

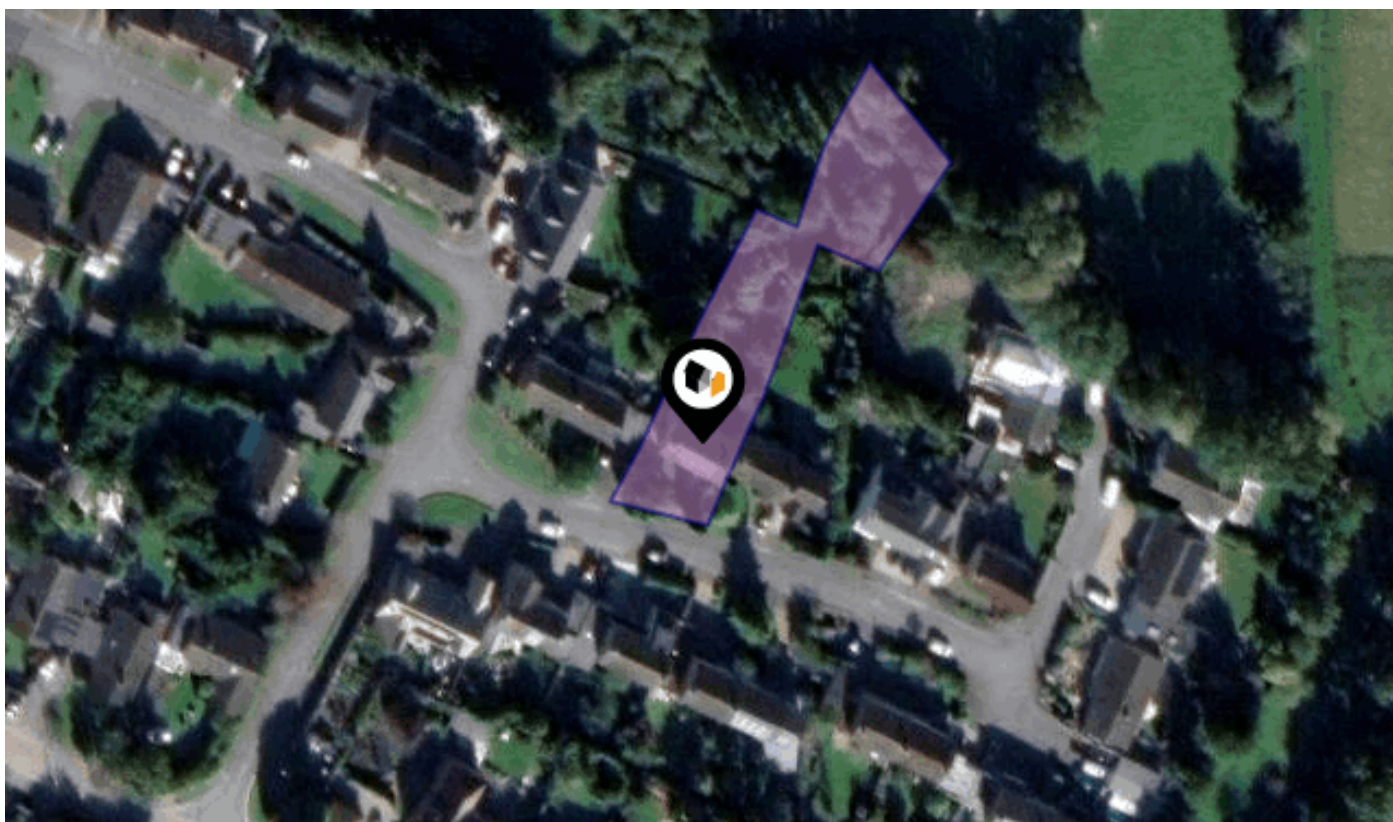


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Monday 01<sup>st</sup> September 2025**



**MAILES CLOSE, BARTON, CAMBRIDGE, CB23**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



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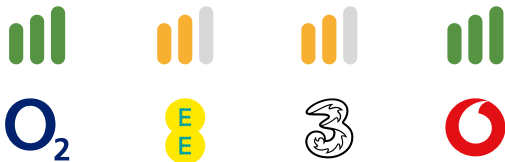


Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,130 ft <sup>2</sup> / 105 m <sup>2</sup>		
Plot Area:	0.31 acres		
Council Tax :	Band E		
Annual Estimate:	£2,951		
Title Number:	CB186878		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low			
• Surface Water	Low			
		11 mb/s	56 mb/s	1000 mb/s
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		



Planning records for: **2 Mailes Close Barton Cambridge Cambridgeshire CB23 7BQ**

Reference - S/2505/13/FL	
Decision:	Decided
Date:	25th November 2013
Description:	Single Storey Front and Rear Extensions and Increase in Roof Ridge Height

Planning records for: **4 Mailes Close Barton Cambridge Cambridgeshire CB23 7BQ**

Reference - S/0152/09/F	
Decision:	Decided
Date:	04th February 2009
Description:	Extension & Installation of Solar Panels

Planning records for: **5 Mailes Close Barton Cambridgeshire CB23 7BQ**

Reference - 23/00902/HFUL	
Decision:	Decided
Date:	06th March 2023
Description:	Retrospective retention of conversion of double garage to habitable floor space and store.

Reference - 23/00876/HFUL	
Decision:	Decided
Date:	06th March 2023
Description:	Single storey front and side extensions, new rooftiles, cladding and render.

Planning records for: **6 Mailes Close Barton Cambridge Cambridgeshire CB23 7BQ**

Reference - S/1528/08/F	
Decision:	Decided
Date:	08th September 2008
Description:	2 Storey Extension to side and single storey extension to rear

Planning records for: **9 Mailes Close Barton Cambridge Cambridgeshire CB23 7BQ**

Reference - S/0185/15/FL	
Decision:	Decided
Date:	26th January 2015
Description:	Single storey front extension. and new ground floor window on gable

Planning records for: **10 Mailes Close Barton Cambridge Cambridgeshire CB23 7BQ**

Reference - S/1785/11	
Decision:	Decided
Date:	07th September 2011
Description:	Revised drawings to include an air source heat pump as a variation to Condition 2 of S/2089/10.

Reference - S/2089/10	
Decision:	Decided
Date:	24th November 2010
Description:	Extensions.



Planning records for: **12 Mailes Close Barton Cambridgeshire CB23 7BQ**

Reference - 24/04863/HFUL	
Decision:	Decided
Date:	30th December 2024
Description:	Demolition of existing side utility room and the erection of a two storey side/front extension, erection of a front porch and WC and the removal of existing flat roof of garage/family room and replace with a pitched roof.

Planning records for: **13 Mailes Close Barton CB23 7BQ**

Reference - 20/01240/NMA1	
Decision:	Awaiting decision
Date:	25th September 2020
Description:	Non material amendment of planning permission 20/01240/HFUL for minor alterations to window sizes on existing downstairs portion of property. The addition of two timber posts and removal of brick supporting wall to porch resulting in slight increase in rendered area.

Reference - 20/01240/HFUL	
Decision:	Decided
Date:	11th February 2020
Description:	Raise ridge to provide loft conversion with three front dormers, external alterations and replacement of flat roof with pitched roof to detached garage

Reference - S/3151/18/OL	
Decision:	Decided
Date:	15th August 2018
Description:	Application for outline planning permission for demolition of one dwelling and garage and replacement with up to two dwellings with garages and associated works with all matters reserved.

Planning records for: **16 Mailes Close Barton Cambridgeshire CB23 7BQ**

Reference - 22/05537/PRIOR	
Decision:	Decided
Date:	22nd December 2022
Description:	Single storey rear garden room

Reference - 23/00049/HFUL	
Decision:	Decided
Date:	06th January 2023
Description:	Single storey pitched roof porch to replace existing porch.

Reference - 21/03035/COND5	
Decision:	Decided
Date:	06th January 2023
Description:	Submission of details required by condition 5 (Phasing Plan) of Transport and Works Order 21/03035/TWA

Planning records for: **20 Mailes Close Barton Cambridgeshire CB23 7BQ**

Reference - 25/01687/HFUL	
Decision:	Decided
Date:	30th April 2025
Description:	Single storey front, side and rear extensions, rooflights to rear elevation and installation of external timber cladding.

Planning records for: **22 Mailes Close Barton CB23 7BQ**

Reference - 20/01597/HFUL	
Decision:	Decided
Date:	09th March 2020
Description:	Single storey rear extension and part conversion of existing garage

Planning records for: **23 Mailes Close Barton Cambridge Cambridgeshire CB23 7BQ**

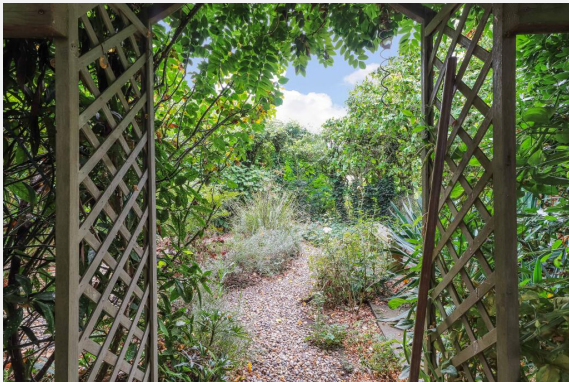
Reference - S/1640/19/FL	
Decision:	Decided
Date:	06th May 2019
Description:	Front single storey extension two storey side extension & two storey rear extension

Planning records for: **27 Mailes Close Barton Cambridgeshire CB23 7BQ**

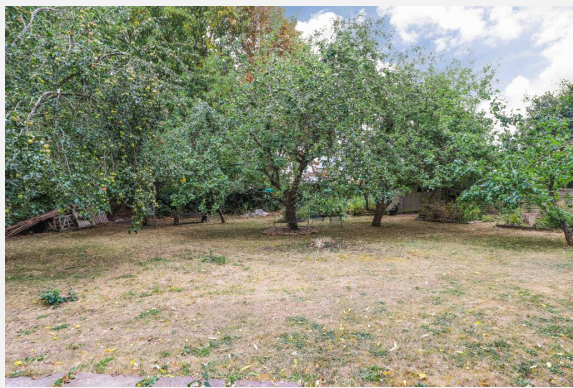
Reference - 23/03382/HFUL	
Decision:	Decided
Date:	04th September 2023
Description:	Two storey side extension and part single storey rear extension, single storey rear extension, single storey front extension to enlarge garage with new pitched roof and front porch canopy

Reference - S/0657/11	
Decision:	Decided
Date:	30th March 2011
Description:	Extension and alterations













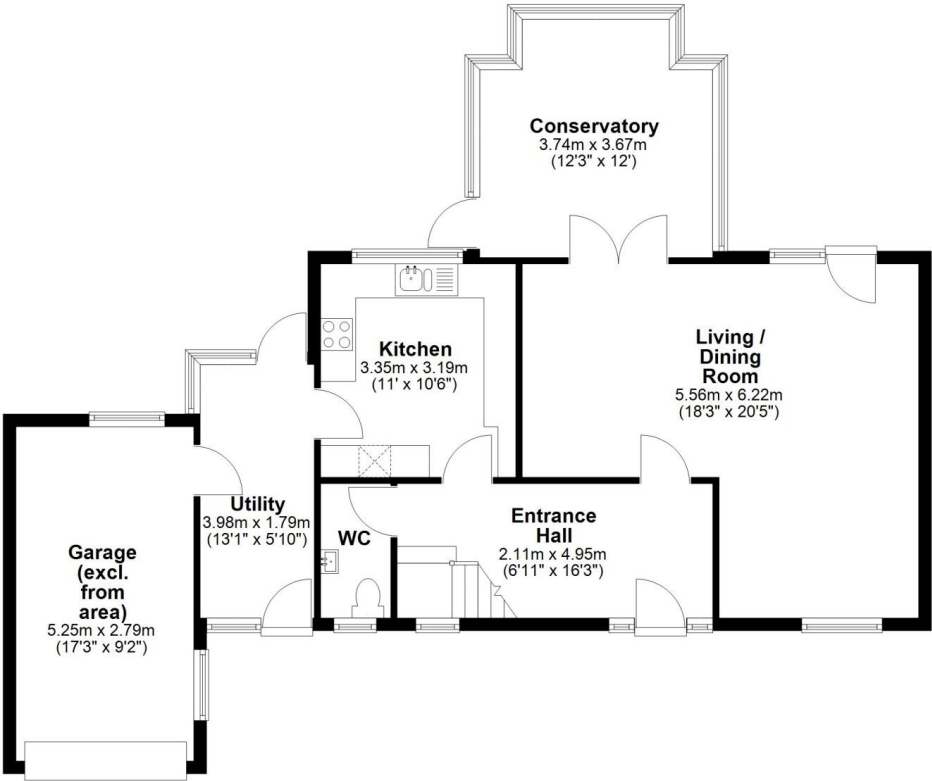
MAILES CLOSE, BARTON, CAMBRIDGE, CB23



MAILES CLOSE, BARTON, CAMBRIDGE, CB23

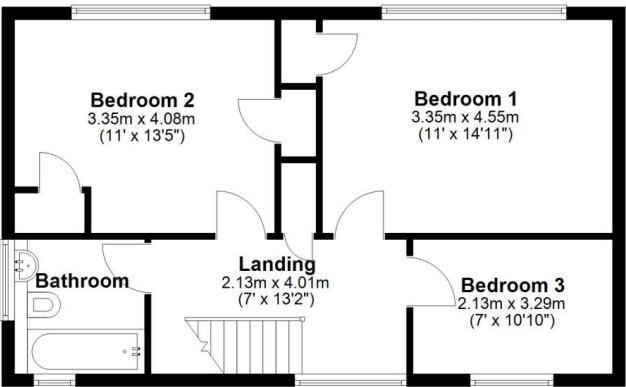
Ground Floor

Approx. 73.1 sq. metres (787.2 sq. feet)



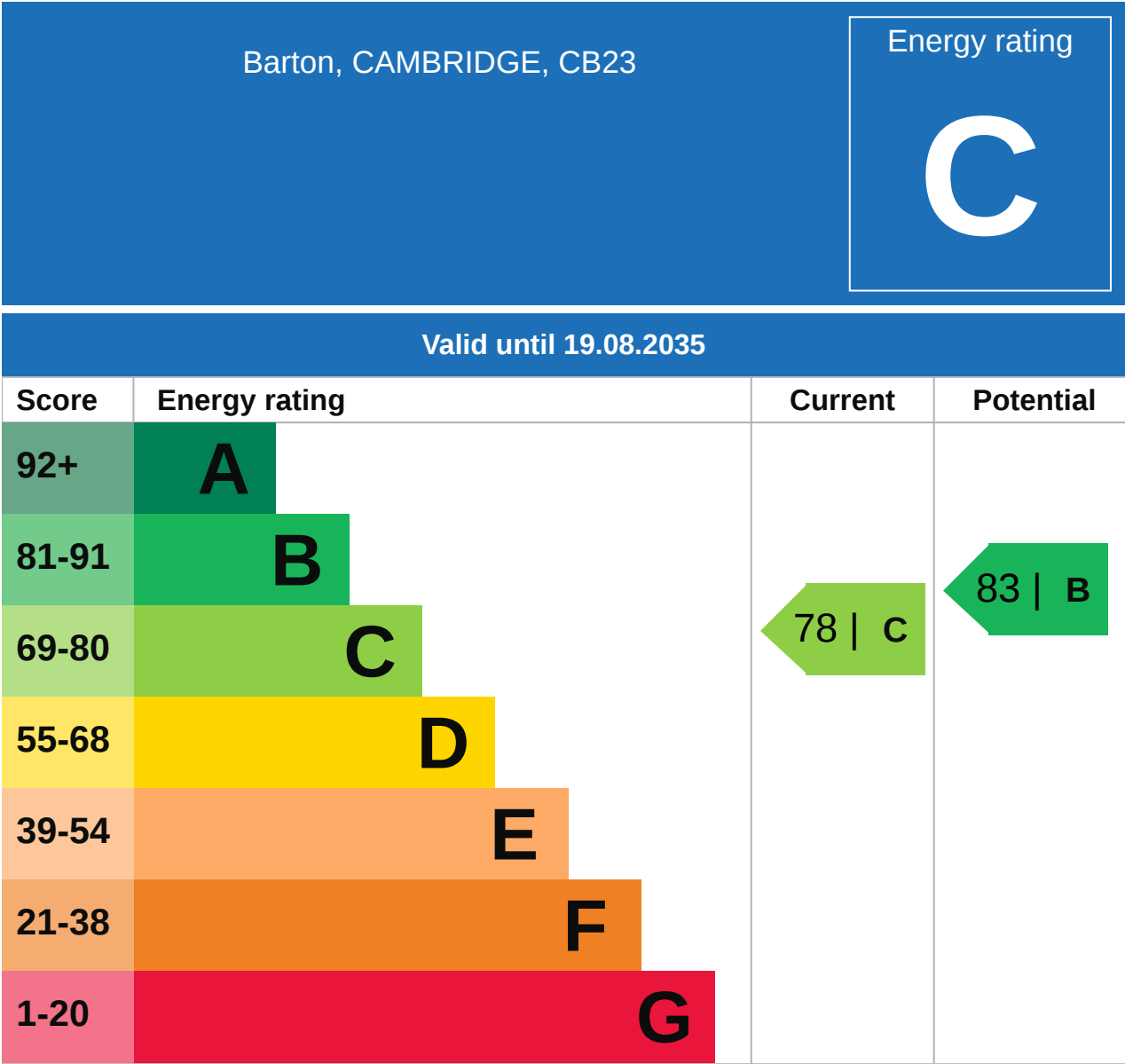
First Floor

Approx. 52.7 sq. metres (566.8 sq. feet)



Total area: approx. 125.8 sq. metres (1354.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Additional EPC Data

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<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Below average lighting efficiency
<b>Lighting Energy:</b>	Average
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	105 m <sup>2</sup>



## Accessibility / Adaptations

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Conservatory 2003

solar panels 2012

Replacement front windows and front door 2024

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## Electricity Supply

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EDF

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## Gas Supply

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Liquid Petroleum Gas - 2 Canisters

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## Central Heating

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Oil boiler

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## Water Supply

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Cambridge Water

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## Drainage

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Anglian water



### 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



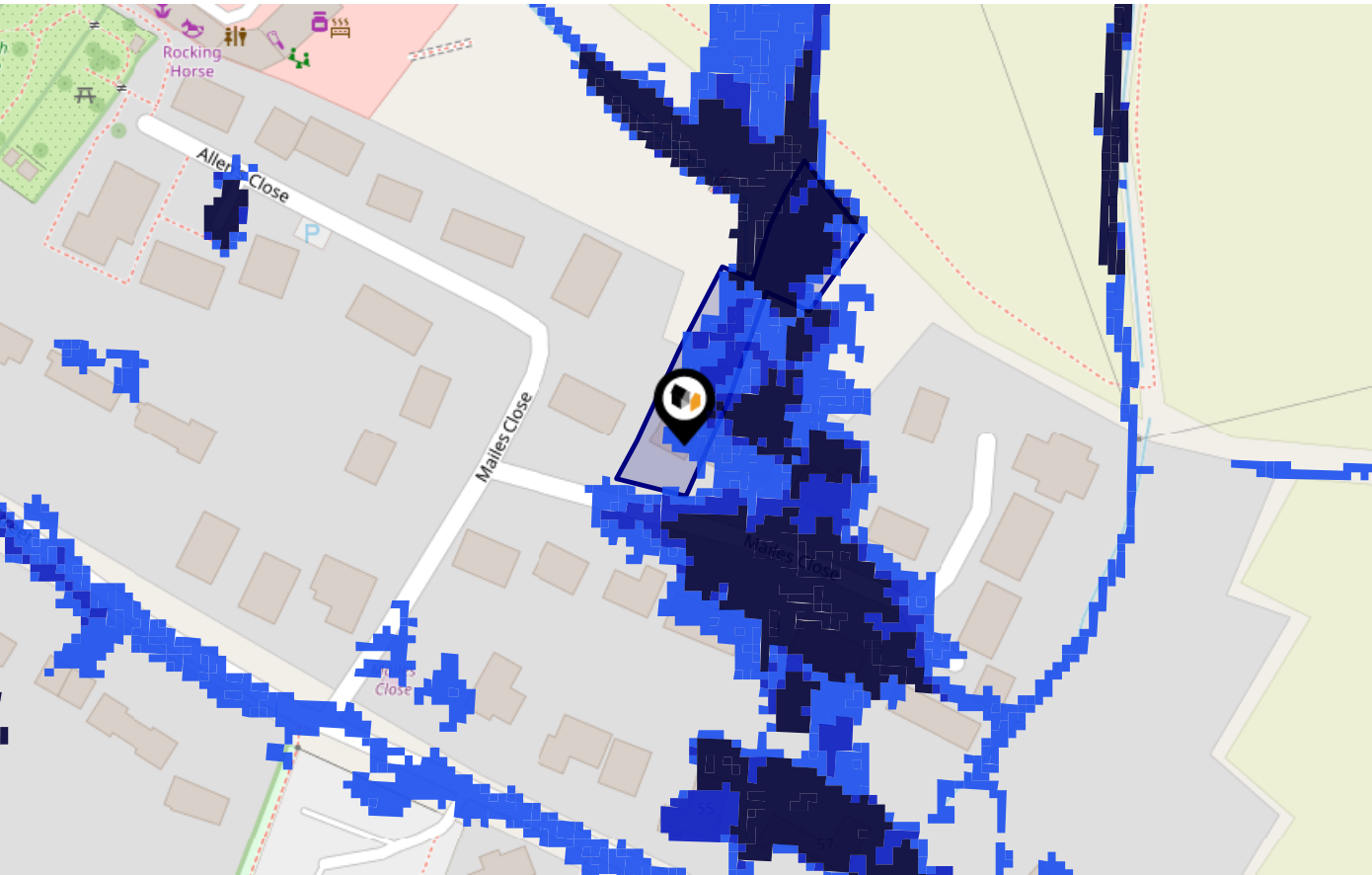
/cookecurtisco

# 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.

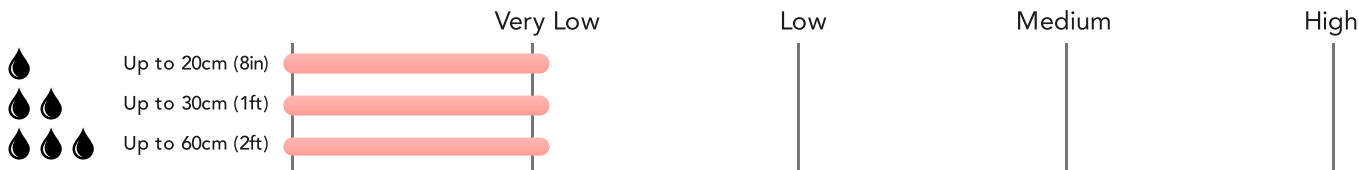


Risk Rating: Low

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:



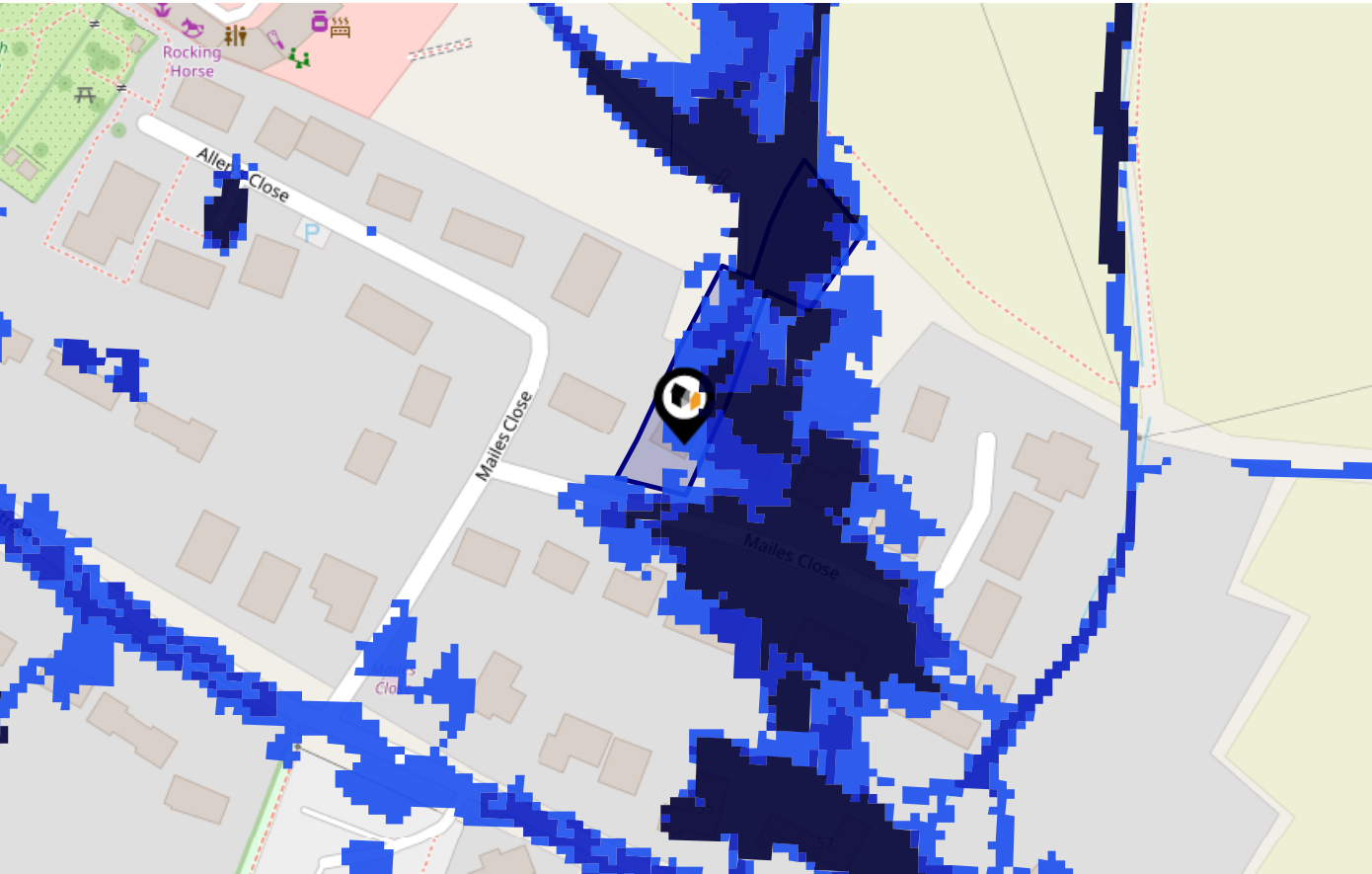


# Flood Risk

## 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.

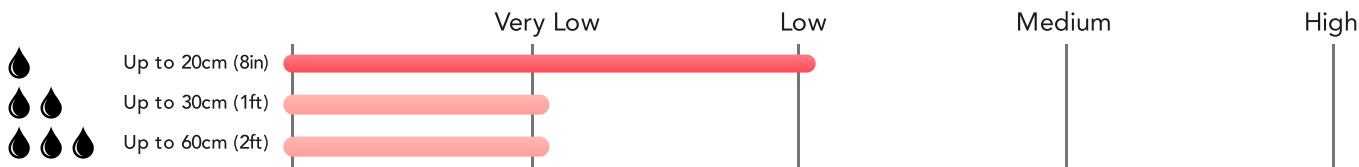


Risk Rating: Low

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- 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:

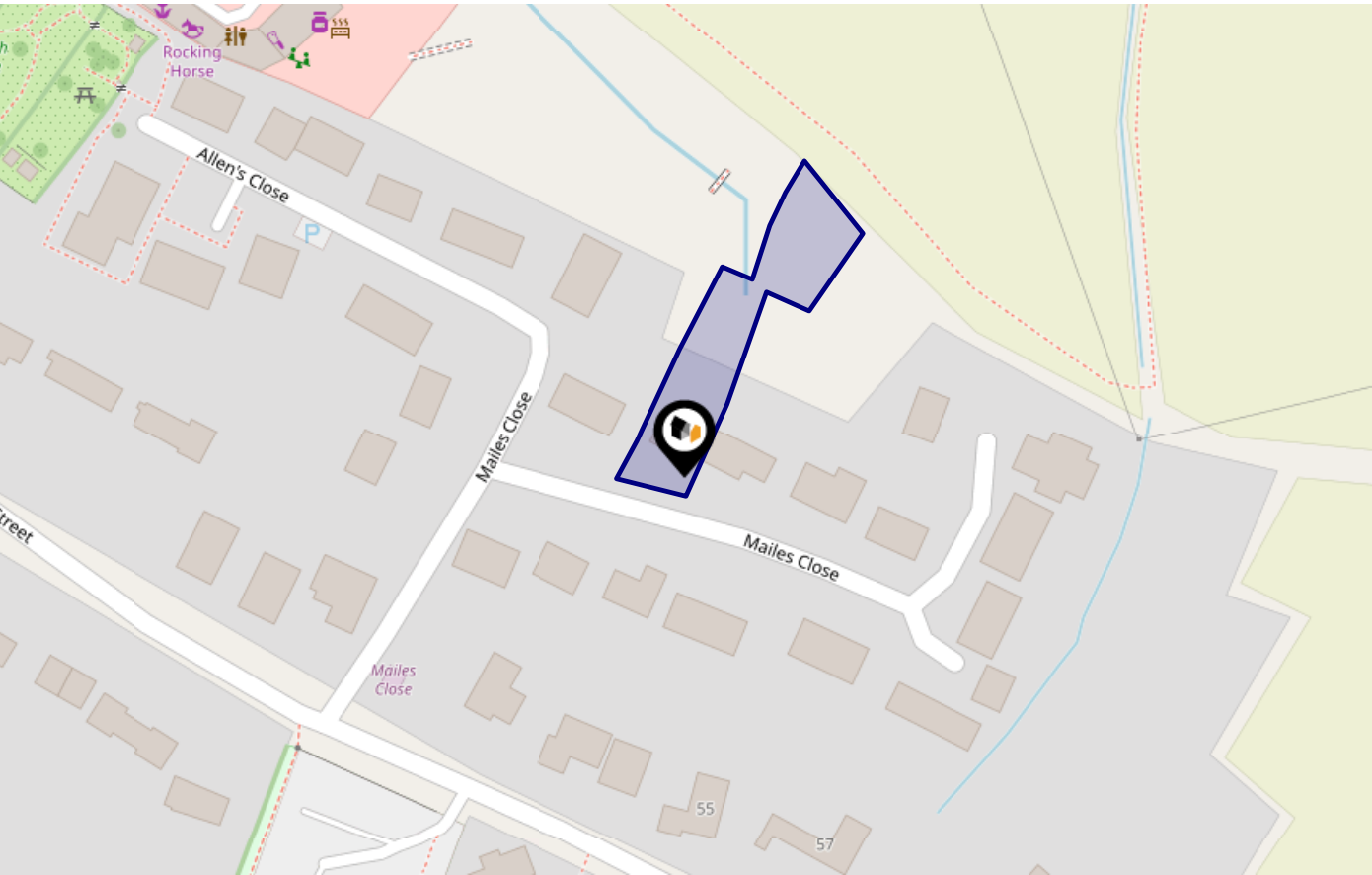


# Flood Risk

## 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.

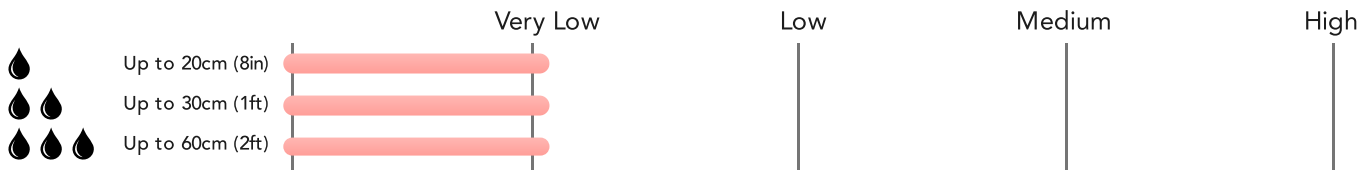


**Risk Rating:** Very low

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

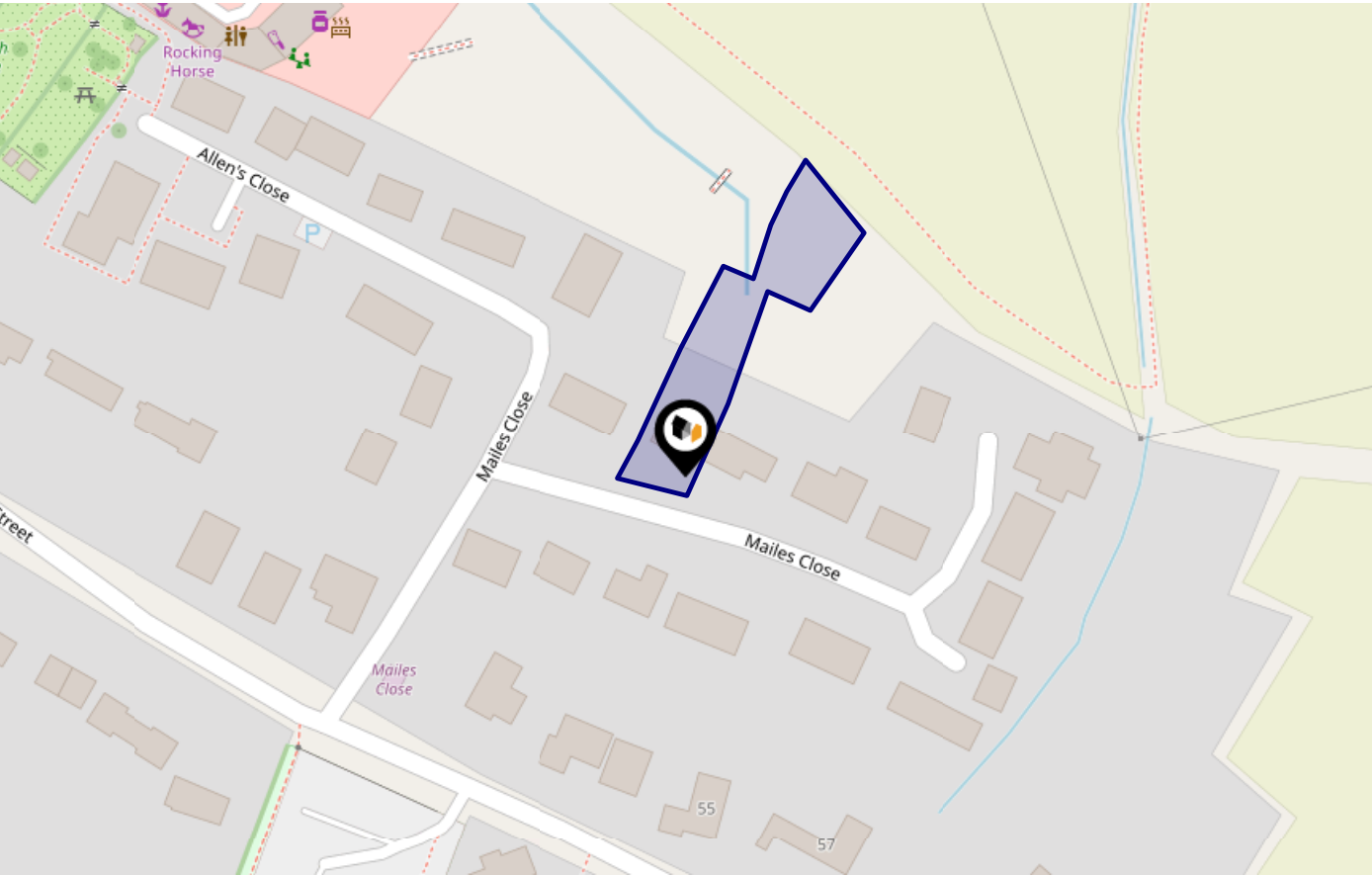


# Flood Risk

## 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.

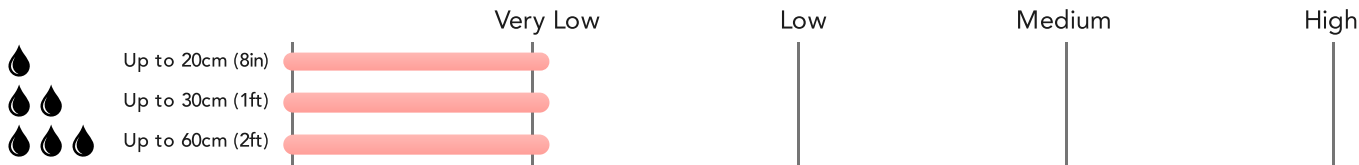


Risk Rating: Very low

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:

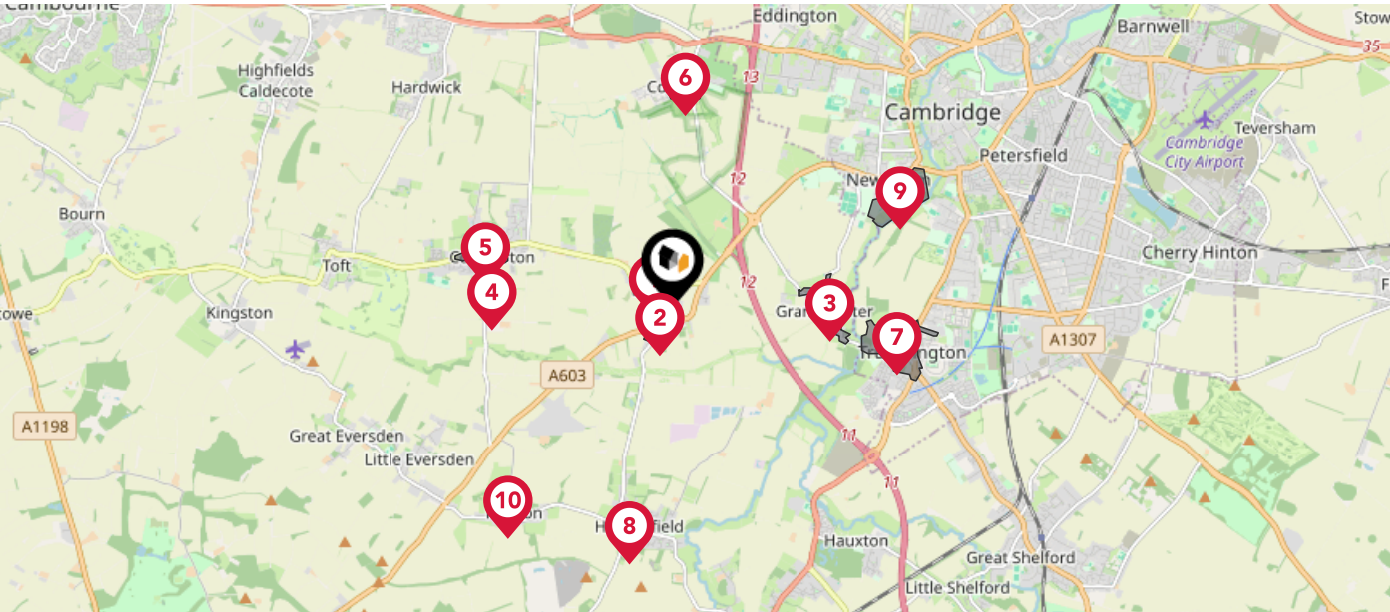


# Maps

## Conservation Areas

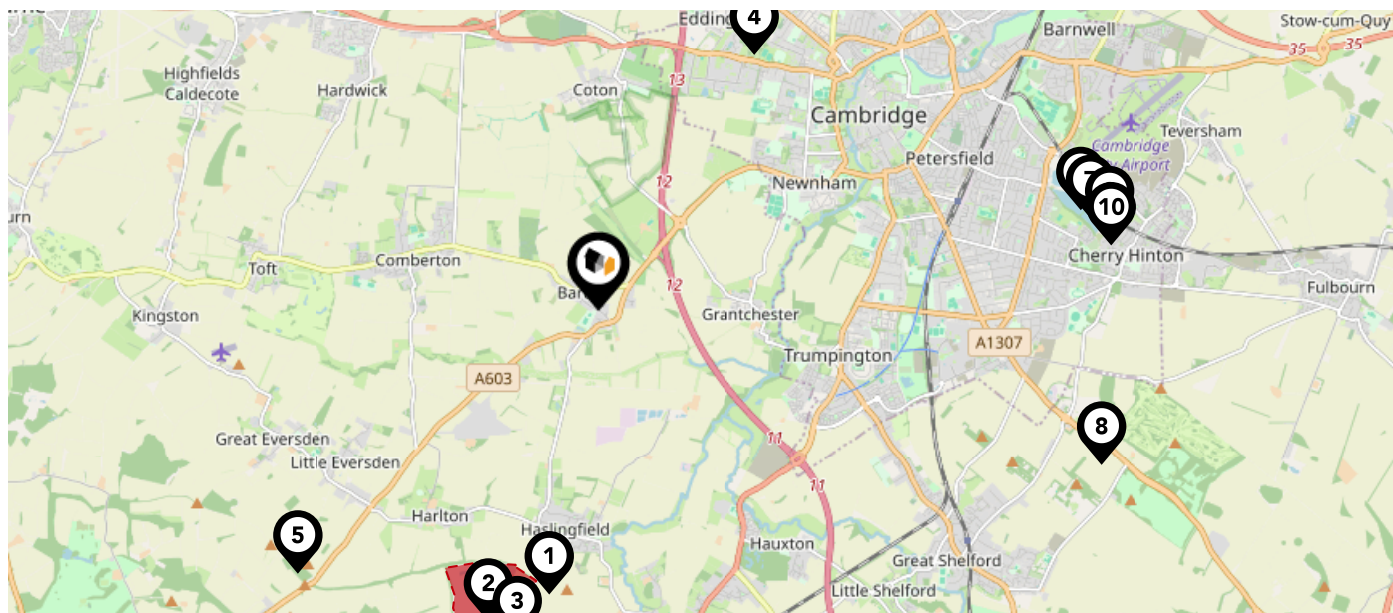


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Barton St Peter's
2	Barton Wimpole Road
3	Grantchester
4	Comberton St Mary's
5	Comberton Village
6	Coton
7	Trumpington
8	Haslingfield
9	Newnham Croft
10	Harlton

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



This map displays nearby coal mine entrances and their classifications.



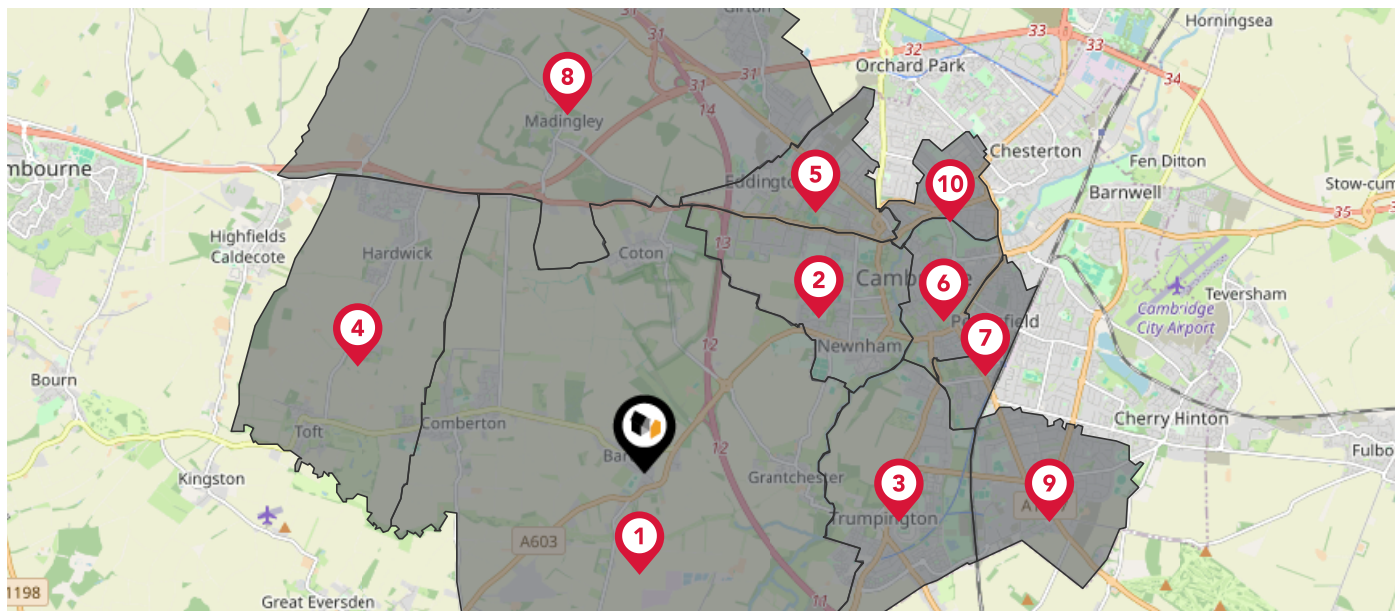
### Mine Entry

- ✕ 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

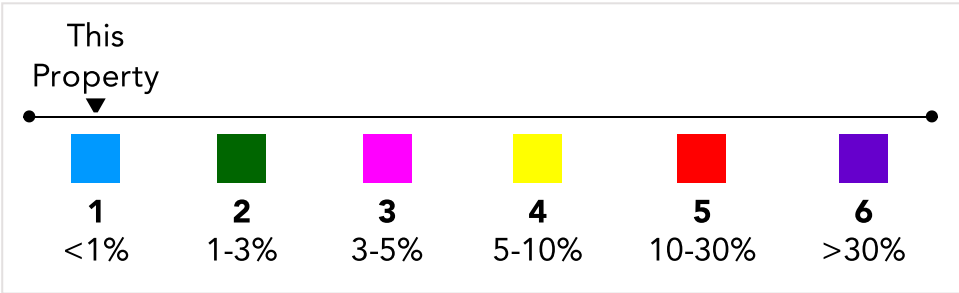
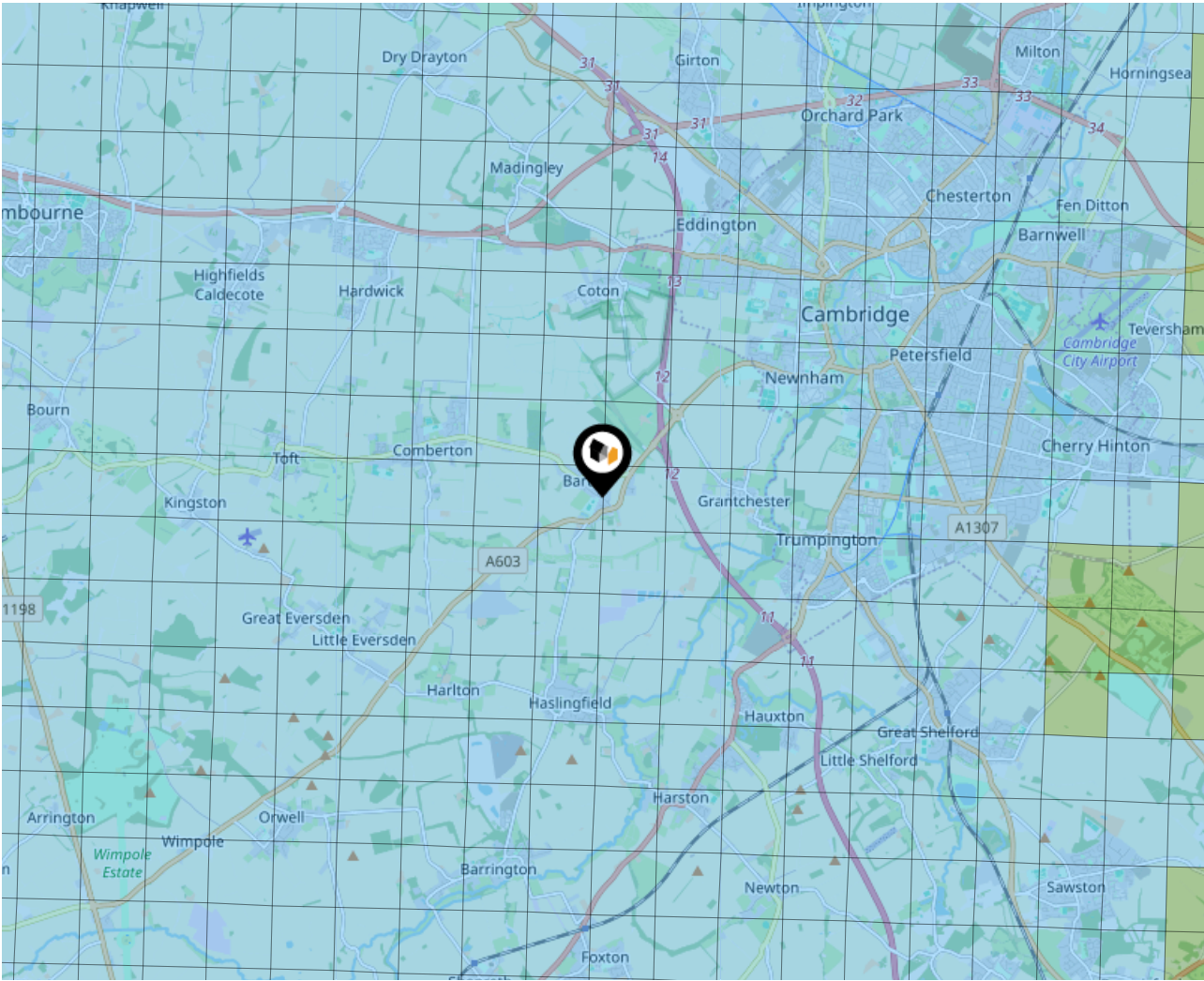


### Nearby Council Wards

- |    |                          |
|----|--------------------------|
| 1  | Harston & Comberton Ward |
| 2  | Newnham Ward             |
| 3  | Trumpington Ward         |
| 4  | Hardwick Ward            |
| 5  | Castle Ward              |
| 6  | Market Ward              |
| 7  | Petersfield Ward         |
| 8  | Girton Ward              |
| 9  | Queen Edith's Ward       |
| 10 | West Chesterton Ward     |

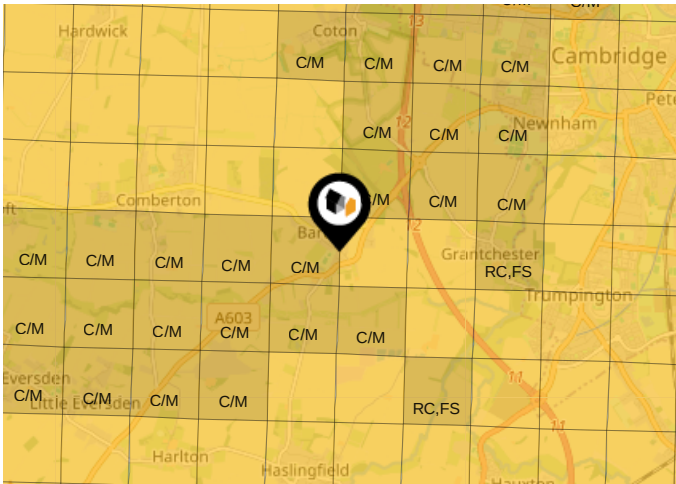
### What is Radon?

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(LOW)	<b>Soil Texture:</b>	LOAM TO CLAY
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		



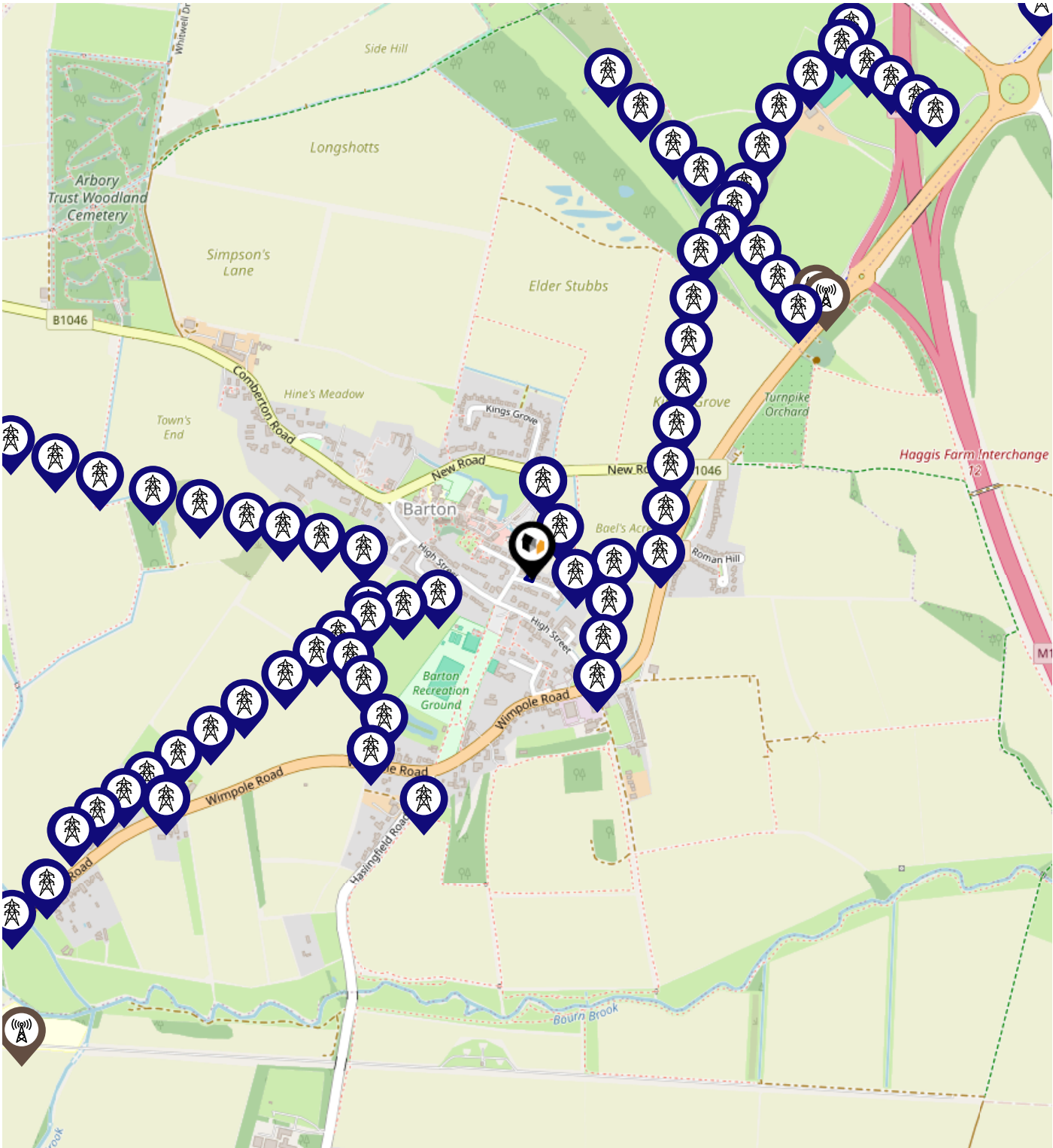
### Primary Classifications (Most Common Clay Types)

<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

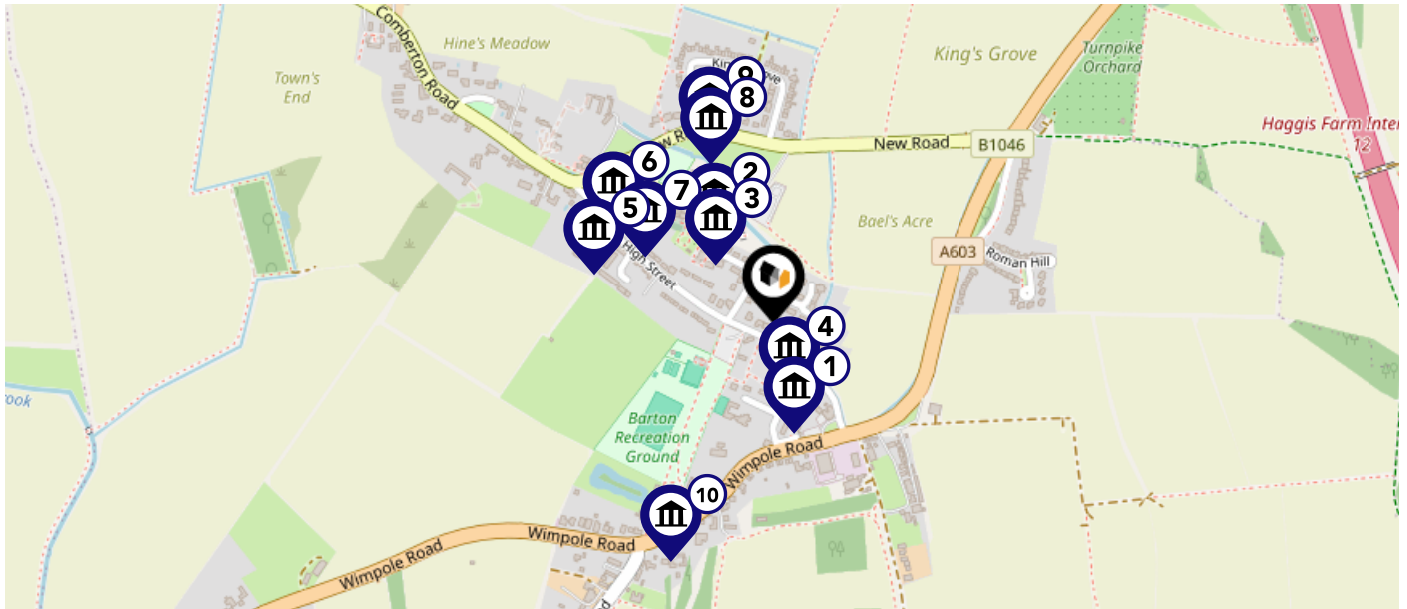












**Key:**

-  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...



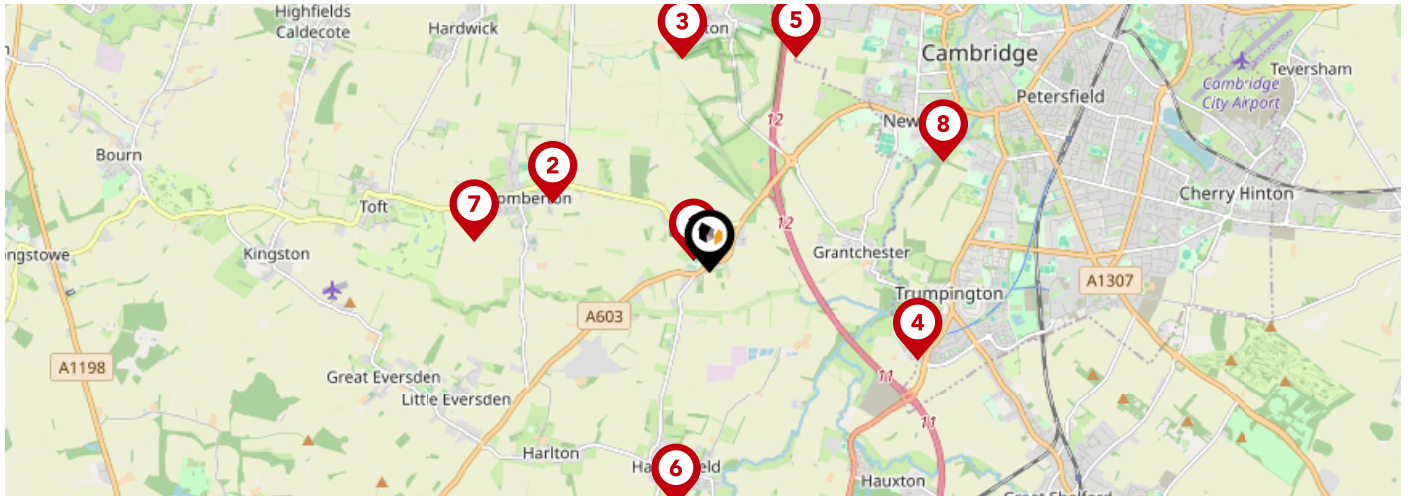
Listed Buildings in the local district		Grade	Distance
	1331076 - Nickersons	Grade II	0.1 miles
	1161183 - Manor Farmhouse	Grade II	0.1 miles
	1331077 - Granary, At Manor Farmhouse	Grade II	0.1 miles
	1127832 - Old Farmhouse	Grade II	0.1 miles
	1127831 - 18, High Street	Grade II	0.2 miles
	1310228 - The Hoops Public House	Grade II	0.2 miles
	1127829 - Church Of St Peter	Grade II	0.2 miles
	1408391 - 39 New Road	Grade II	0.2 miles
	1127833 - The Thatched Cottage	Grade II	0.2 miles
	1127793 - Water Pump	Grade II	0.3 miles

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

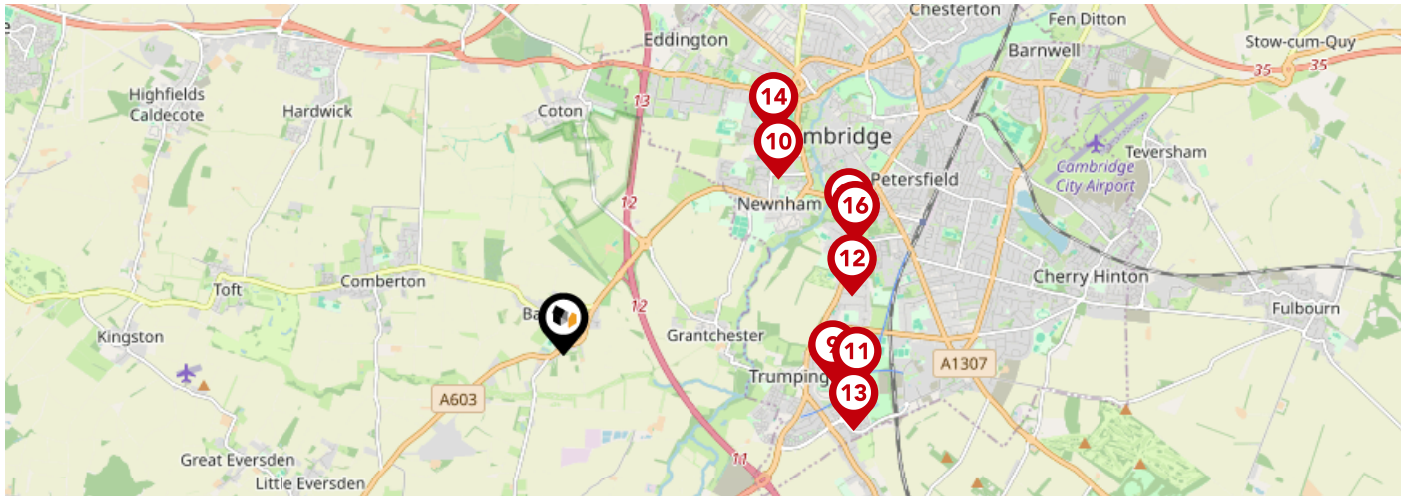










Nearby Green Belt Land

- 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>Barton CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Meridian Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Coton Church of England (Voluntary Controlled) Primary School</b> Ofsted Rating: Requires improvement   Pupils: 106   Distance:1.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Trumpington Meadows Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>University of Cambridge Primary School</b> Ofsted Rating: Outstanding   Pupils: 668   Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Haslingfield Endowed Primary School</b> Ofsted Rating: Good   Pupils: 137   Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Comberton Village College</b> Ofsted Rating: Outstanding   Pupils: 1930   Distance:2.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Newnham Croft Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



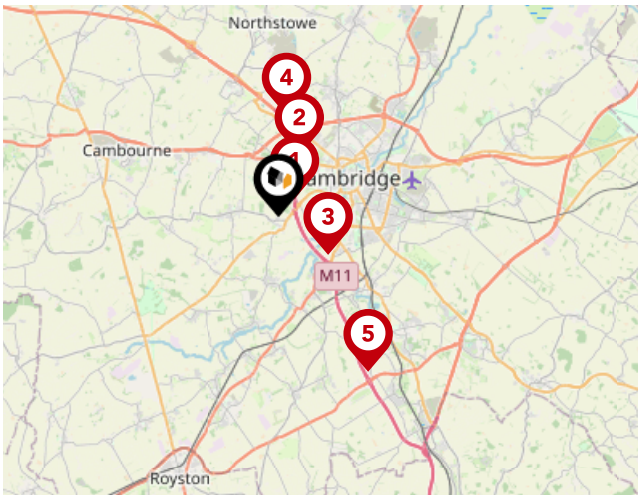
		Nursery	Primary	Secondary	College	Private
	<b>Fawcett Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King's College School</b> Ofsted Rating: Not Rated   Pupils: 414   Distance:2.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Community College</b> Ofsted Rating: Good   Pupils: 491   Distance:2.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Faith's School</b> Ofsted Rating: Not Rated   Pupils: 577   Distance:2.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Park Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:2.72	<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:2.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Leys School</b> Ofsted Rating: Not Rated   Pupils: 570   Distance:2.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mander Portman Woodward</b> Ofsted Rating: Not Rated   Pupils: 211   Distance:2.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





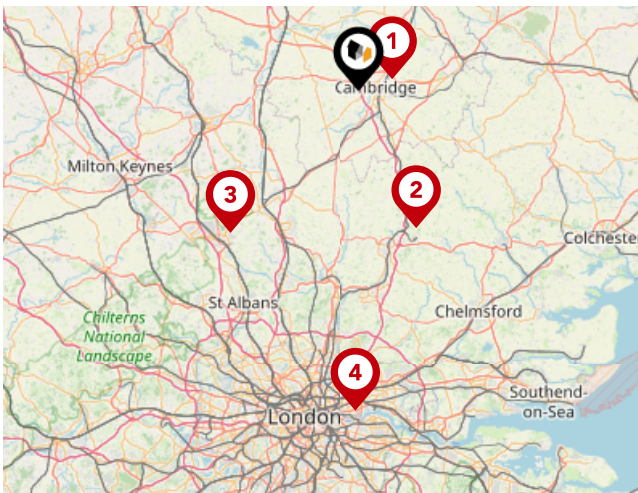
### National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	4.26 miles
2	Cambridge Rail Station	3.37 miles
3	Shelford (Cambs) Rail Station	4 miles



### Trunk Roads/Motorways

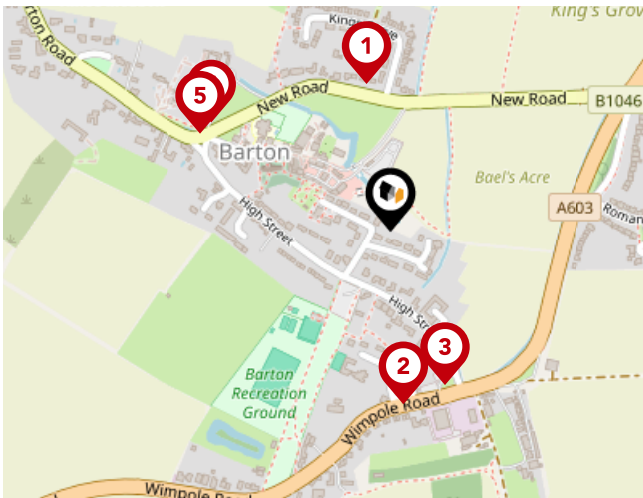
Pin	Name	Distance
1	M11 J12	0.85 miles
2	M11 J13	2.3 miles
3	M11 J11	2.28 miles
4	M11 J14	3.67 miles
5	M11 J10	6.55 miles



### Airports/Helipads

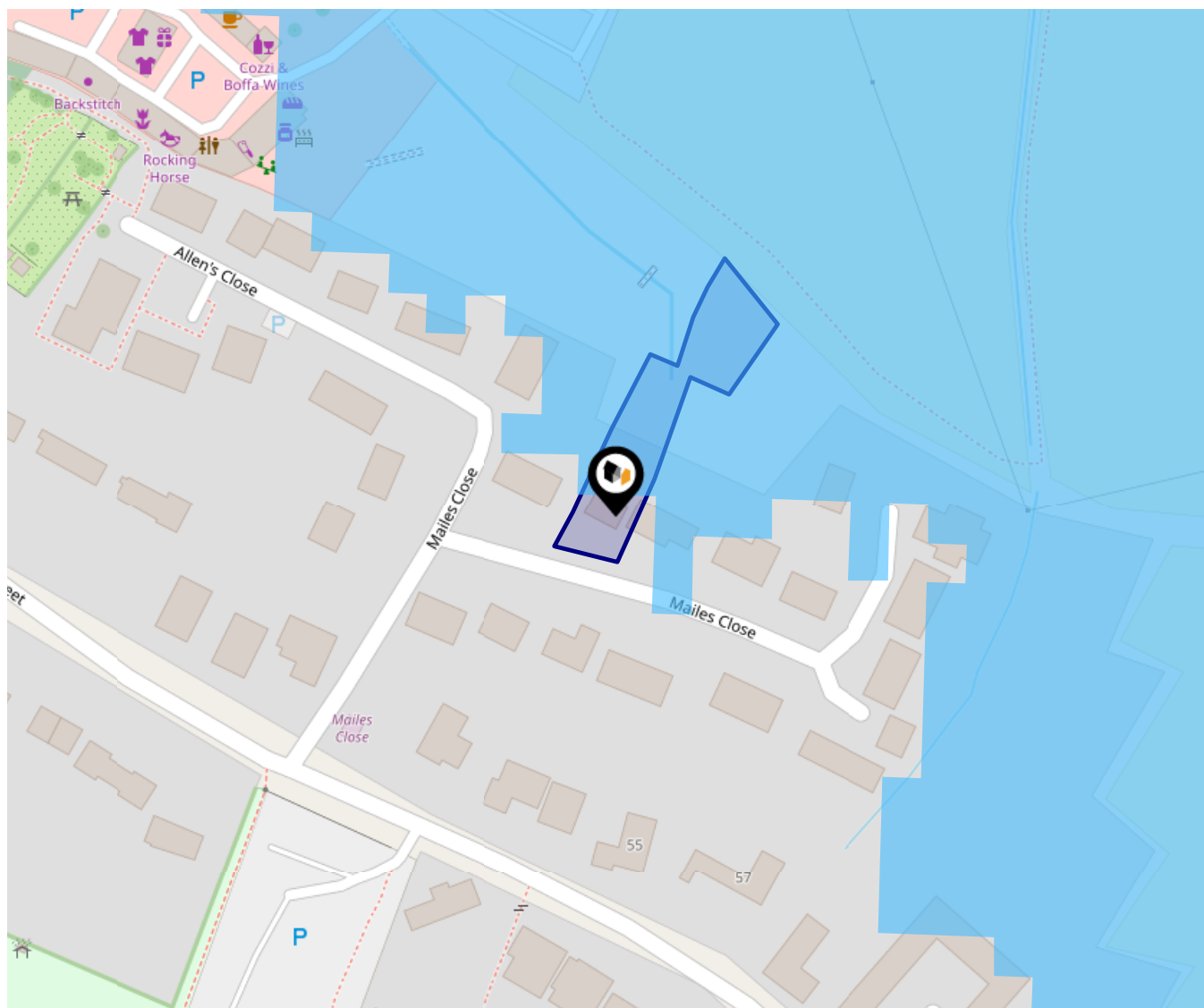
Pin	Name	Distance
1	Cambridge	5.14 miles
2	Stansted Airport	21.79 miles
3	Luton Airport	27.95 miles
4	Silvertown	46.85 miles





Bus Stops/Stations

Pin	Name	Distance
1	Kings Grove	0.17 miles
2	Holben Close	0.2 miles
3	Holben Close	0.19 miles
4	High Street	0.24 miles
5	High Street	0.24 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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