

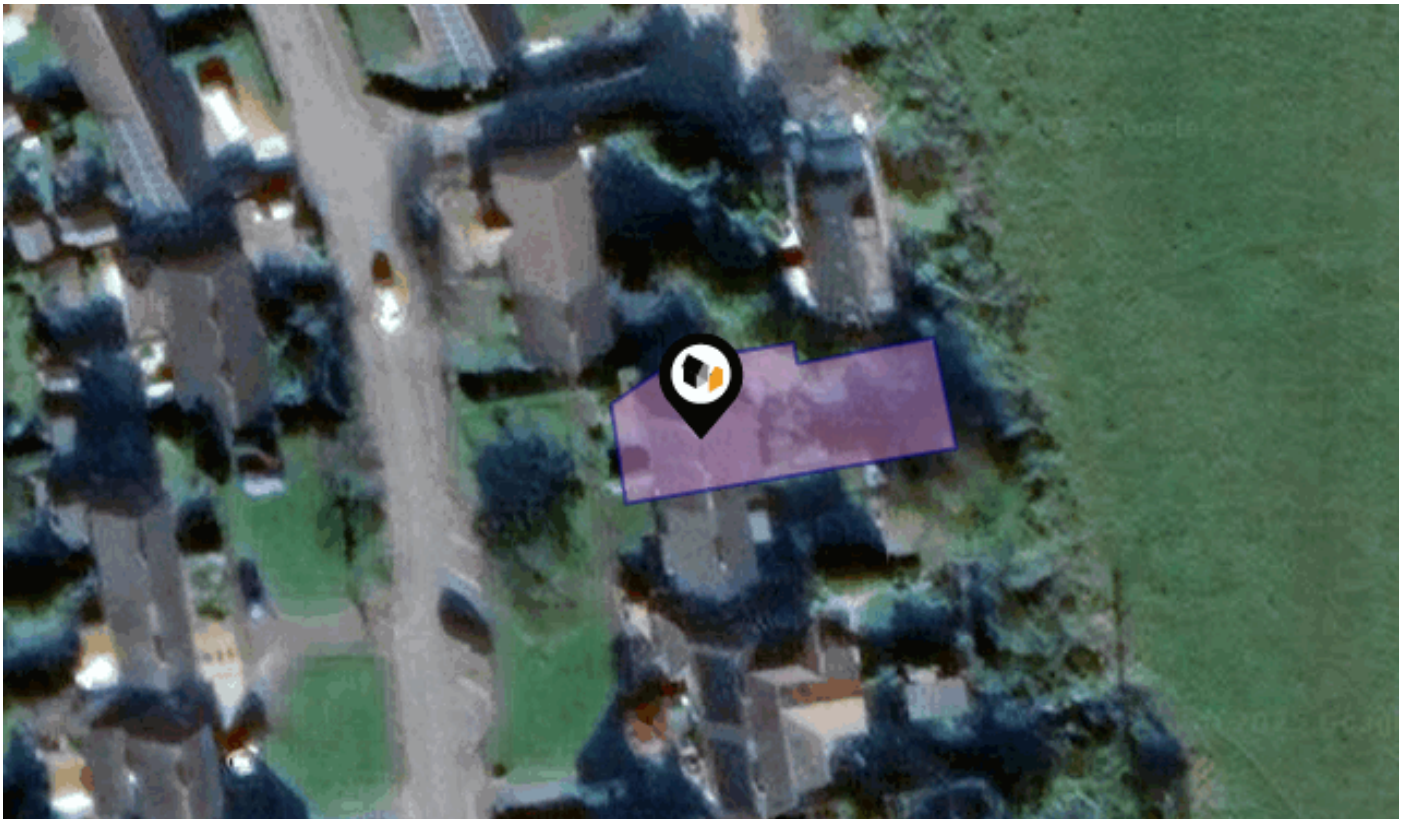


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Friday 12<sup>th</sup> September 2025**



**BUSH CLOSE, COMBERTON, CAMBRIDGE, CB23**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

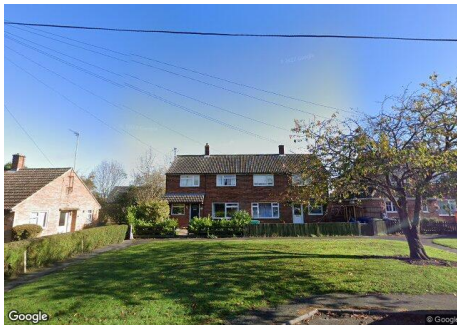
01223 508 050

[jessica@cookecurtis.co.uk](mailto:jessica@cookecurtis.co.uk)

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## Property

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

## Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	18 mb/s	80 mb/s	1000 mb/s
• Surface Water	Very low			

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 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 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
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 02nd November 2018</p>
<p><b>Description:</b> Discharge of Conditions 3 (Materials) 5 (Boundary Treatment) 7 (Visibility Splays) &amp; 8 (Driveway Surfacing) of Planning Permission S/3192/16/FL</p>
Reference - 21/05616/CONDC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 31st March 2023</p>
<p><b>Description:</b> Submission of details required by condition 3 (External Materials) of planning permission 21/05616/FUL</p>
Reference - 23/01247/HFUL
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 31st March 2023</p>
<p><b>Description:</b> Ground floor entrance porch, first floor side extension and ground floor rear extension.</p>
Reference - S/1290/16/FL
<p><b>Decision:</b> Withdrawn</p>
<p><b>Date:</b> 13th May 2016</p>
<p><b>Description:</b> Erection of new dwelling</p>

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

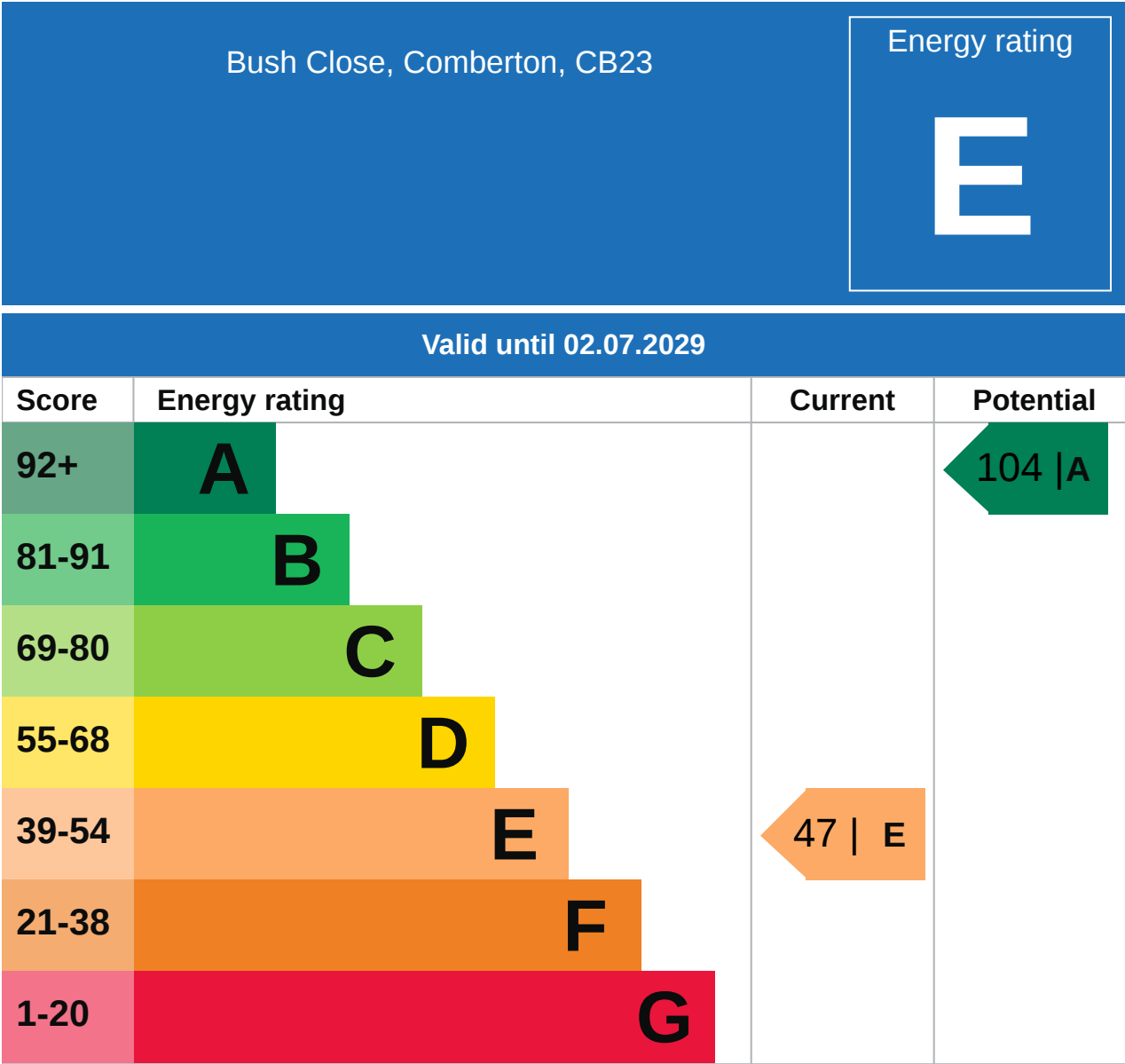














## Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 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, 25 mm loft insulation
<b>Roof Energy:</b>	Poor
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	86 m <sup>2</sup>





### 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.



/cookecurtisco



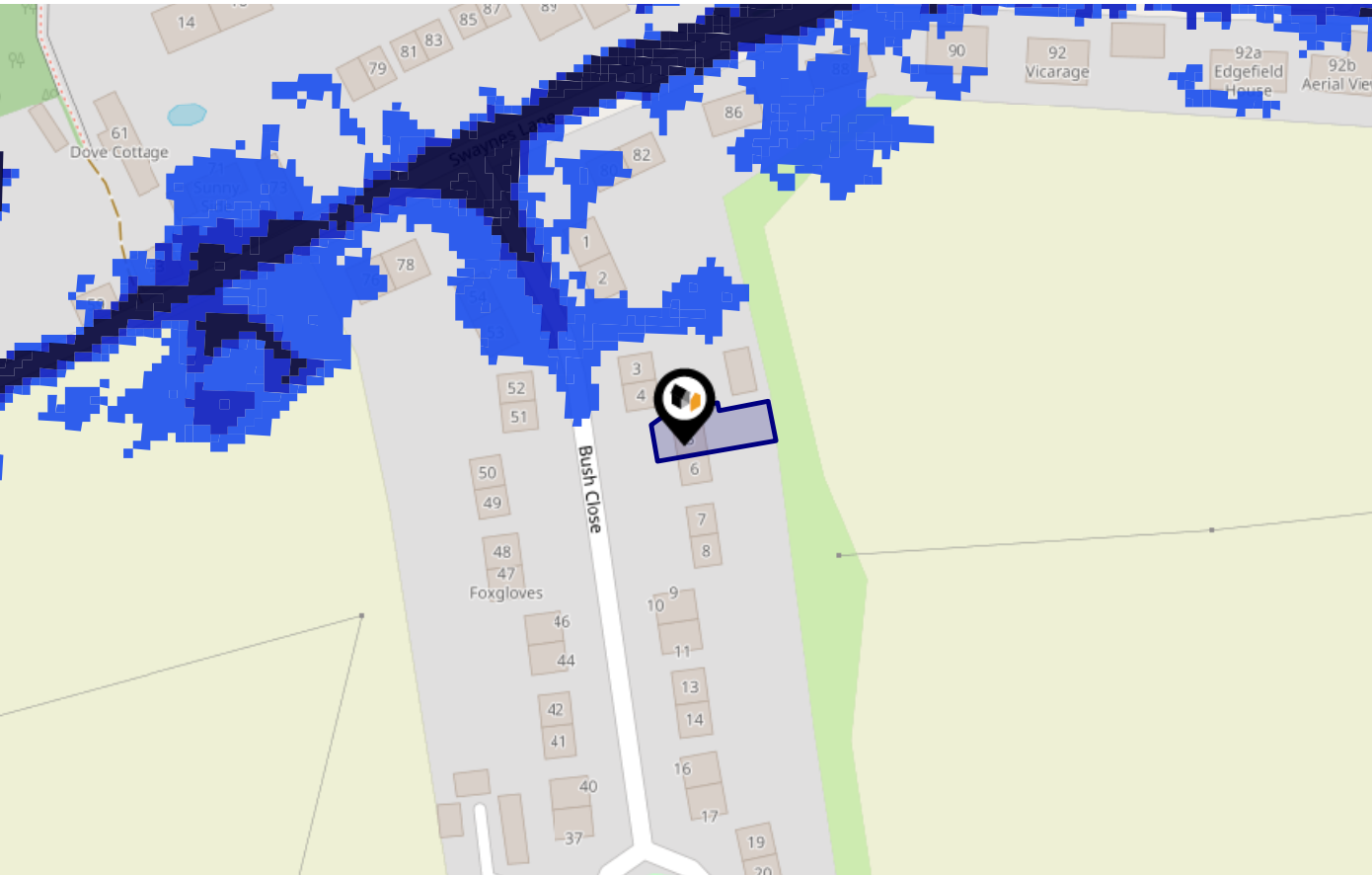
/cookecurtisco

# Flood Risk

## Surface Water - Flood Risk



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

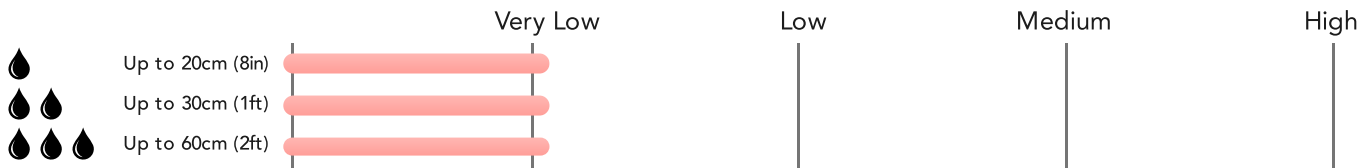


Risk Rating: Very low

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:

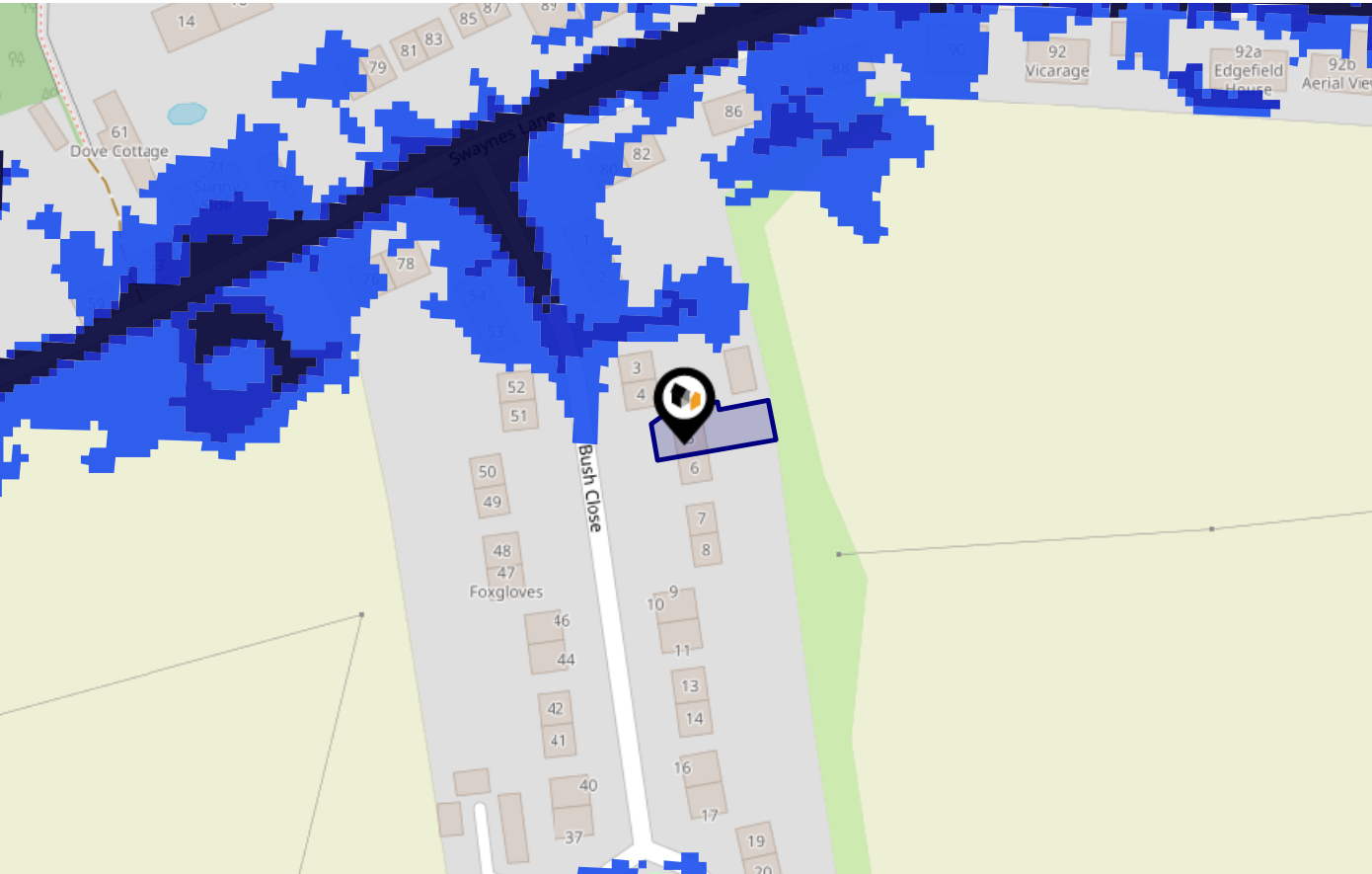


# Flood Risk

## Surface Water - Climate Change



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.

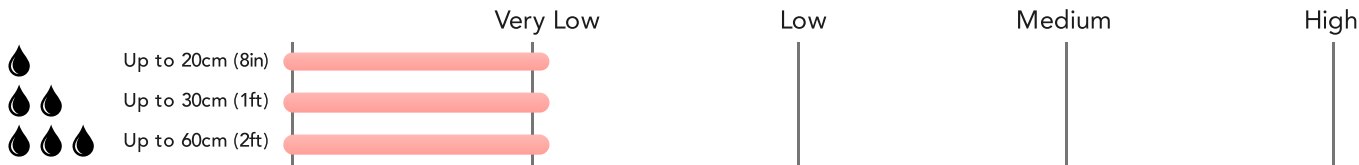


Risk Rating: Very low

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.
- 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:



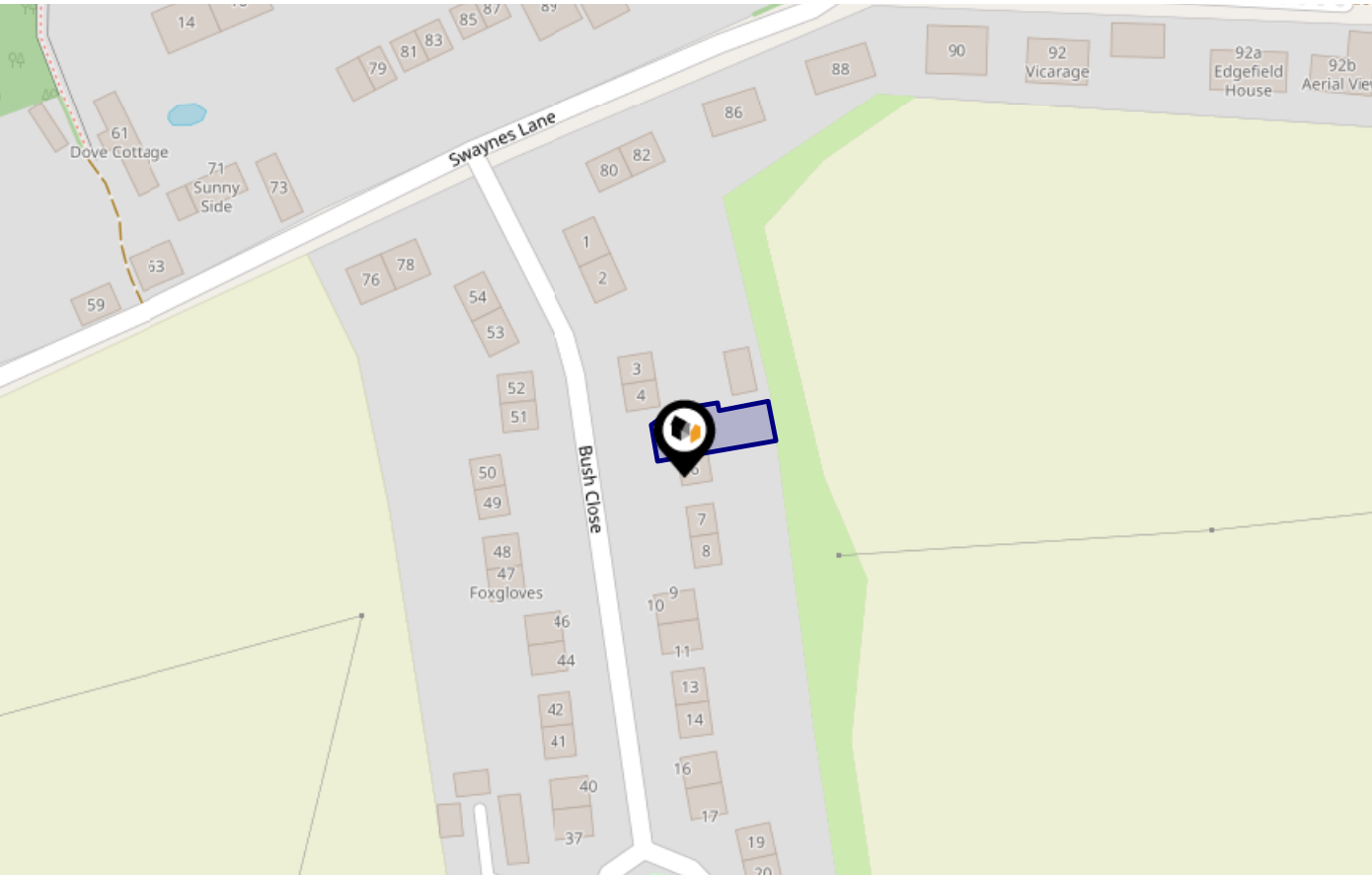


# Flood Risk

## Rivers & Seas - Flood Risk



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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Chance of flooding to the following depths at this property:

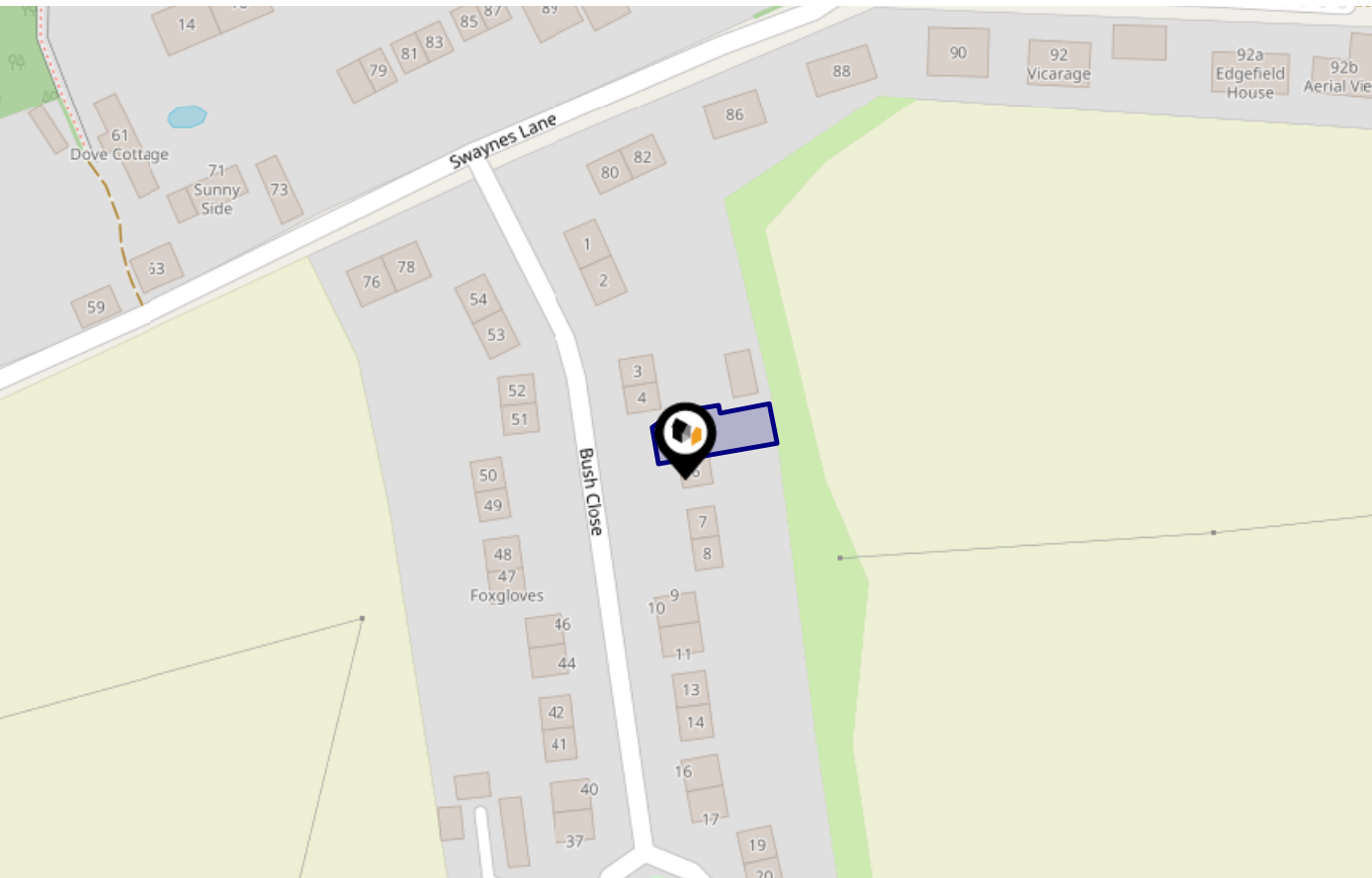


# Flood Risk

## Rivers & Seas - Climate Change



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.

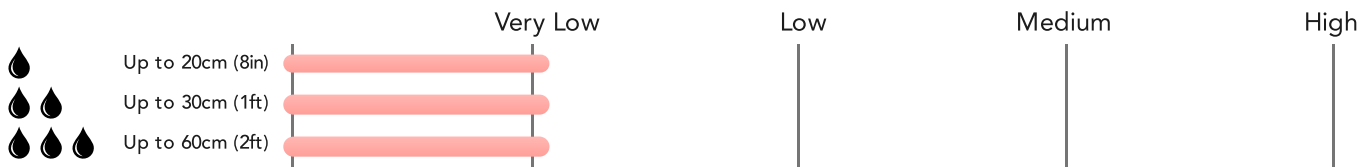


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

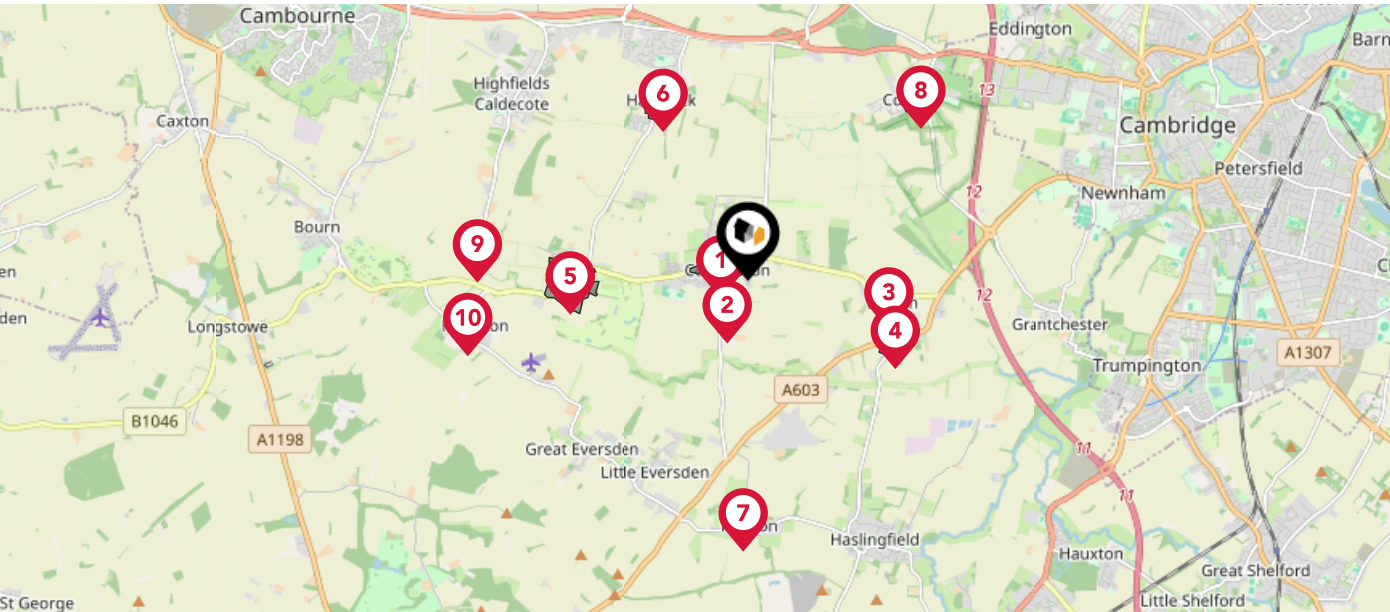


# Maps

## Conservation Areas



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.



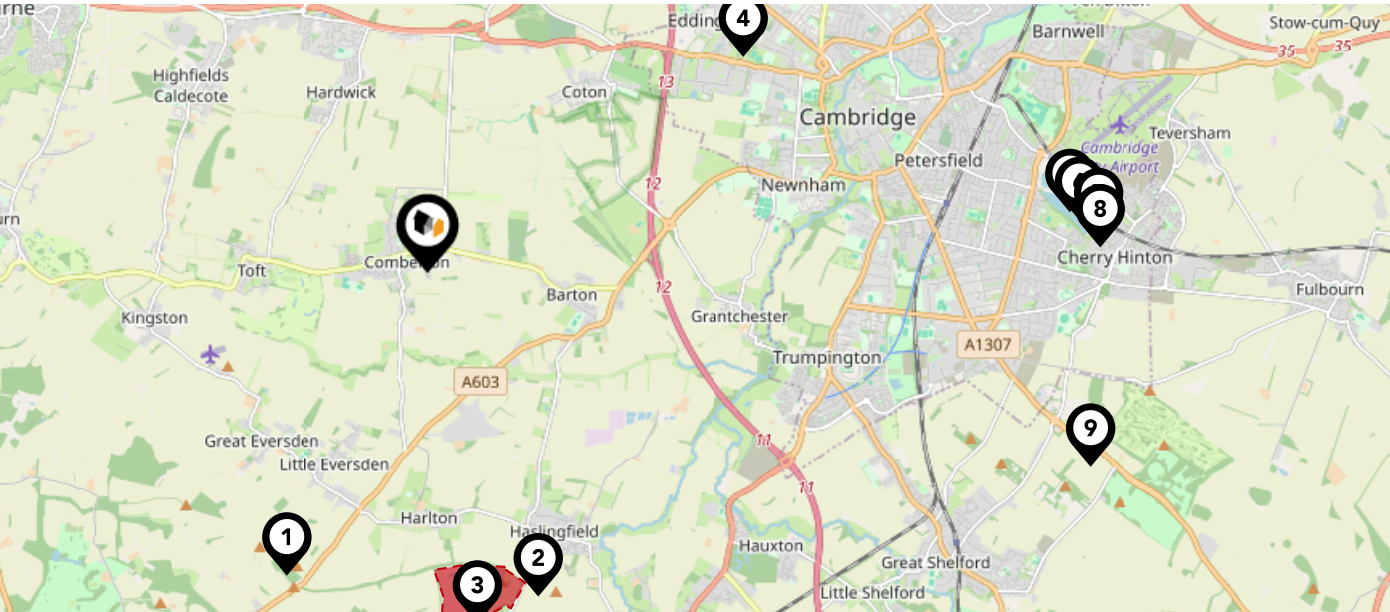
Nearby Conservation Areas	
1	Comberton Village
2	Comberton St Mary's
3	Barton St Peter's
4	Barton Wimpole Road
5	Toft
6	Hardwick
7	Harlton
8	Coton
9	Caldecote
10	Kingston

# Maps

## Landfill Sites



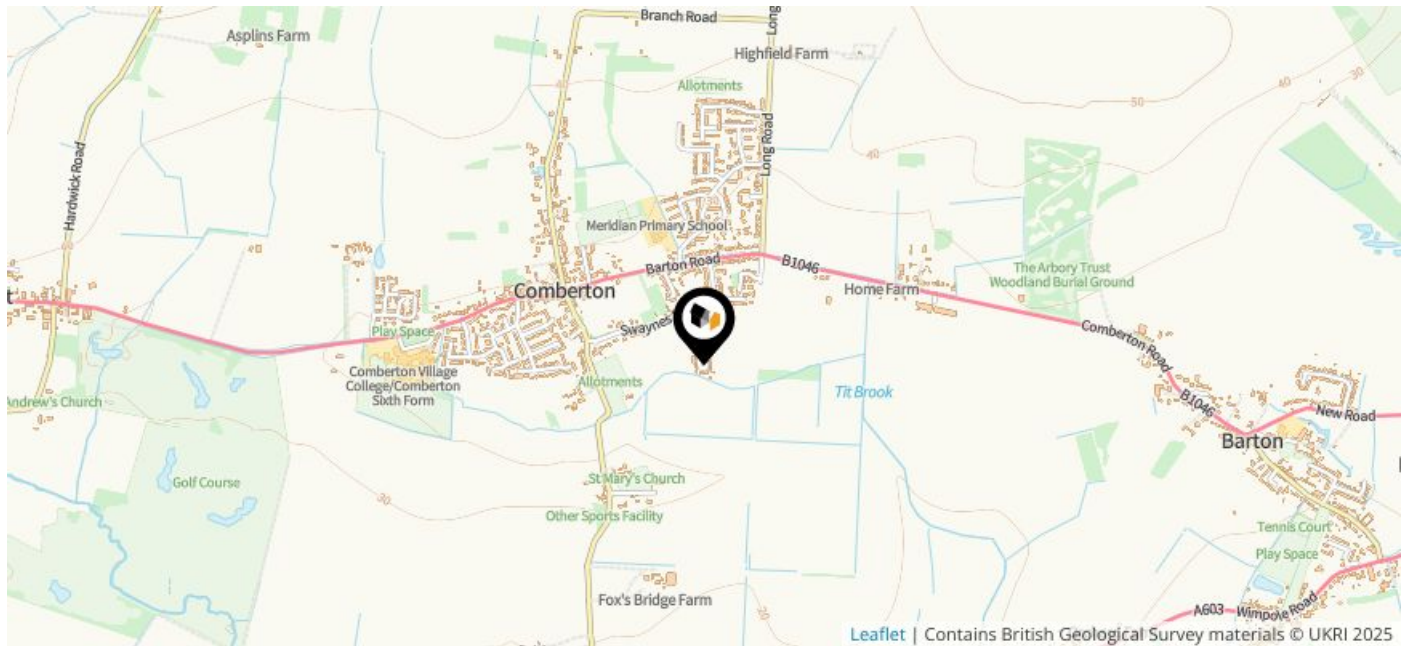
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Little Eversden Landfill-Orwell Hill, Little Eversden	Historic Landfill
2	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill
3	No name provided by source	Active Landfill
4	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
5	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
6	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
7	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
8	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
9	Hill Trees-Stapleford	Historic Landfill



This map displays nearby coal mine entrances and their classifications.



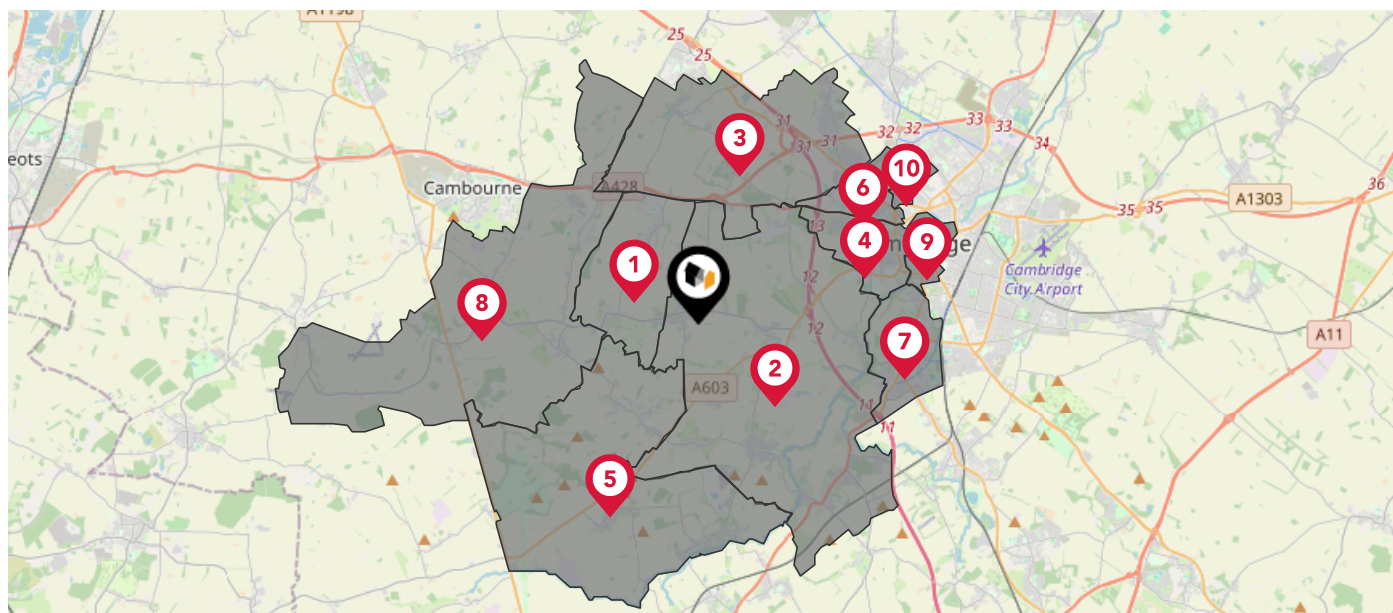
### Mine Entry

- ✕ 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.

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



Hardwick Ward



Harston & Comberton Ward



Girton Ward



Newnham Ward



Barrington Ward



Castle Ward



Trumpington Ward



Caldecote Ward



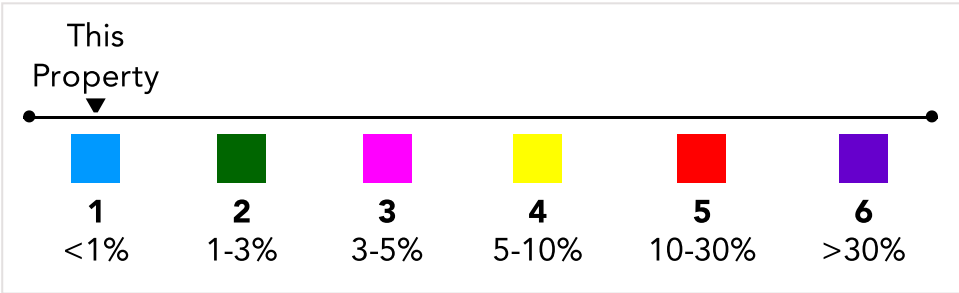
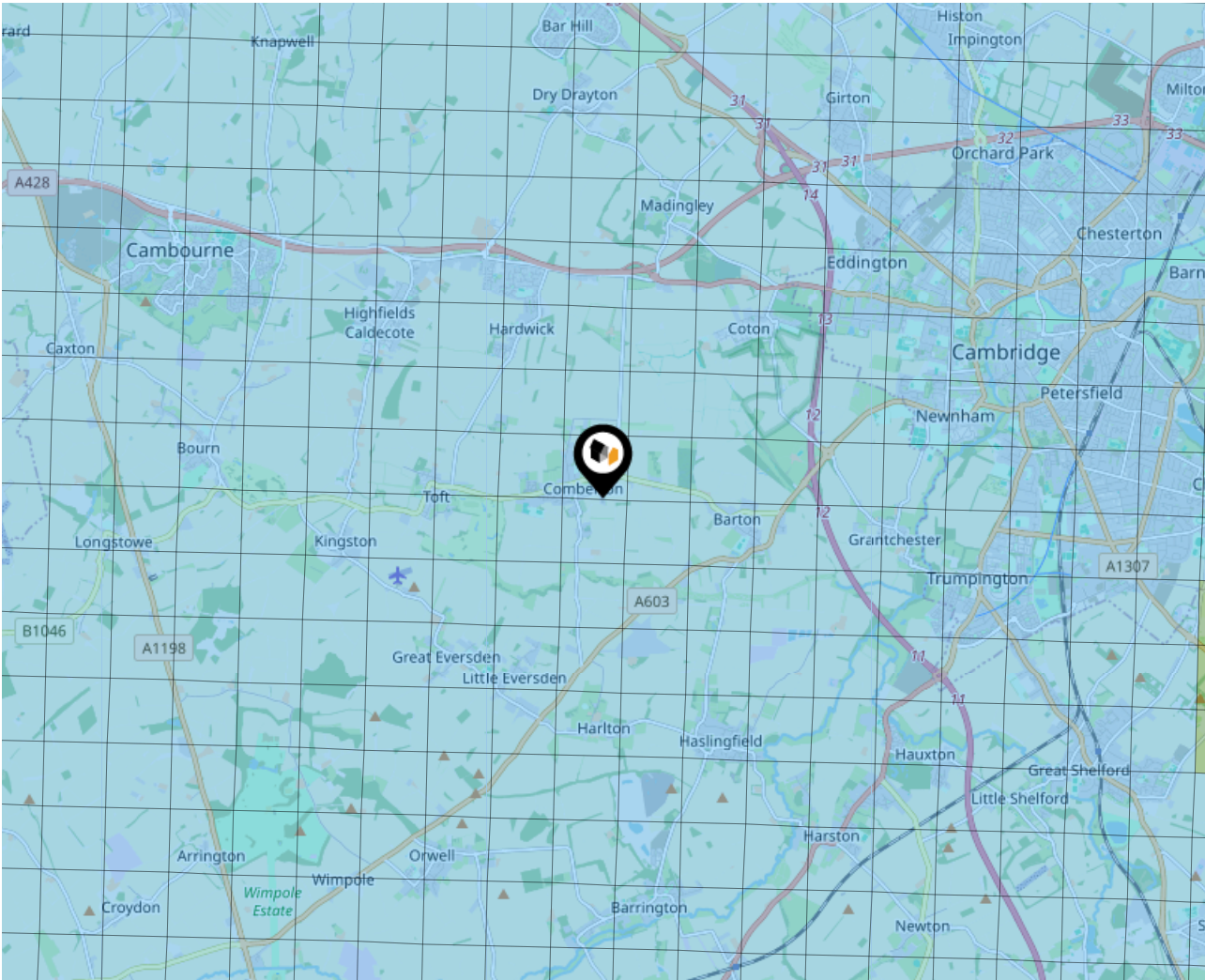
Market Ward



Arbury Ward

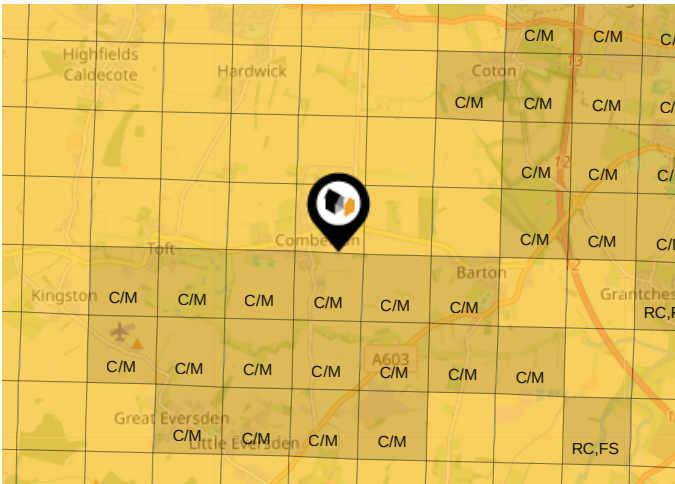
### What is Radon?

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)

<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		



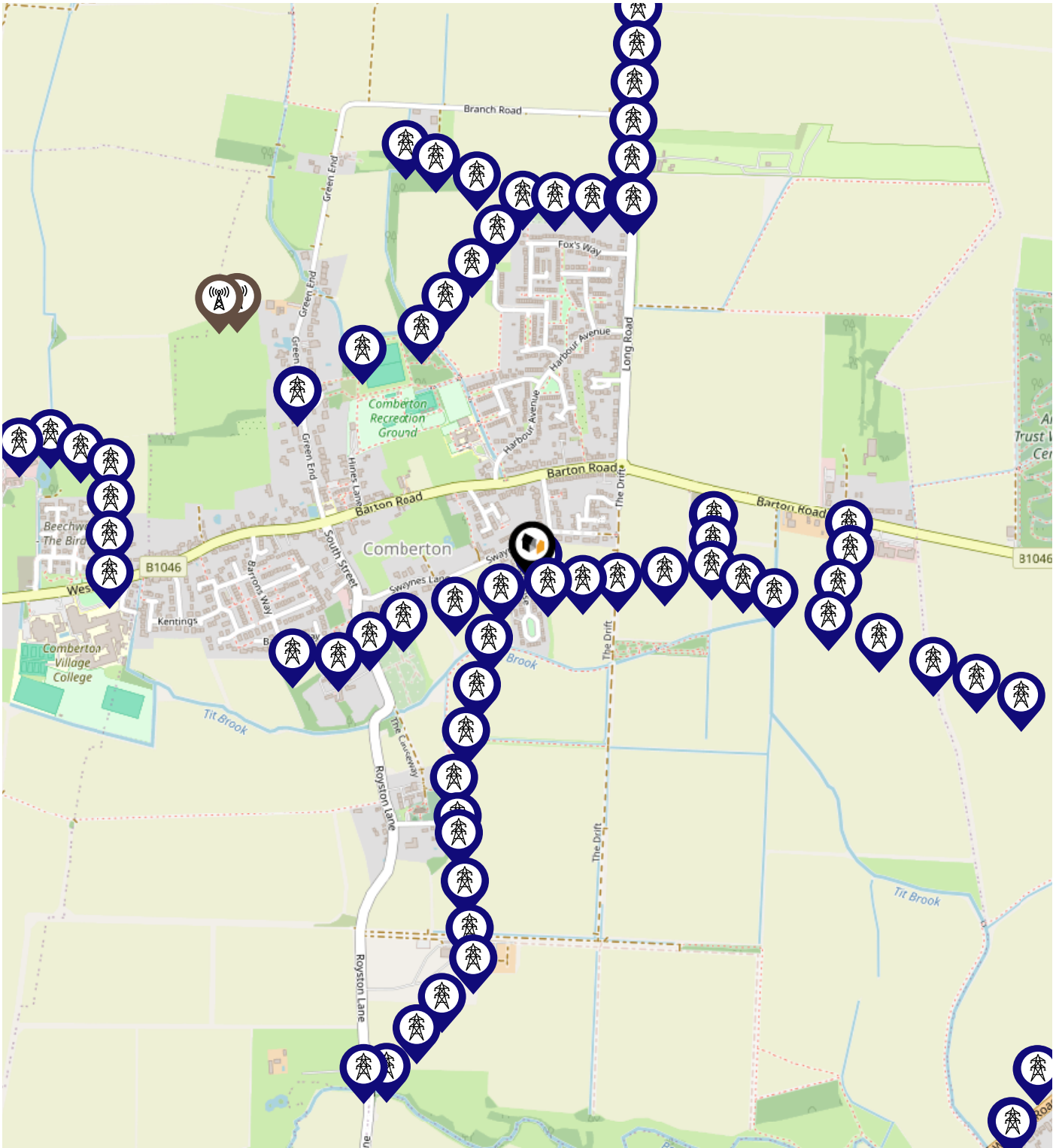
### Primary Classifications (Most Common Clay Types)

<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

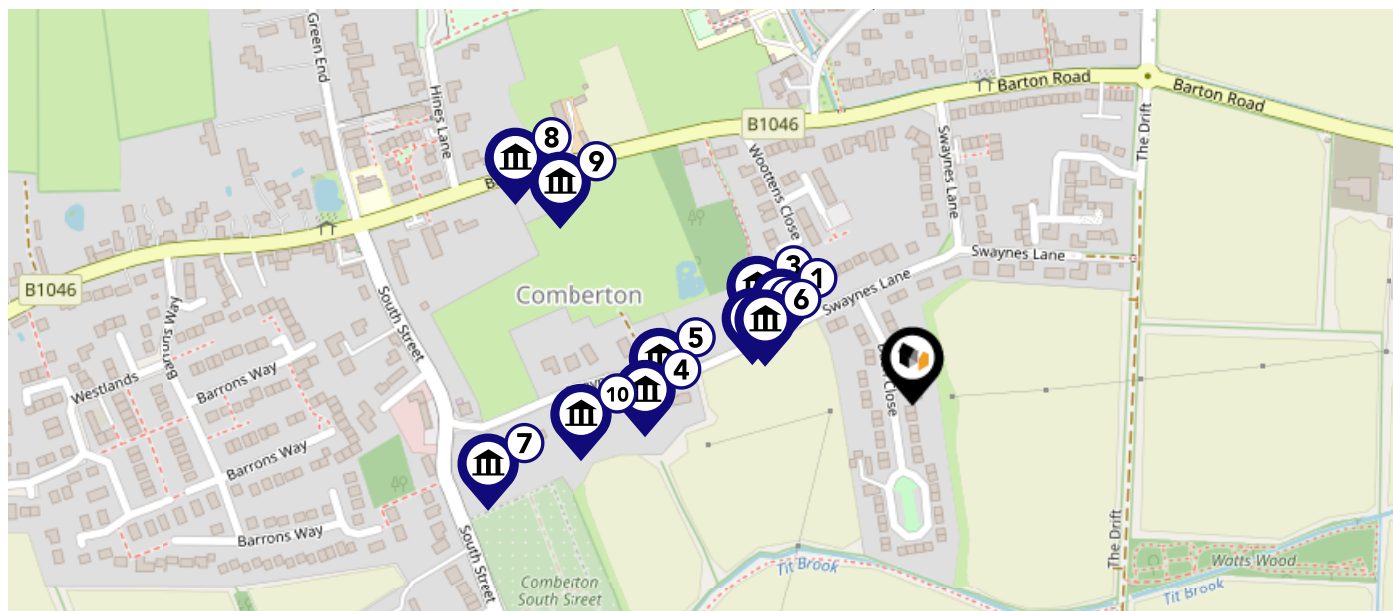












### Key:

-  Power Pylons
-  Communication Masts

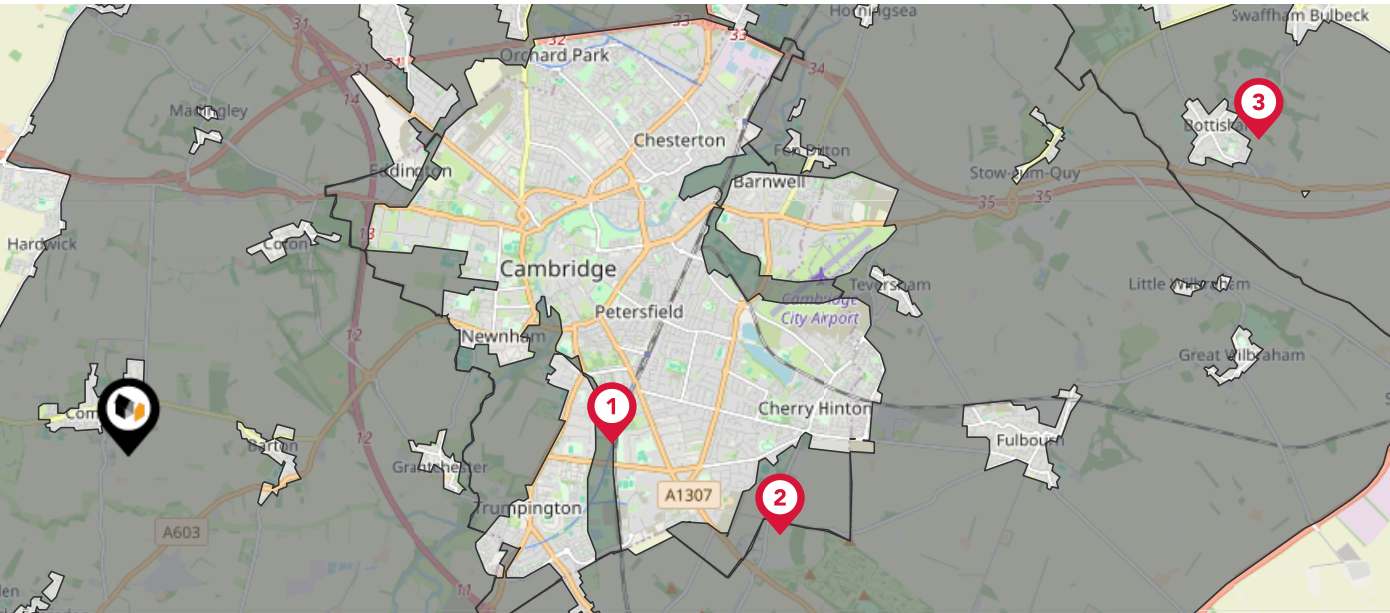


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

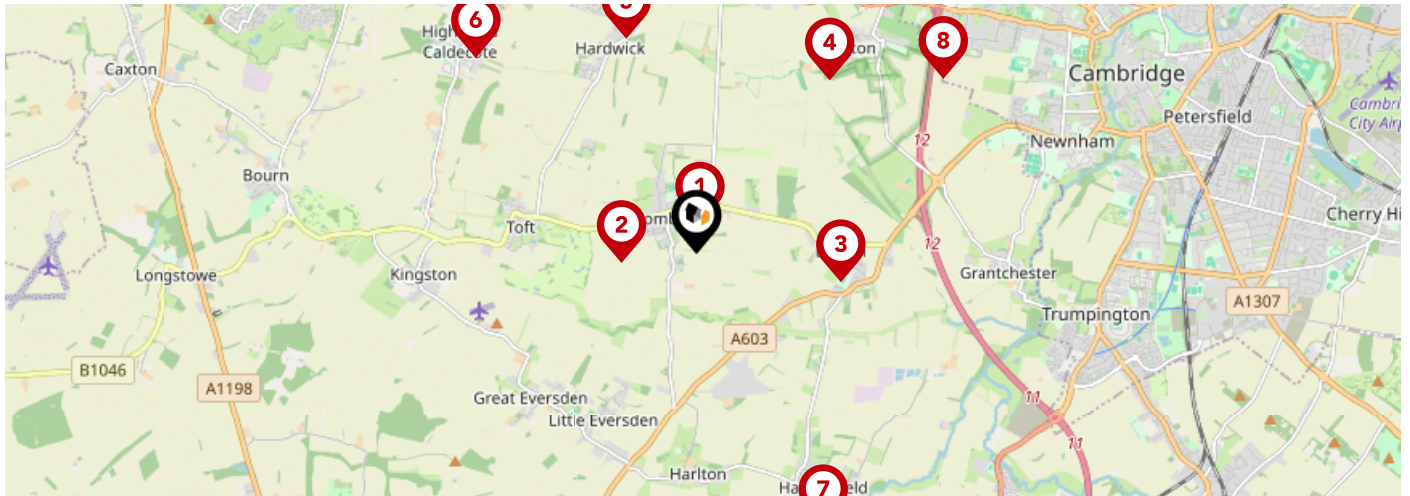


Listed Buildings in the local district		Grade	Distance
	1310078 - Sunnyside	Grade II	0.1 miles
	1331103 - Brocks Close	Grade II	0.1 miles
	1161500 - Dove Cottage	Grade II	0.1 miles
	1127807 - Greenways	Grade II	0.1 miles
	1161491 - 41, Swaynes Lane	Grade II	0.1 miles
	1127808 - 63 And 65, Swaynes Lane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

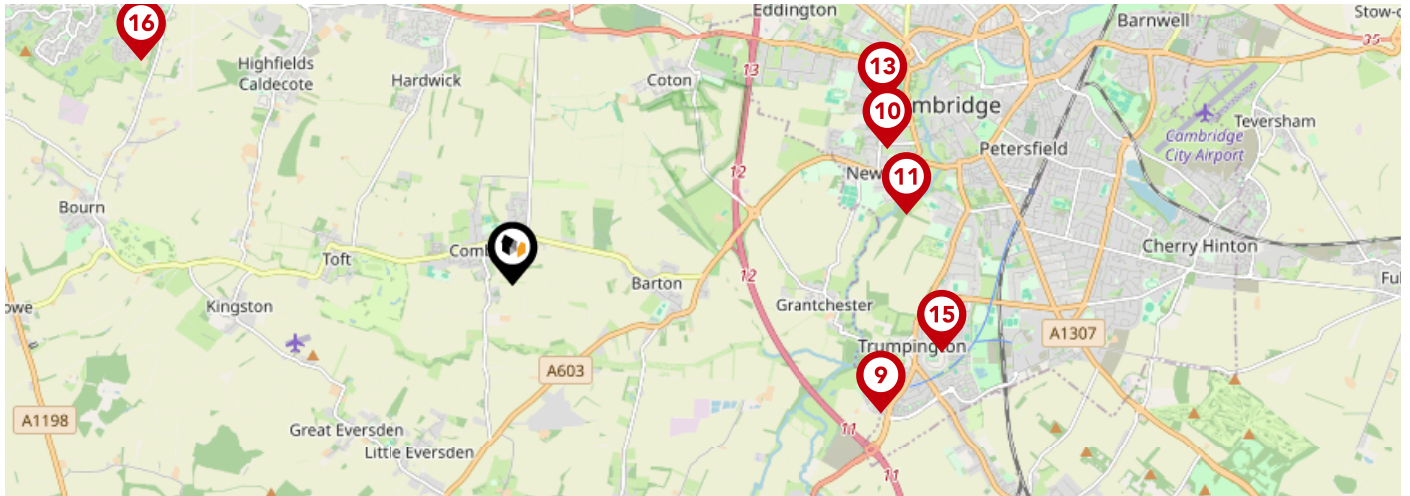
This map displays nearby areas that have been designated as Green Belt...











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

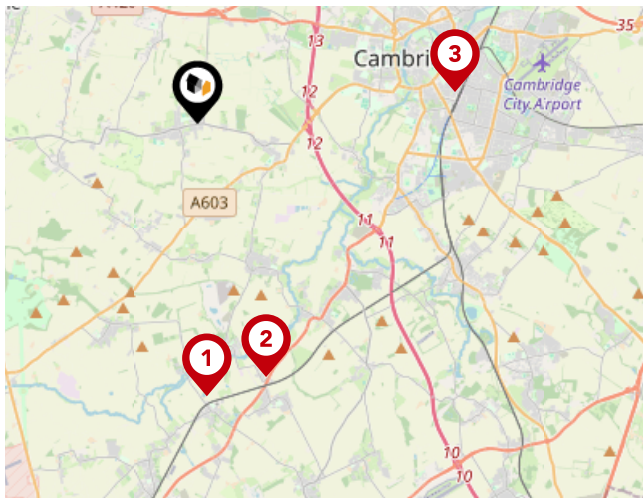


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Meridian Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Comberton Village College</b> Ofsted Rating: Outstanding   Pupils: 1930   Distance:0.69	<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:1.33	<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:1.98	<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:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Caldecote Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Haslingfield Endowed Primary School</b> Ofsted Rating: Good   Pupils: 137   Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>University of Cambridge Primary School</b> Ofsted Rating: Outstanding   Pupils: 668   Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



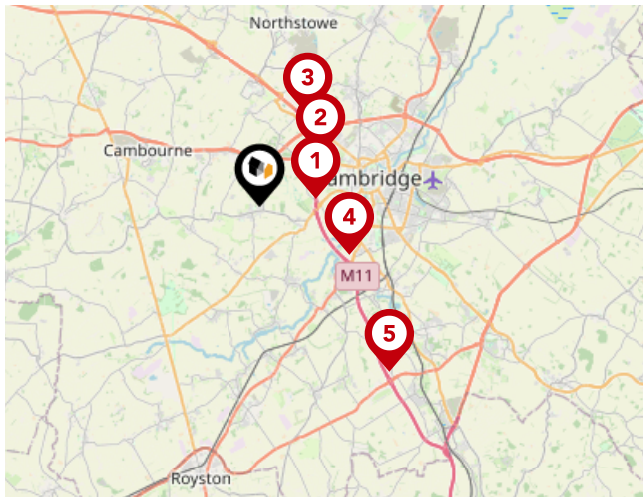
		Nursery	Primary	Secondary	College	Private
	<b>Trumpington Meadows Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King's College School</b> Ofsted Rating: Not Rated   Pupils: 414   Distance:3.62	<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:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dry Drayton CofE (C) Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance:3.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's College School</b> Ofsted Rating: Not Rated   Pupils: 435   Distance:3.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barrington CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 157   Distance:3.8	<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:3.94	<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:3.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





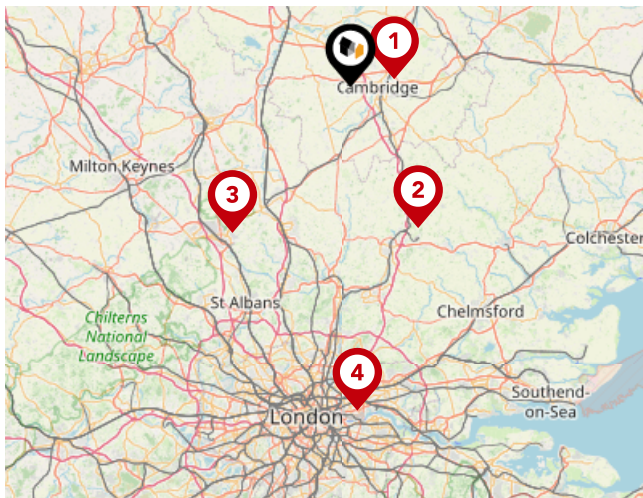
National Rail Stations

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



Trunk Roads/Motorways

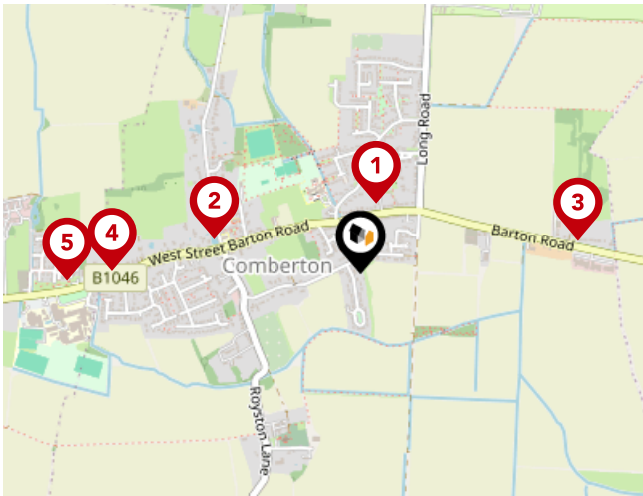
Pin	Name	Distance
1	M11 J12	2.05 miles
2	M11 J13	2.84 miles
3	M11 J14	3.73 miles
4	M11 J11	3.71 miles
5	M11 J10	7.67 miles



Airports/Helipads

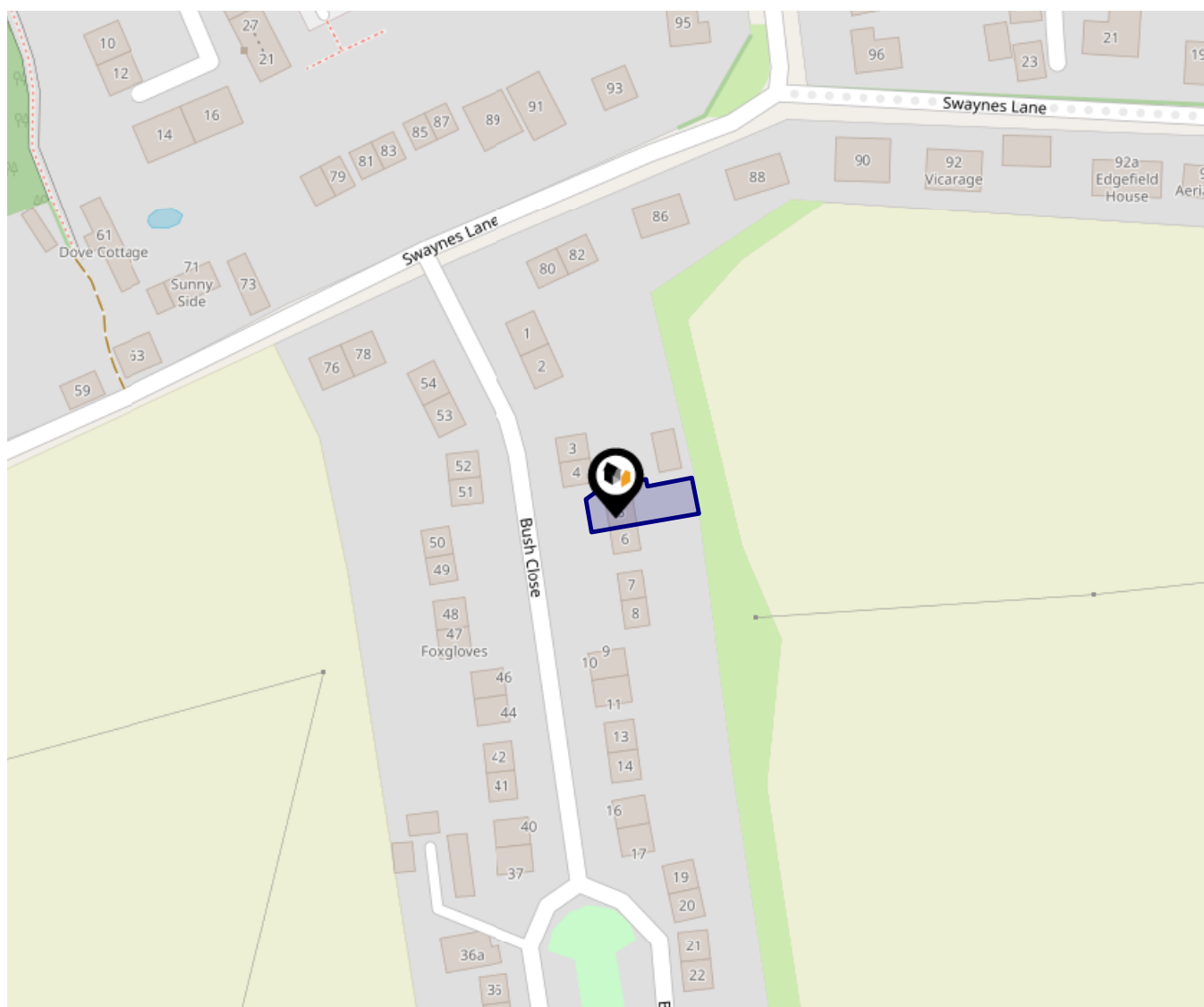
Pin	Name	Distance
1	Cambridge	6.44 miles
2	Stansted Airport	22.72 miles
3	Luton Airport	27.28 miles
4	Silvertown	47.22 miles










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



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

# 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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Valuation Office  
Agency

