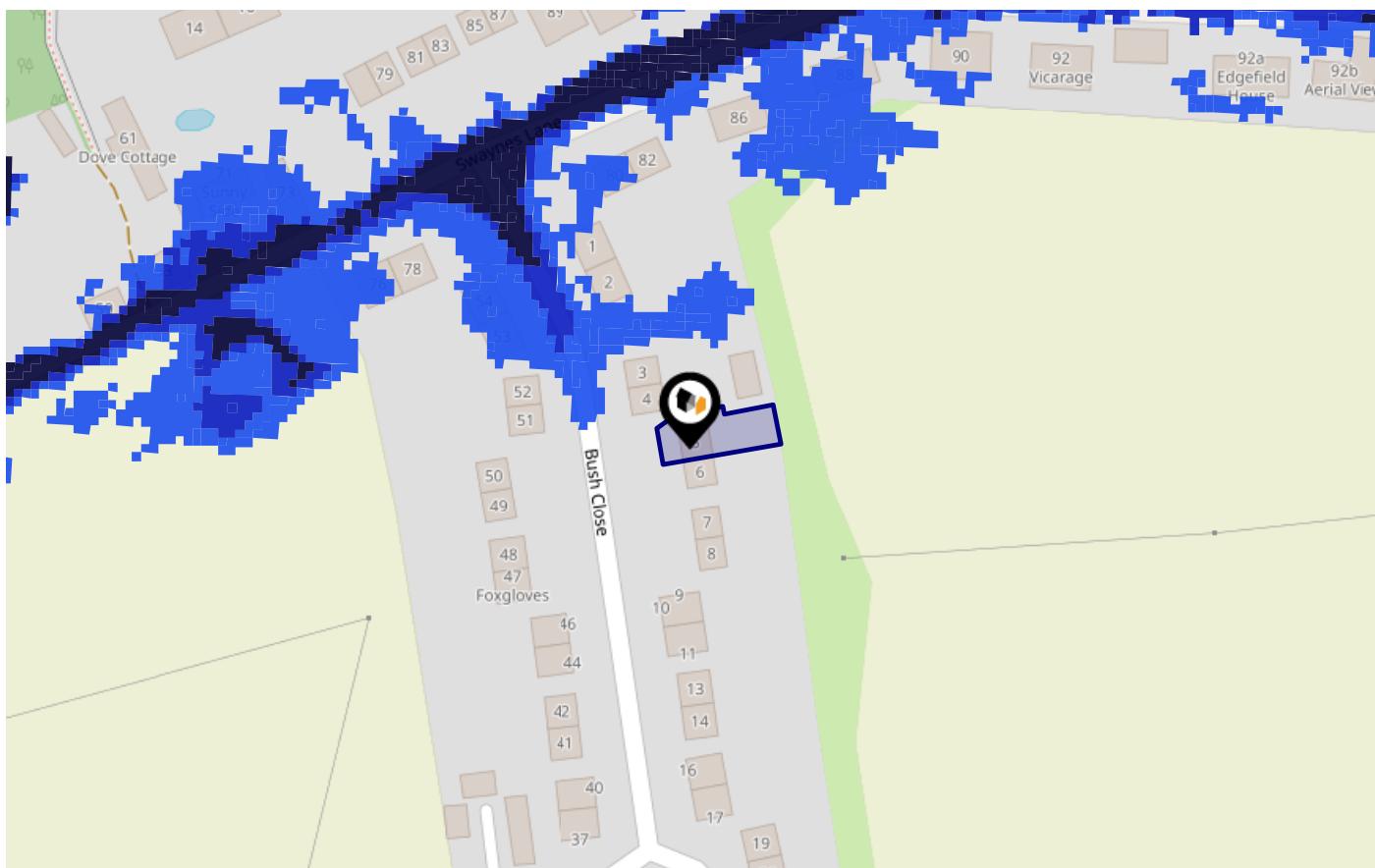
We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.

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.

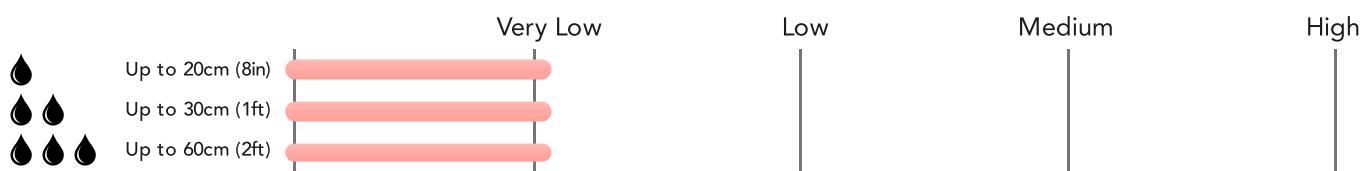


Risk Rating: Very low

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.

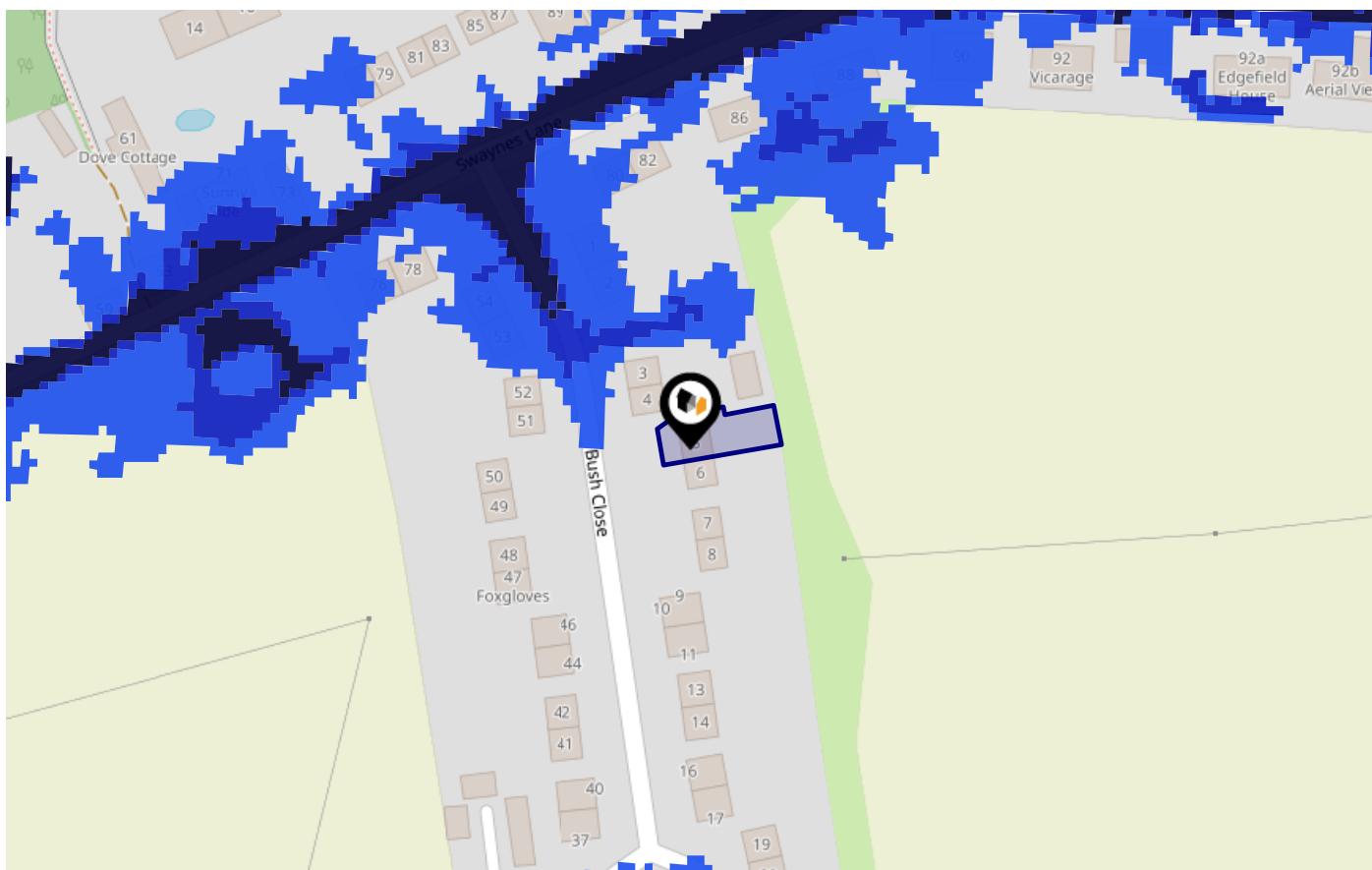
Chance of flooding to the following depths at this property:



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.

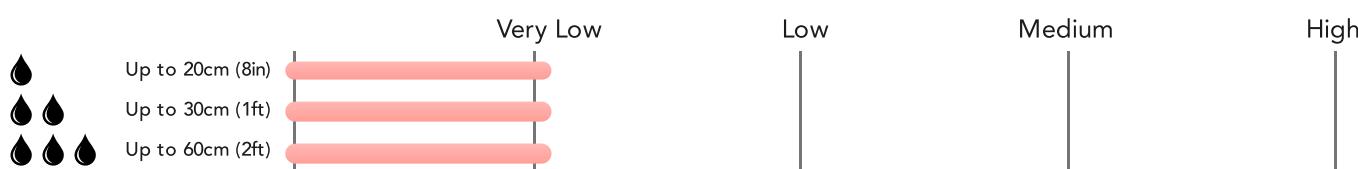


Risk Rating: Very low

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- █ **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

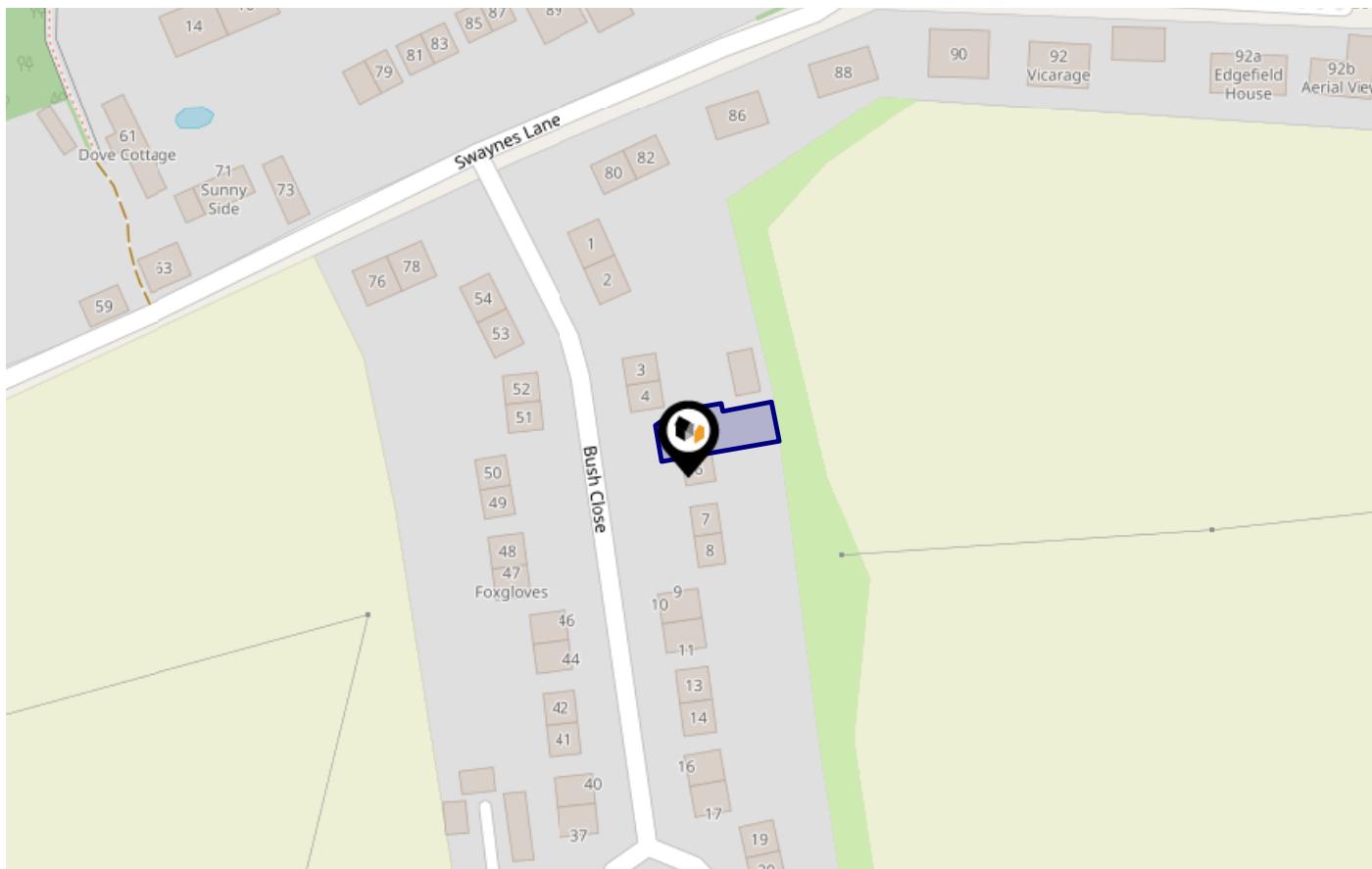
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - 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.

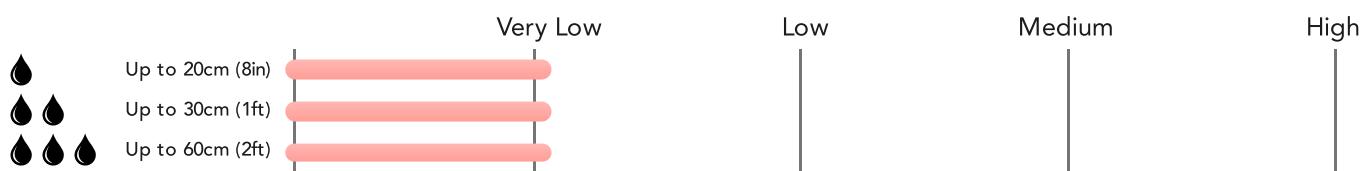


Risk Rating: Very low

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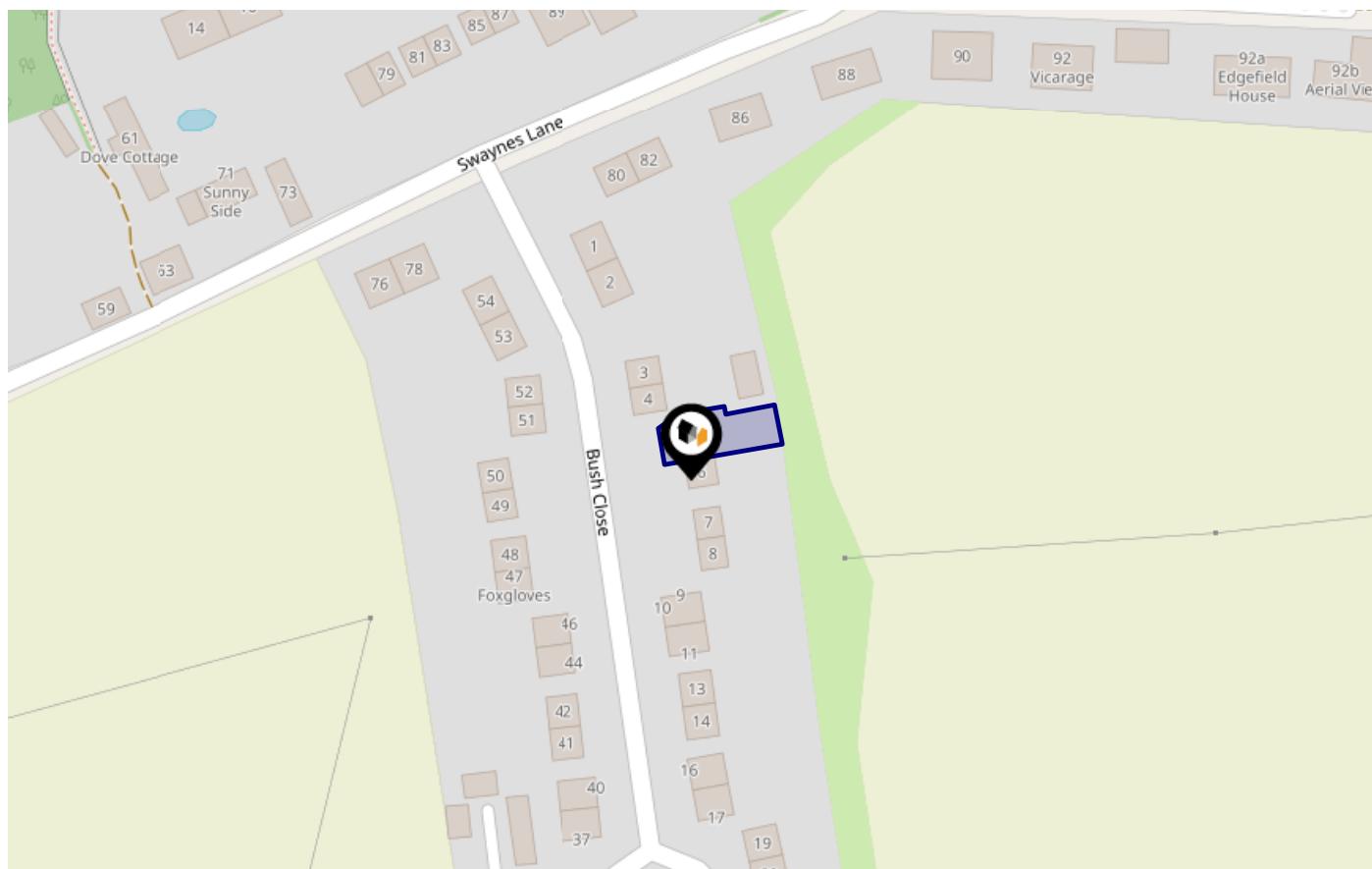
Chance of flooding to the following depths at this property:



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.

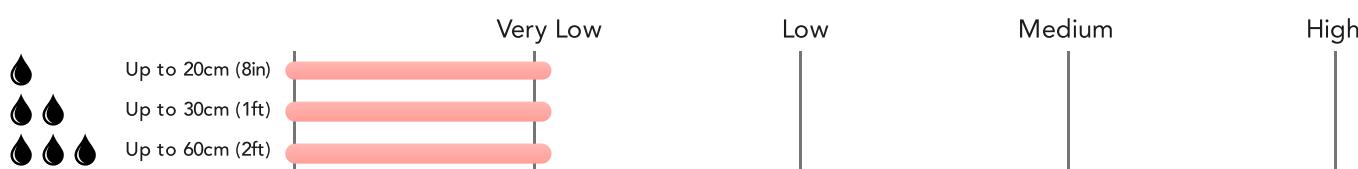


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

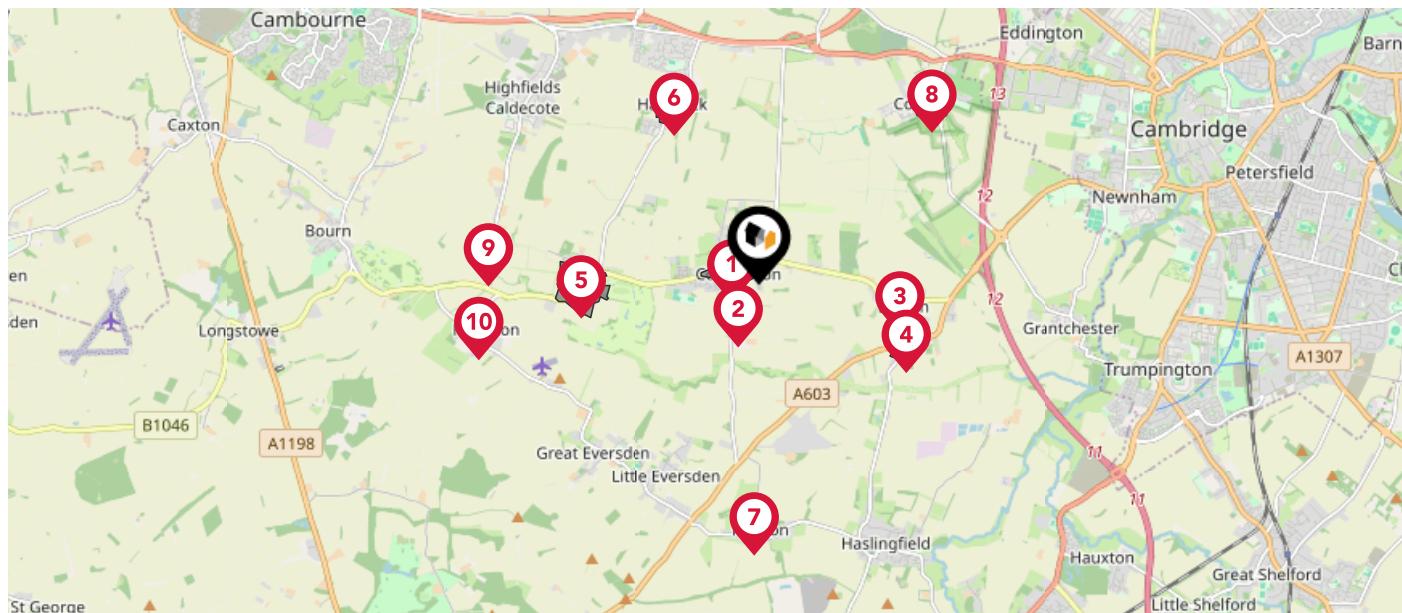


Maps

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

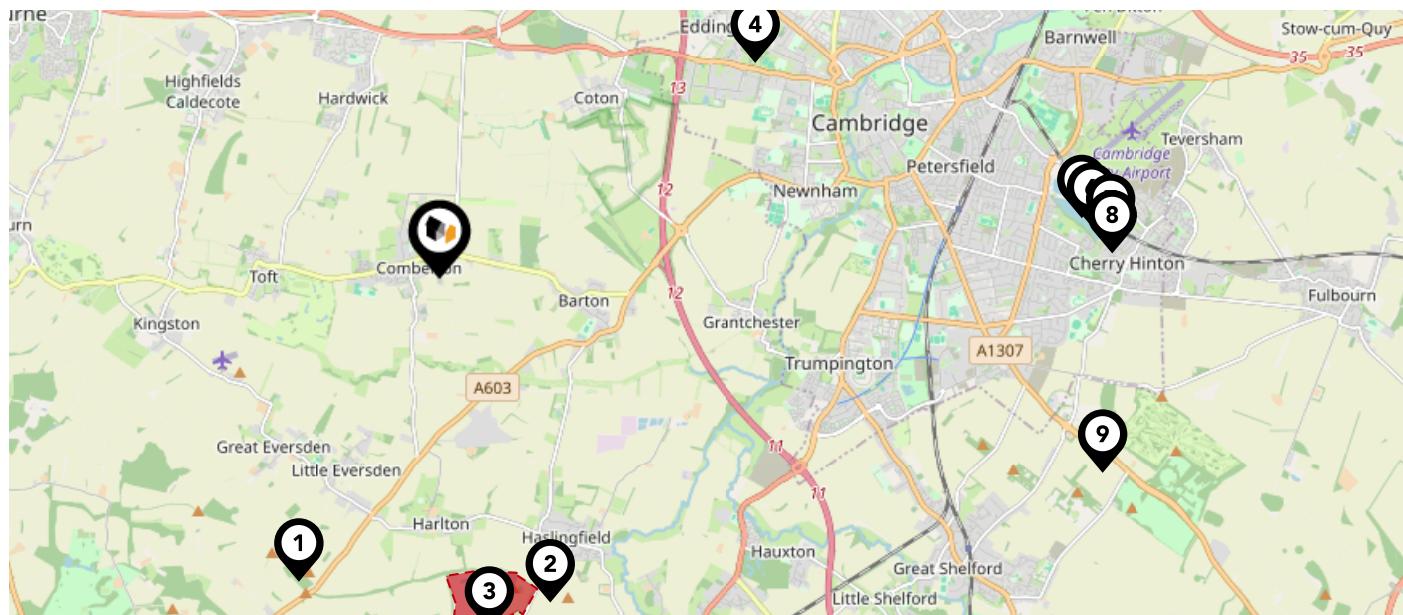
1	Comberton Village
2	Comberton St Mary's
3	Barton St Peter's
4	Barton Wimpole Road
5	Toft
6	Hardwick
7	Harlton
8	Coton
9	Caldecote
10	Kingston

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.



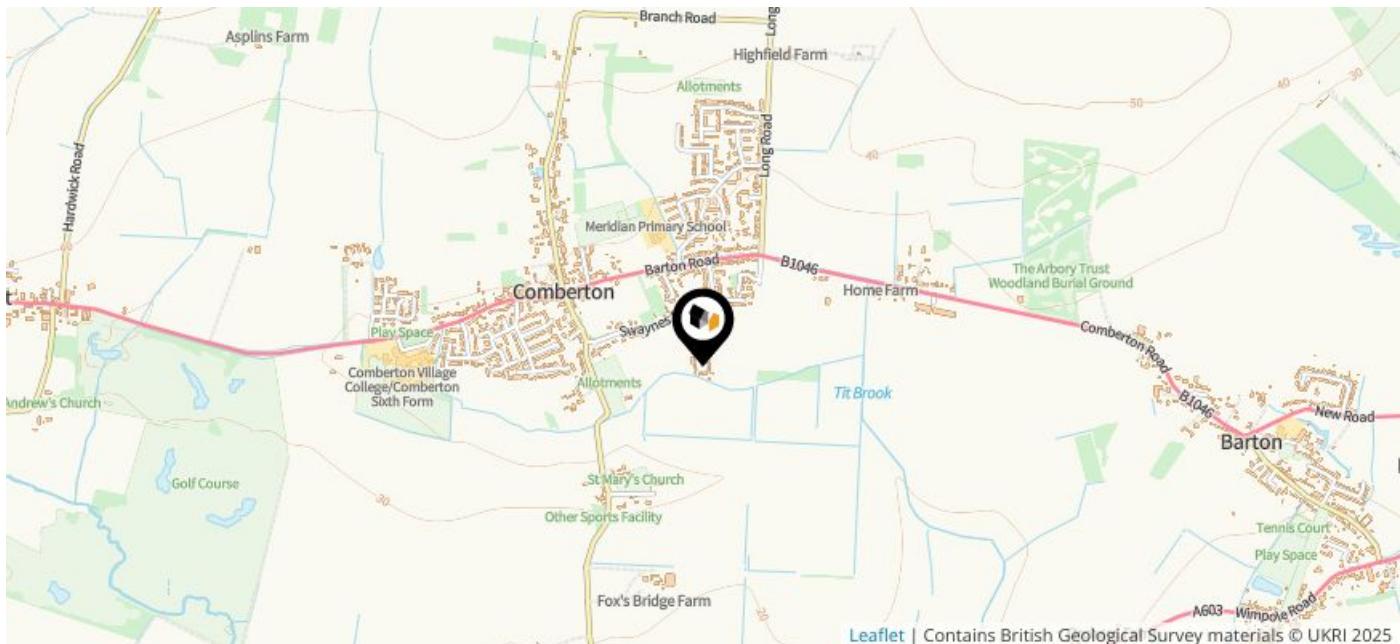
Nearby Landfill Sites

 1	Little Eversden Landfill-Orwell Hill, Little Eversden	Historic Landfill	<input type="checkbox"/>
 2	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill	<input type="checkbox"/>
 3	No name provided by source	Active Landfill	
 4	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
 5	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	<input type="checkbox"/>
 6	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	<input type="checkbox"/>
 7	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
 8	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
 9	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.

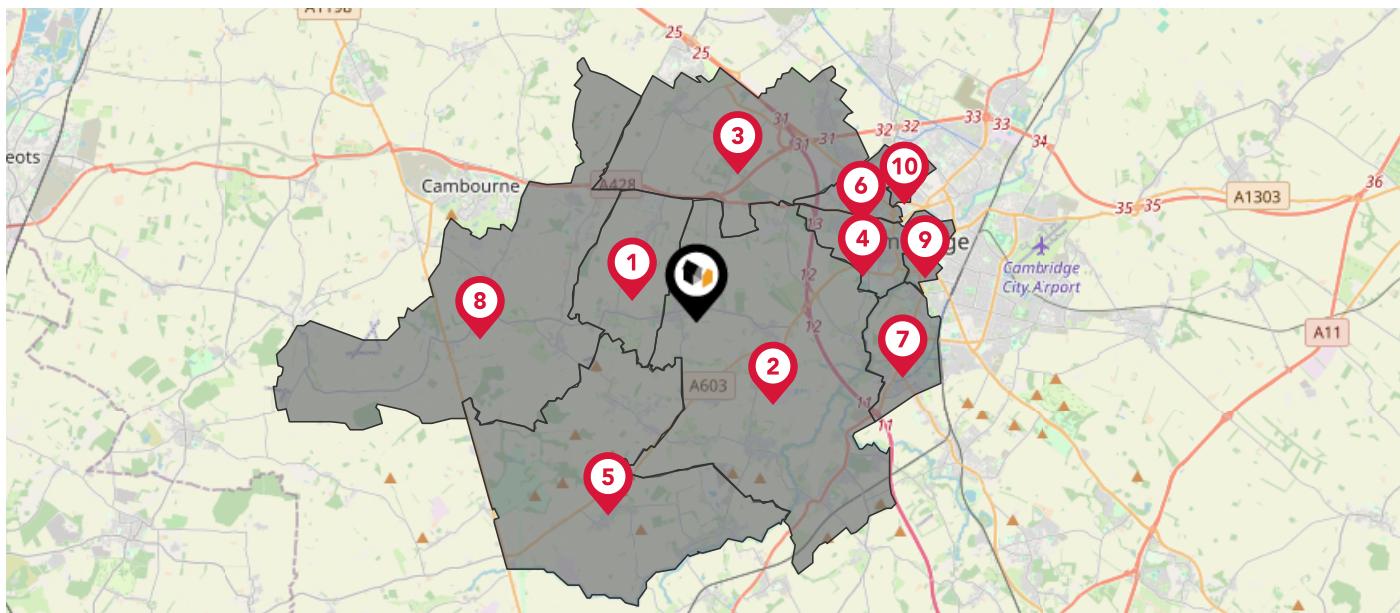
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

6 Castle Ward

7 Trumpington Ward

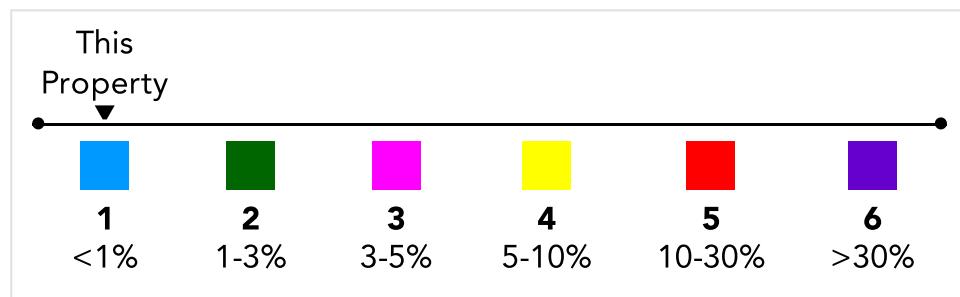
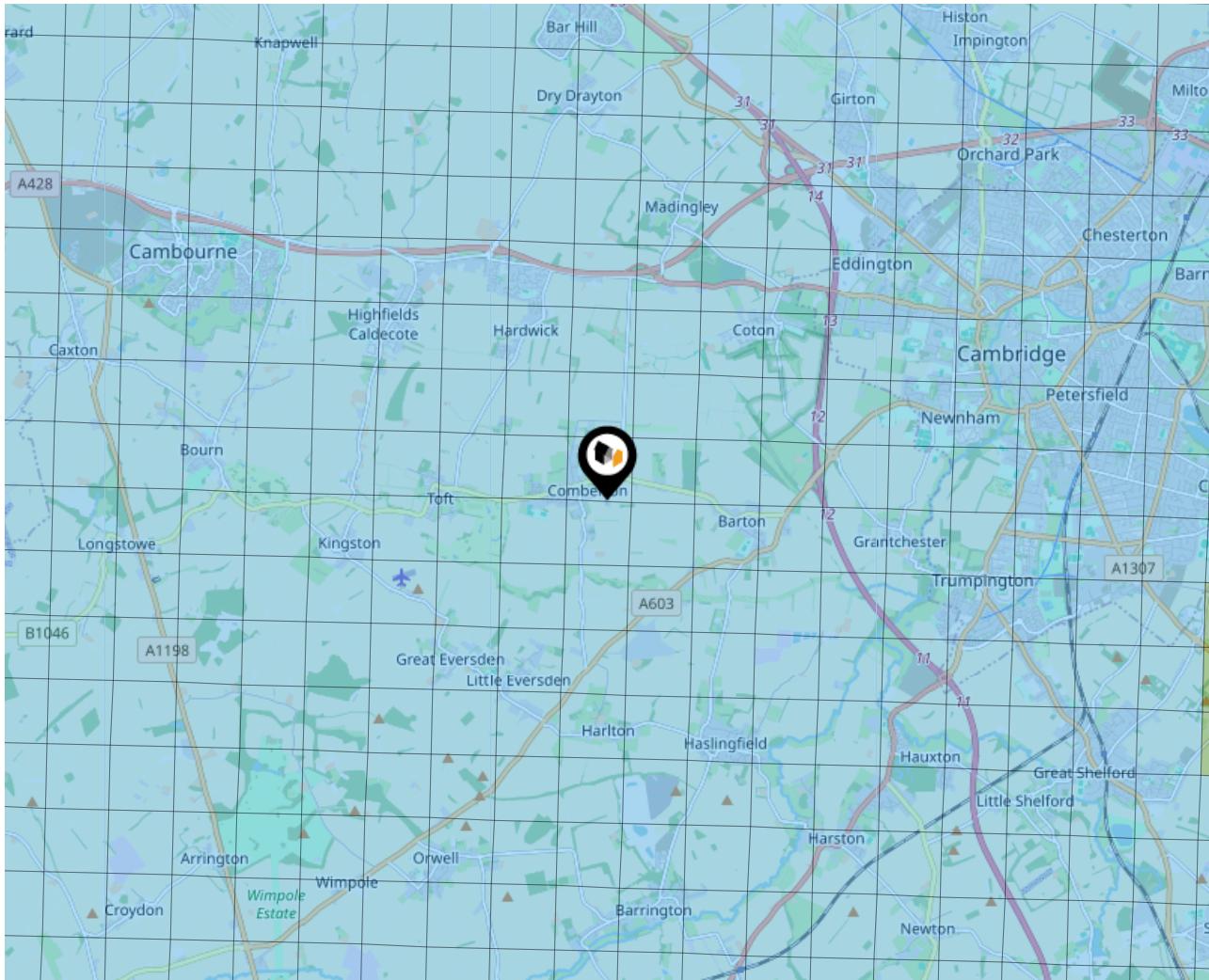
8 Caldecote Ward

9 Market Ward

10 Arbury Ward

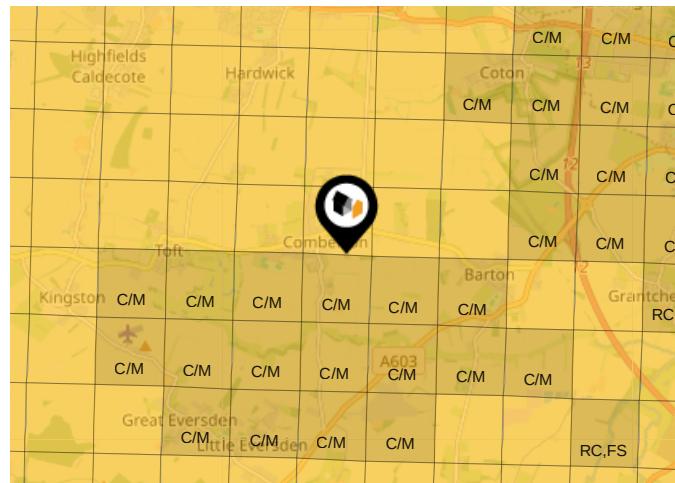
What is Radon?

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/m³).



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-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

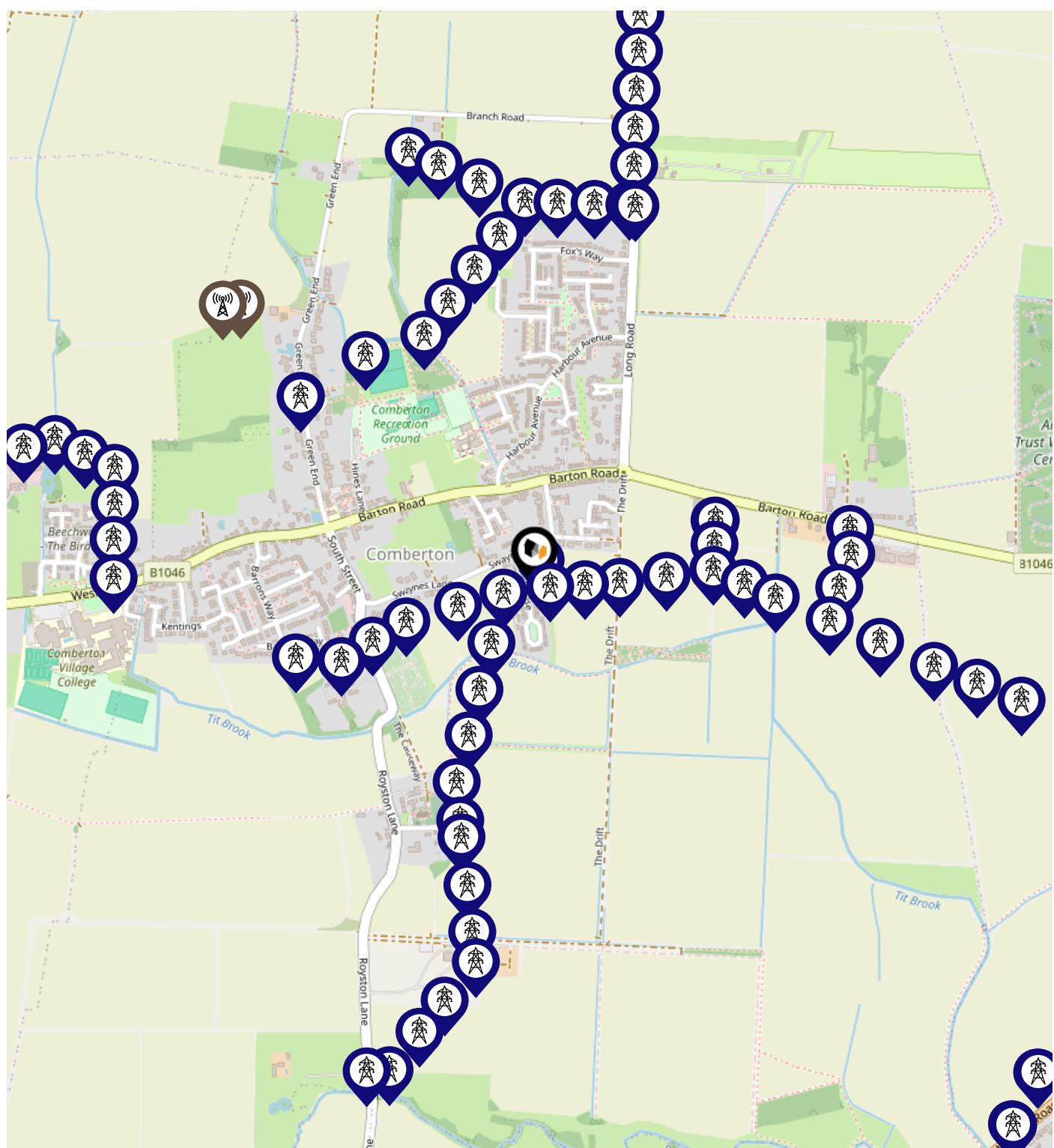


Primary Classifications (Most Common Clay Types)

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

Local Area Masts & Pylons

CC&C



Key:

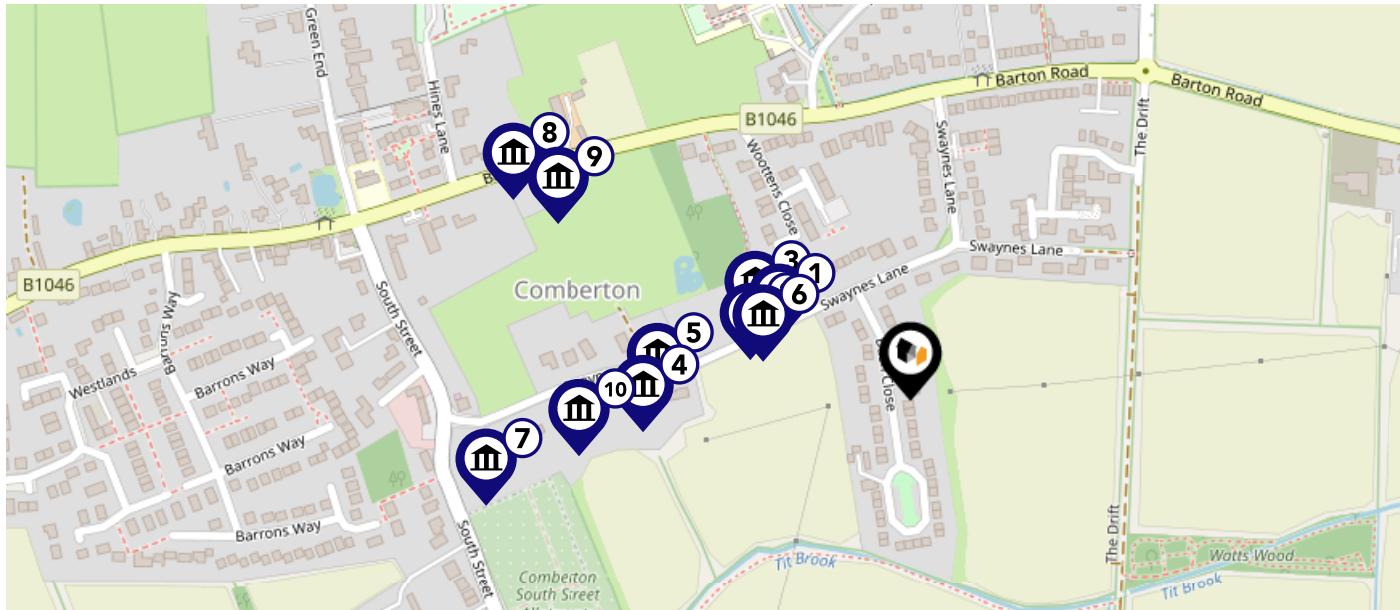
-  Power Pylons
-  Communication Masts

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...



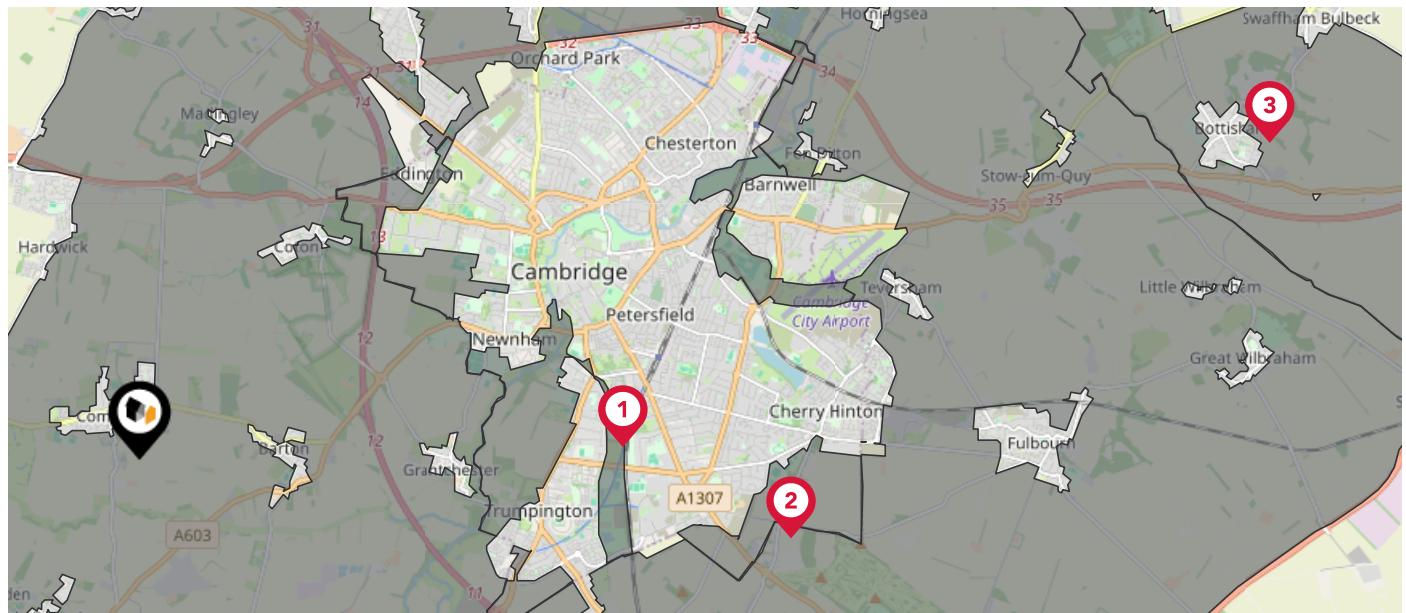
Listed Buildings in the local district	Grade	Distance
① 1310078 - Sunnyside	Grade II	0.1 miles
② 1331103 - Brocks Close	Grade II	0.1 miles
③ 1161500 - Dove Cottage	Grade II	0.1 miles
④ 1127807 - Greenways	Grade II	0.1 miles
⑤ 1161491 - 41, Swaynes Lane	Grade II	0.1 miles
⑥ 1127808 - 63 And 65, Swaynes Lane	Grade II	0.1 miles
⑦ 1331102 - The Cottage	Grade II	0.2 miles
⑧ 1331100 - Cambridge Lane Farmhouse	Grade II	0.2 miles
⑨ 1127796 - Woottens Farmhouse	Grade II	0.2 miles
⑩ 1310098 - Meadowside	Grade II	0.2 miles

Maps

Green Belt

CC&C

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

- 1 Cambridge Green Belt - South Cambridgeshire
- 2 Cambridge Green Belt - Cambridge
- 3 Cambridge Green Belt - East Cambridgeshire



Nursery Primary Secondary College Private

	School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
1	Meridian Primary School	Good	200	0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Comberton Village College	Outstanding	1930	0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Barton CofE VA Primary School	Good	112	1.33	<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	Requires improvement	106	1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hardwick and Cambourne Community Primary School	Good	531	2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Caldecote Primary School	Good	203	2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Haslingfield Endowed Primary School	Good	137	2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	University of Cambridge Primary School	Outstanding	668	2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

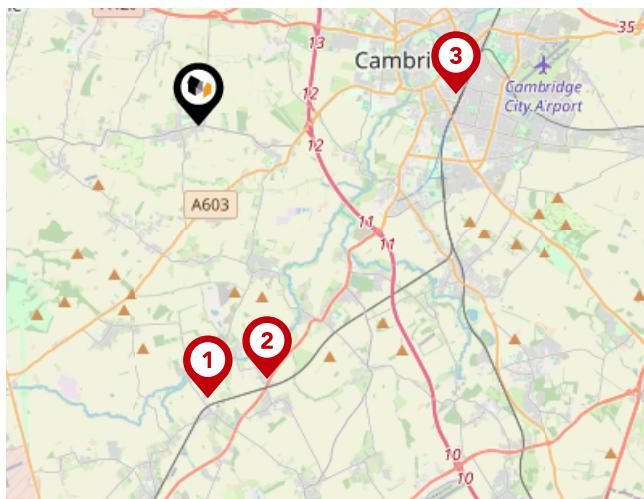


Nursery Primary Secondary College Private

9	Trumpington Meadows Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 260 Distance:3.54					
10	King's College School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 414 Distance:3.62					
11	Newnham Croft Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 229 Distance:3.64					
12	Dry Drayton CofE (C) Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 68 Distance:3.72					
13	St John's College School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 435 Distance:3.74					
14	Barrington CofE VC Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 157 Distance:3.8					
15	Fawcett Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 423 Distance:3.94					
16	The Vine Inter-Church Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 396 Distance:3.94					

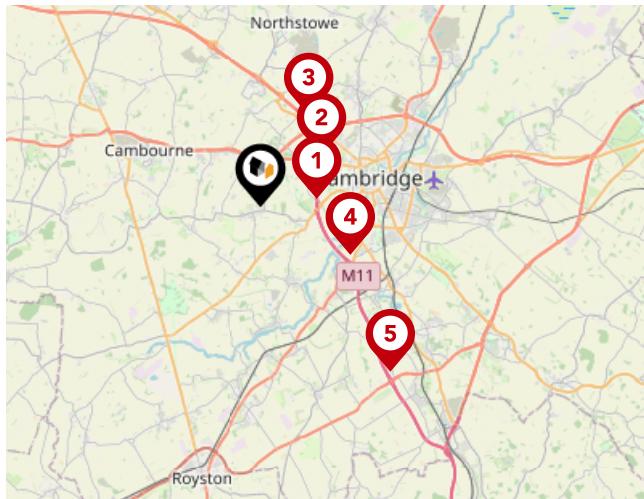
Area Transport (National)

CC&C



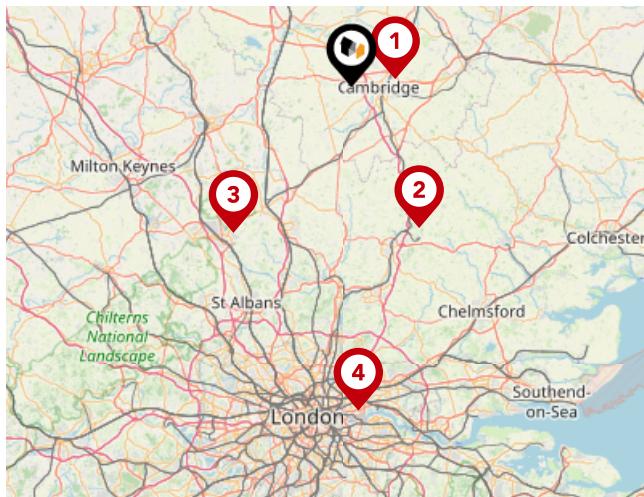
National Rail Stations

Pin	Name	Distance
1	Shepreth Rail Station	4.96 miles
2	Foxton Rail Station	4.78 miles
3	Cambridge Rail Station	4.73 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	2.05 miles
2	M11 J13	2.84 miles
3	M11 J14	3.73 miles
4	M11 J11	3.71 miles
5	M11 J10	7.67 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge	6.44 miles
2	Stansted Airport	22.72 miles
3	Luton Airport	27.28 miles
4	Silvertown	47.22 miles

Area Transport (Local)

CC&C

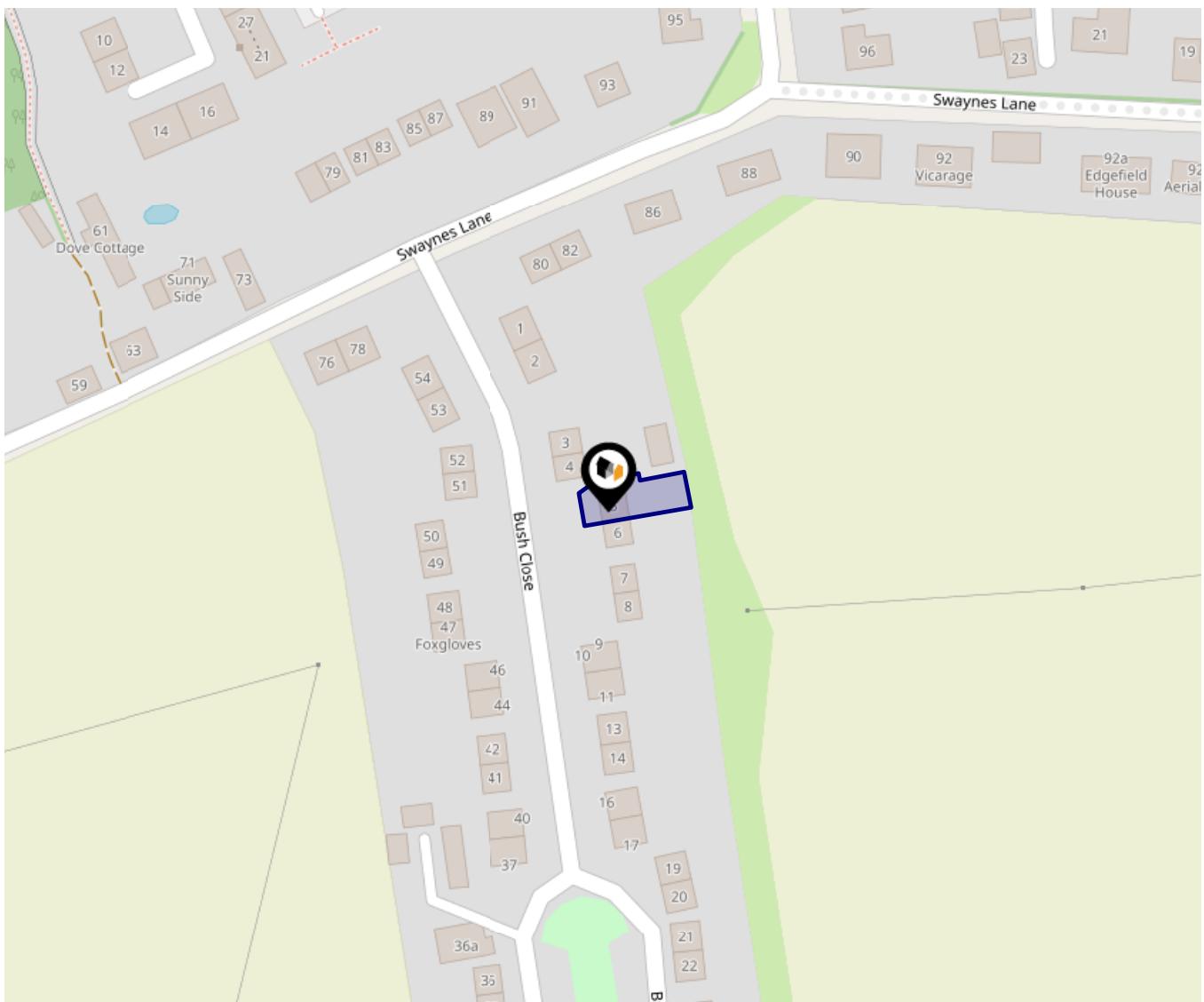


Bus Stops/Stations

Pin	Name	Distance
1	Swayne Lane	0.16 miles
2	South Street	0.34 miles
3	Horizon Park	0.5 miles
4	Kentings	0.56 miles
5	Village College	0.67 miles

Local Area Road Noise

CC&C



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

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Data Quality

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