



See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 28th January 2026



PARSONAGE BARNs, BOTTISHAM, CAMBRIDGE, CB25

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,453 ft ² / 135 m ²		
Plot Area:	0.07 acres		
Year Built :	1998		
Council Tax :	Band F		
Annual Estimate:	£3,429		
Title Number:	CB213246		

Local Area

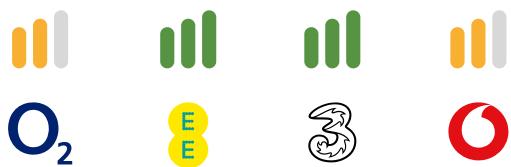
Local Authority:	Cambridgeshire
Conservation Area:	Bottisham
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16
mb/s **80**
mb/s **1000**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

CC&C

Planning records for: *Parsonage Barns, Bottisham, Cambridge, CB25*

Reference - 17/00229/FUL

Decision: Permitted

Date: 13th February 2017

Description:

Internal alterations at ground floor level. Extension on the side of the property.

Reference - 17/00229/NMAA

Decision: Decided

Date: 12th June 2017

Description:

Internal alterations at ground floor level. Extension on the side of the property.

Reference - 20/00766/FUL

Decision: Permitted

Date: 17th June 2020

Description:

Proposed side extension including internal alterations

Reference - 17/00229/NMAA

Decision: Decided

Date: 12th June 2017

Description:

Internal alterations at ground floor level. Extension on the side of the property.

Planning History This Address

CC&C

Planning records for: *Parsonage Barns, Bottisham, Cambridge, CB25*

Reference - 17/00229/FUL
Decision: Permitted
Date: 13th February 2017
Description: Internal alterations at ground floor level. Extension on the side of the property.

Planning records for: **15 Parsonage Barns Bottisham Cambridge Cambridgeshire CB25 9EG**

Reference - 19/01009/TRE

Decision: Decided

Date: 15th July 2019

Description:

T1 Bay Tree - Fell as close to house T2 Cherry - Reduce crown by 20% and prune to clear neighbours garage by 1m

Reference - 19/01009/TRE

Decision: Decided

Date: 15th July 2019

Description:

T1 Bay Tree - Fell as close to house T2 Cherry - Reduce crown by 20% and prune to clear neighbours garage by 1m

Planning records for: **21 Parsonage Barns Bottisham Cambridge Cambridgeshire CB25 9EG**

Reference - 24/00603/FUL

Decision: Permitted

Date: 22nd August 2024

Description:

Single storey extension to rear

Reference - 25/00029/FUL

Decision: Refused

Date: 10th January 2025

Description:

Single storey extension to rear and 2 storey dormer extension to rear

Planning records for: ***Site South Of 2 Parsonage Barns Bottisham Cambridgeshire CB25 9EG***

Reference - 23/00017/FUL

Decision: Pending Consideration

Date: 05th January 2023

Description:

Erection of outdoor covered storage area and extension to existing building to form staff welfare facilities and associated works

Planning records for: ***Site South Of 2 Parsonage Barns Bottisham Cambridgeshire CB25 9EG***

Reference - 23/00017/DISB

Decision: Decided

Date: 11th February 2025

Description:

To discharge Condition 7 (external lighting) of decision 23/00017/FUL dated 8 November 2024 for erection of outdoor covered storage area and extension to existing building to form staff welfare facilities and associated works

Reference - 25/00469/VAR

Decision: Refused

Date: 01st May 2025

Description:

To vary Condition 1 (Approved Plans) of previously approved 23/00017/FUL for erection of outdoor covered storage area and extension to existing building to form staff welfare facilities and associated works

Reference - 23/00017/DISA

Decision: Decided

Date: 20th December 2024

Description:

To discharge Condition 3 (external materials) for the outdoor covered storage area of decision dated 8 November 2024 for 23/00017/FUL Erection of outdoor covered storage area and extension to existing building to form staff welfare facilities and associated works

Planning records for: **9 Parsonage Barns Bottisham Cambridge Cambridgeshire CB25 9EG**

Reference - 14/00423/CLP

Decision: Permitted

Date: 26th March 2014

Description:

Single storey rear extension

Reference - 14/00423/CLP

Decision: Permitted

Date: 26th March 2014

Description:

Single storey rear extension

Planning records for: **17 Parsonage Barns Bottisham Cambridge Cambridgeshire CB25 9EG**

Reference - 01/00610/FUL

Decision: Withdrawn

Date: 14th June 2001

Description:

Alterations to provide additional ground floor accommodation within existing garage

Reference - 12/00210/TRE

Decision: Decided

Date: 16th March 2012

Description:

T1 & T2 Apple - Fell, T3 Robina Pseudoacacia Frisia - Fell, T4 & T5 Silver Birch - Fell, T6 Flowering Cherry - Fell (Dead)

Planning records for: **17 Parsonage Barns Bottisham Cambridge Cambridgeshire CB25 9EG**

Reference - 12/00210/TRE	
Decision:	Decided
Date:	16th March 2012
Description: T1 & T2 Apple - Fell, T3 Robina Pseudoacacia Frisia - Fell, T4 & T5 Silver Birch - Fell, T6 Flowering Cherry - Fell (Dead)	



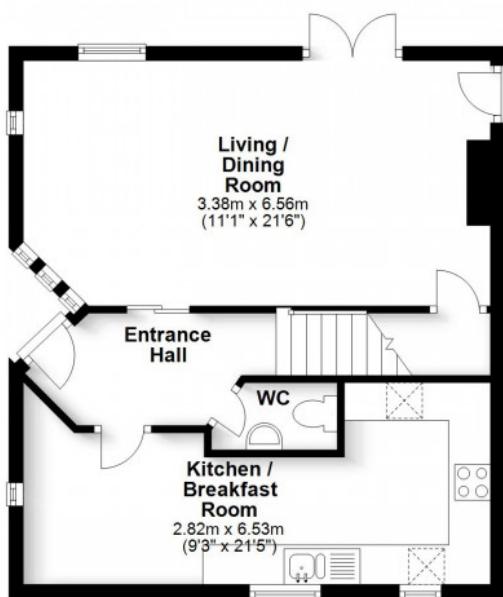
PARSONAGE BARNs, BOTTISHAM, CAMBRIDGE, CB25



PARSONAGE BARNs, BOTTISHAM, CAMBRIDGE, CB25

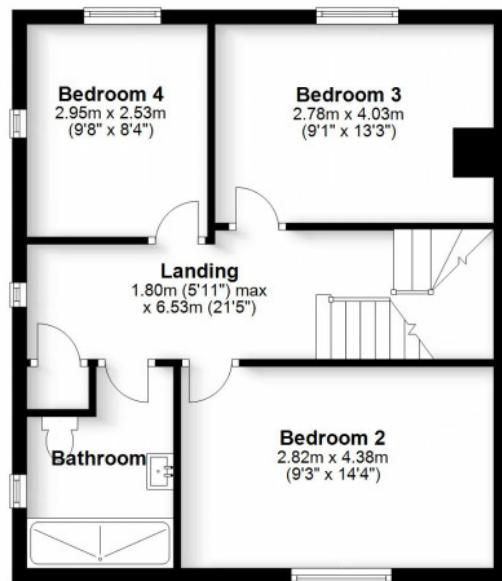
Ground Floor

Approx. 46.9 sq. metres (504.9 sq. feet)



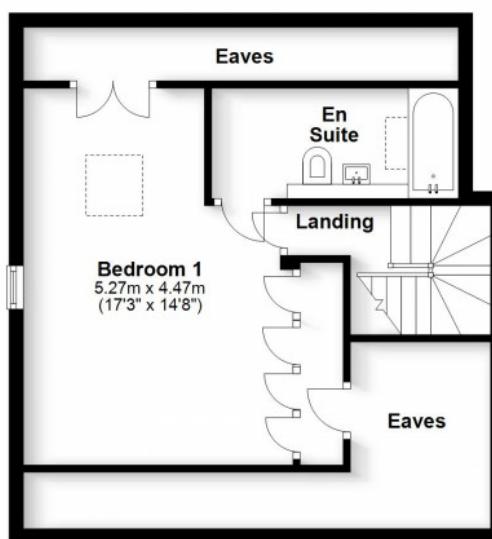
First Floor

Approx. 50.1 sq. metres (539.8 sq. feet)



Second Floor

Approx. 46.7 sq. metres (502.3 sq. feet)



Total area: approx. 143.7 sq. metres (1546.9 sq. feet)

Parsonage Barns, Bottisham, CB25

Energy rating

D

Valid until 19.05.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	135 m ²

Building Safety

Accessibility / Adaptations

Living room is now open plan

Top floor windows now have vellux roofwindows and sun/uv protection for summer

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Brick

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

British Gas

Gas Supply

British Gas

Central Heating

Yes

Water Supply

Anglian Water

Drainage

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.

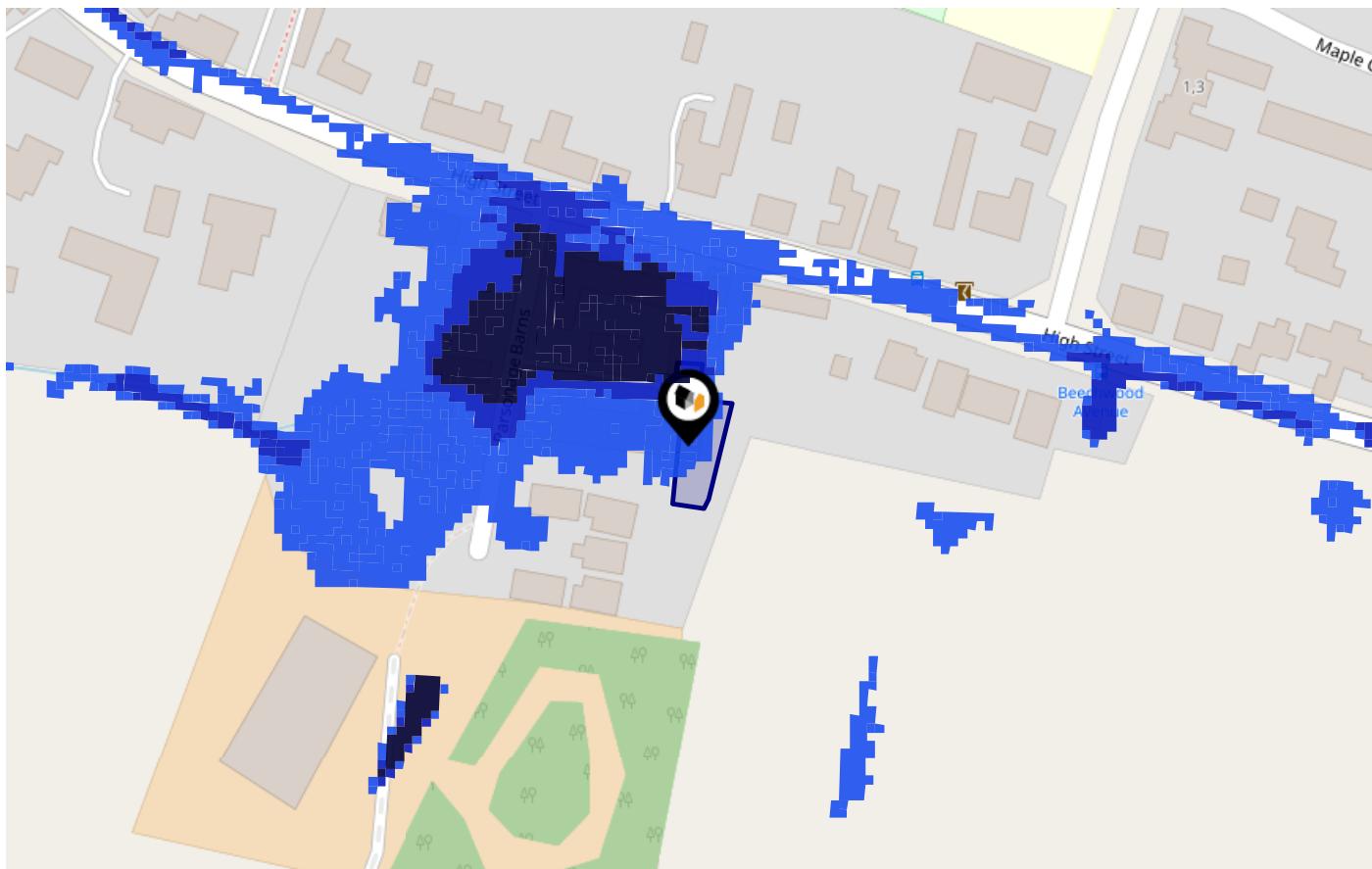
Important - Please read

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.

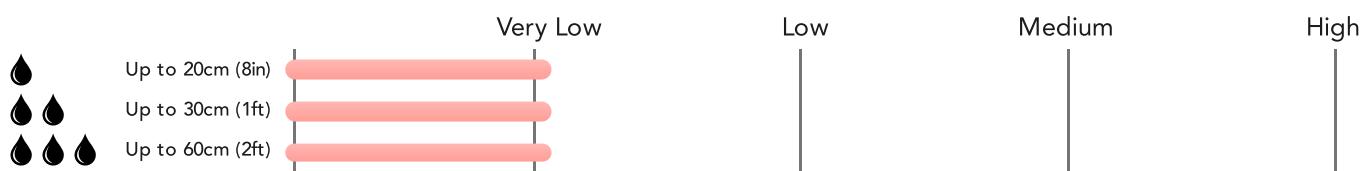


Risk Rating: Low

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.

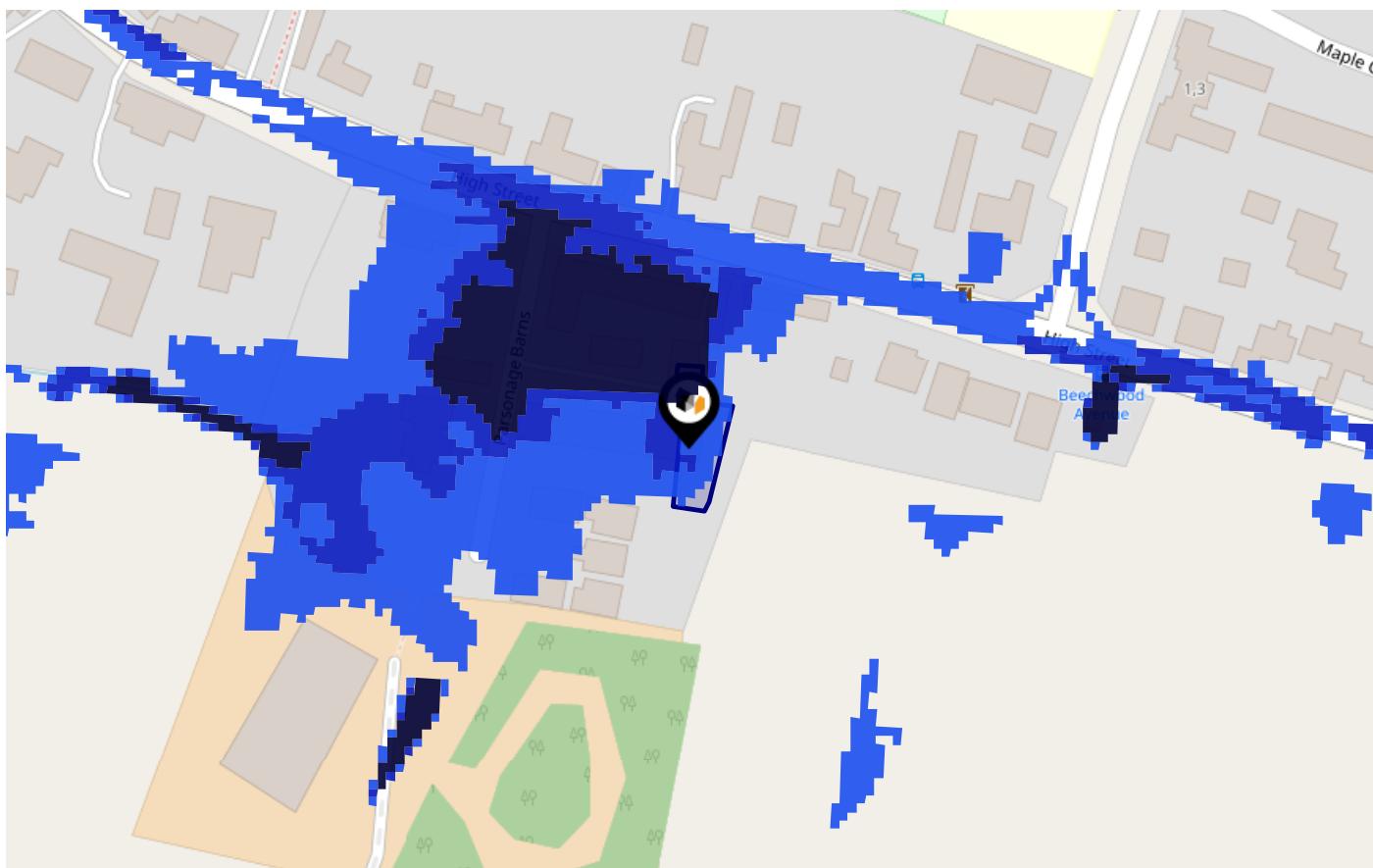
Chance of flooding to the following depths at this property:



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: **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:

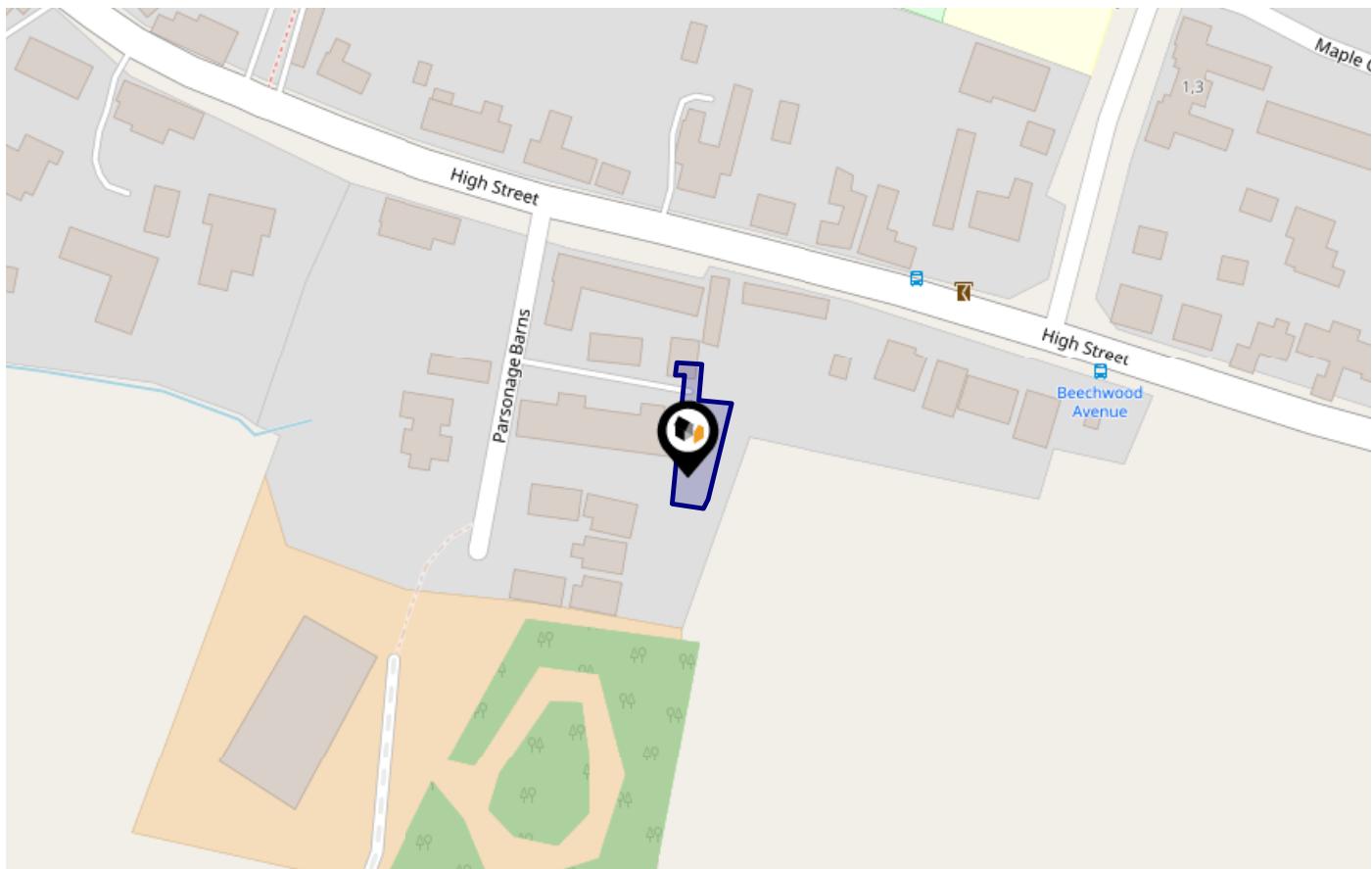


Flood Risk

Rivers & Seas - Flood Risk

CC&C

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

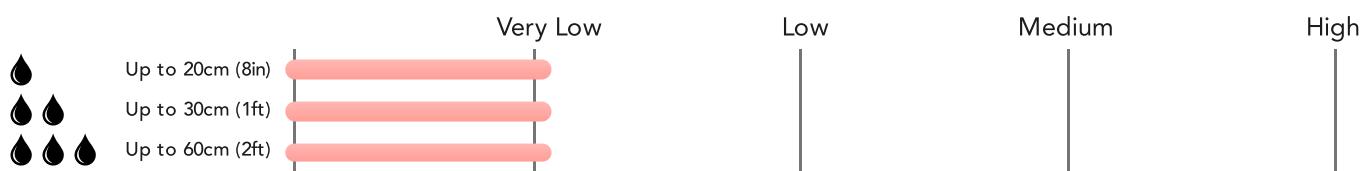


Risk Rating: Very low

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.
- 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.

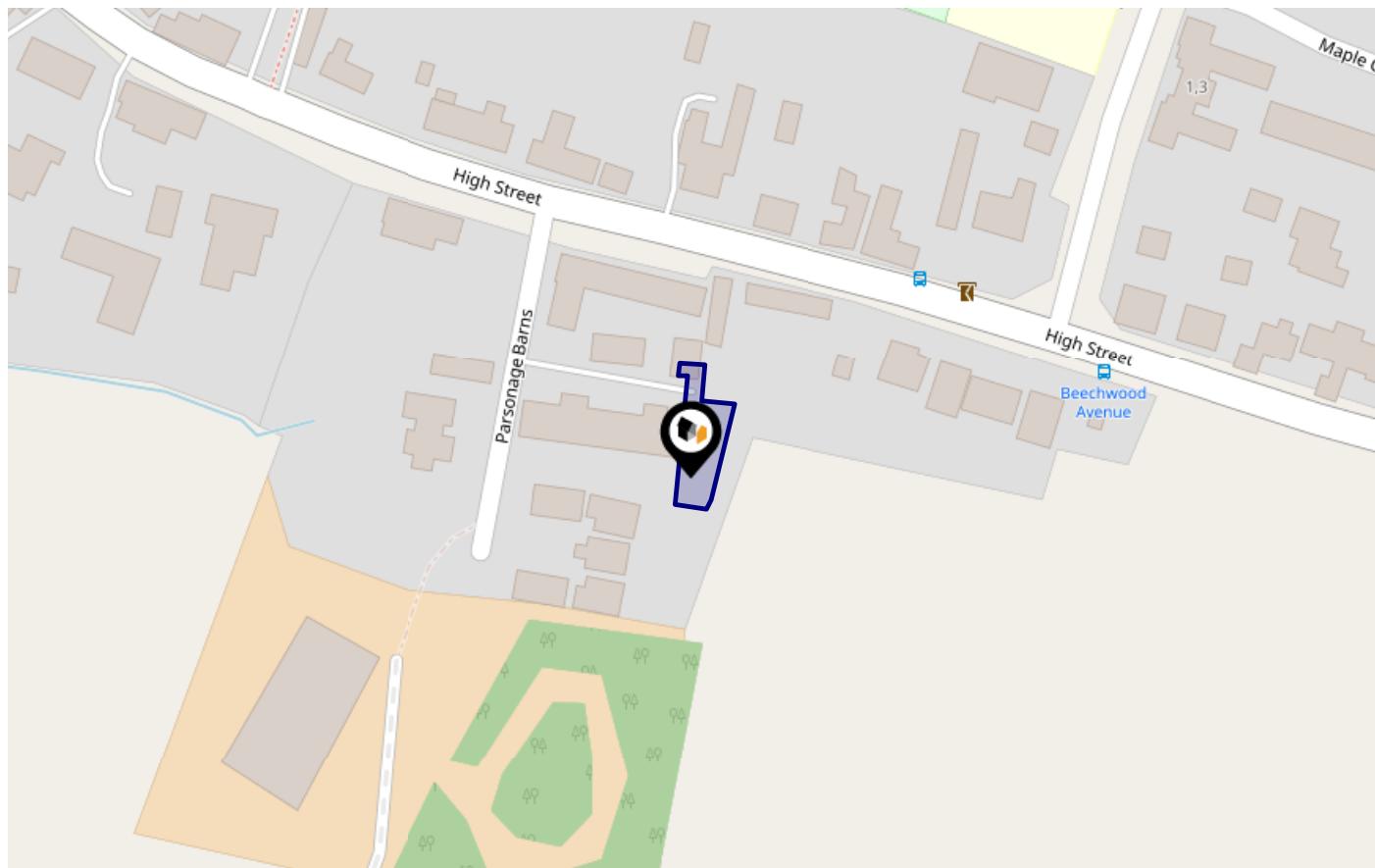
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - 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.

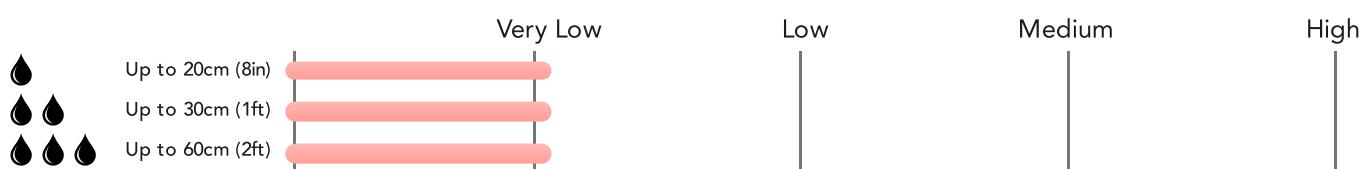


Risk Rating: Very low

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

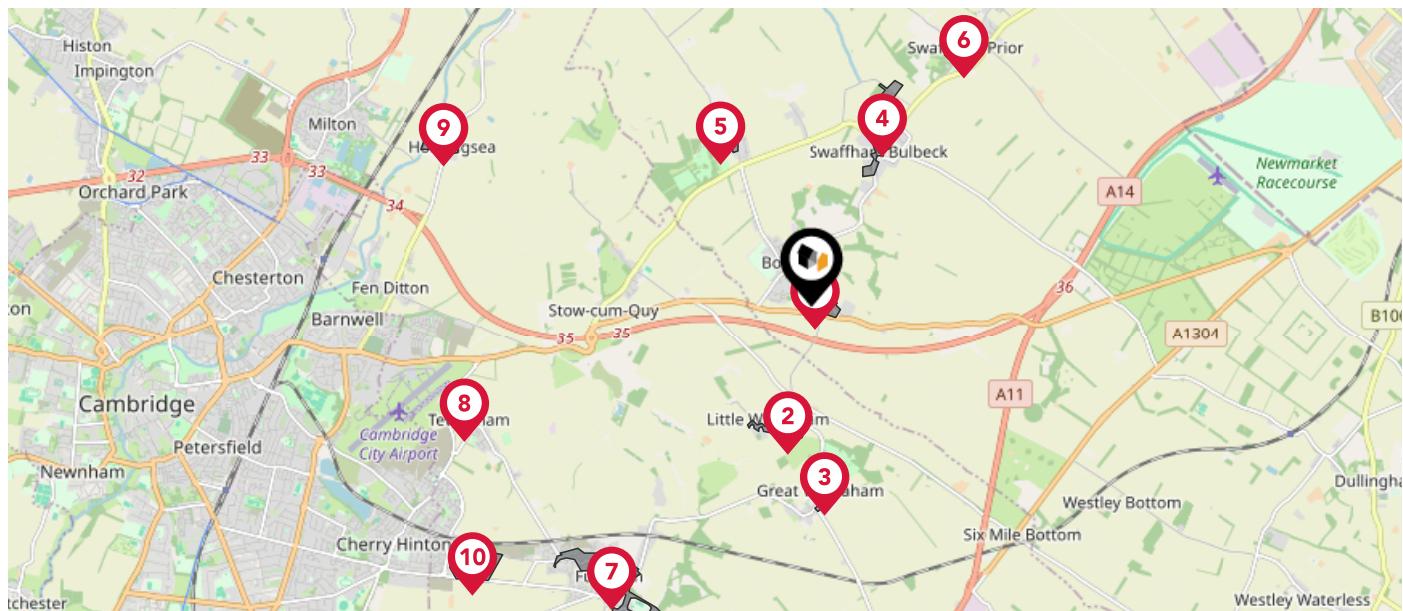


Maps

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

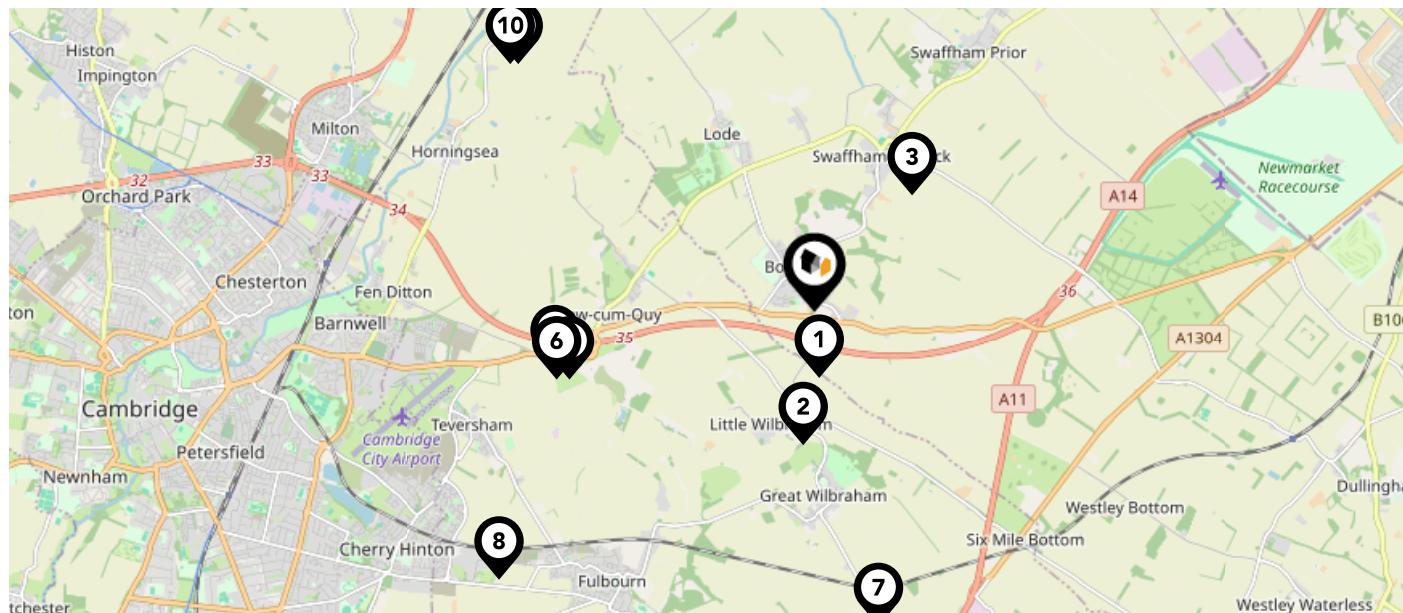
1	Bottisham
2	Little Wilbraham
3	Great Wilbraham
4	Swaffham Bulbeck
5	Lode
6	Swaffham Prior
7	Fulbourn
8	Taversham
9	Horningsea
10	Fulbourn Hospital

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	Parsonage Farm-Bottisham	Historic Landfill	<input type="checkbox"/>
2	Little Wilbraham Parish Tip-Monks, Wilbraham	Historic Landfill	<input type="checkbox"/>
3	South of Swaffham Heath Road-Swaffham Bulbeck, Cambridgshire	Historic Landfill	<input type="checkbox"/>
4	EA/EPR/NP3790NX/A001	Active Landfill	<input checked="" type="checkbox"/>
5	Quy Mill Hotel-Quy	Historic Landfill	<input type="checkbox"/>
6	Quy Bridge-Quy	Historic Landfill	<input type="checkbox"/>
7	Mill Road-Great Wilbraham	Historic Landfill	<input type="checkbox"/>
8	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
9	C Hunter - Northfields Farm-Northfields Farm, Clayhithe, Cambridge, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
10	Clayhithe Cottages-Horningsea	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.

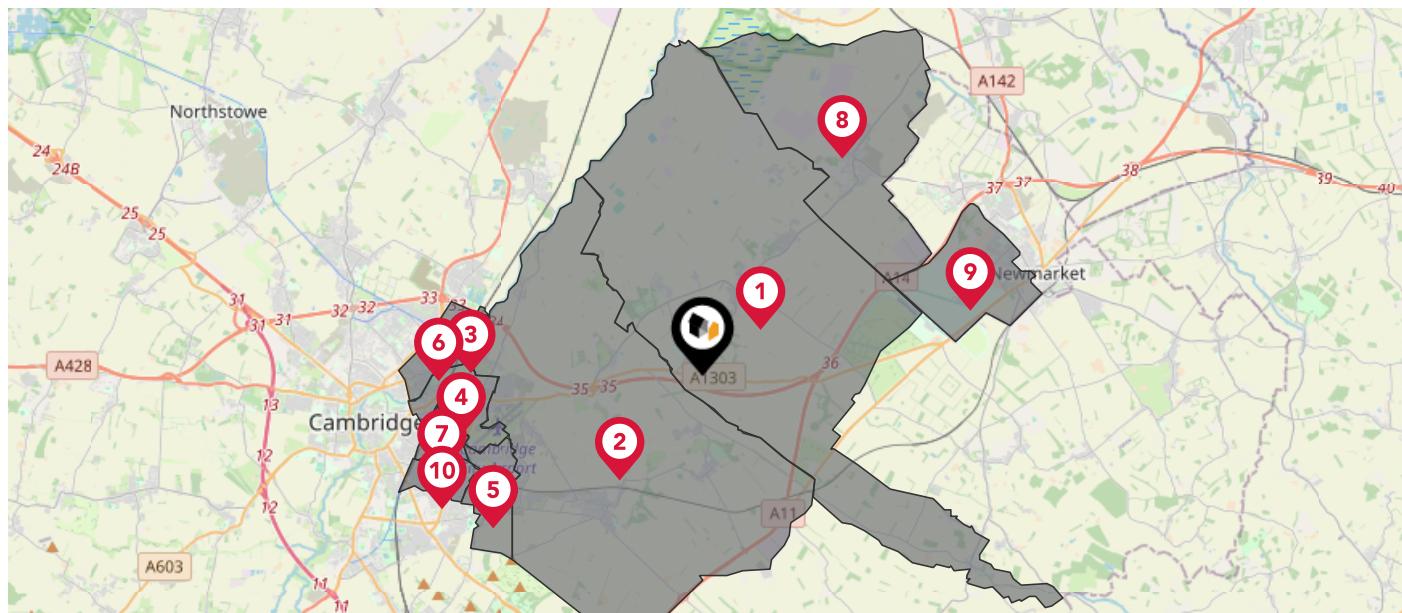
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

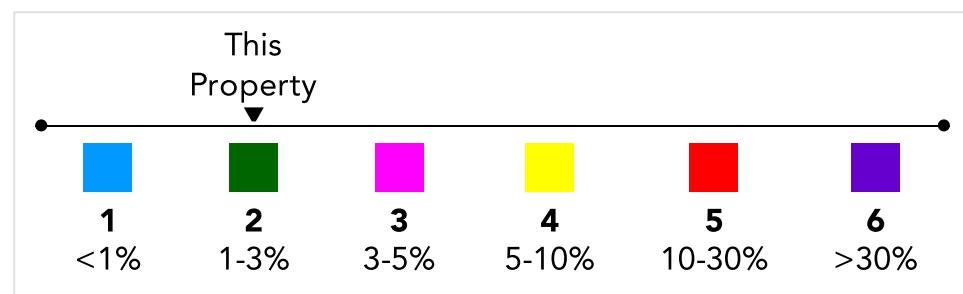
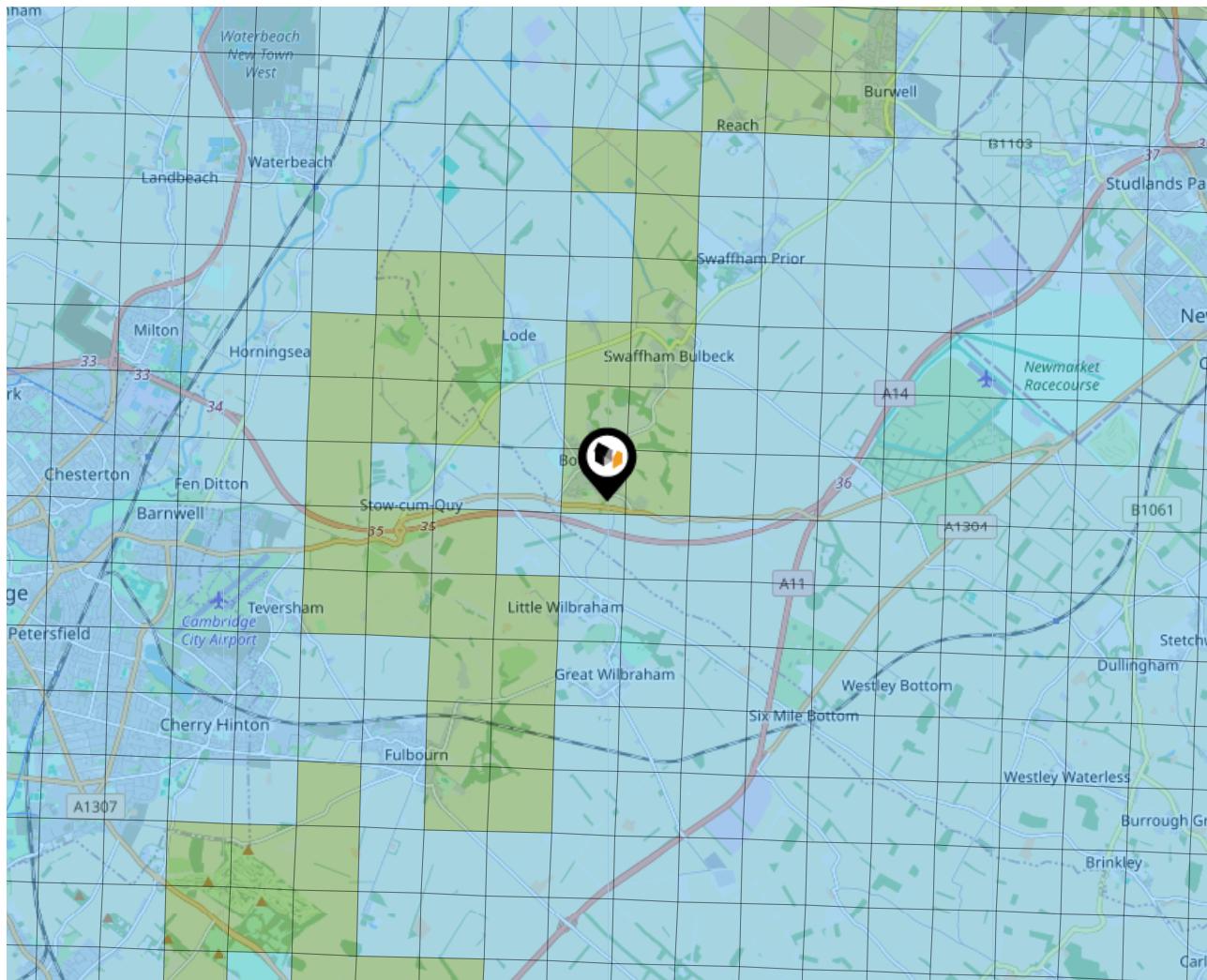


Nearby Council Wards

- 1 Bottisham Ward
- 2 Fen Ditton & Fulbourn Ward
- 3 Milton & Waterbeach Ward
- 4 Abbey Ward
- 5 Cherry Hinton Ward
- 6 East Chesterton Ward
- 7 Romsey Ward
- 8 Burwell Ward
- 9 Newmarket West Ward
- 10 Coleridge Ward

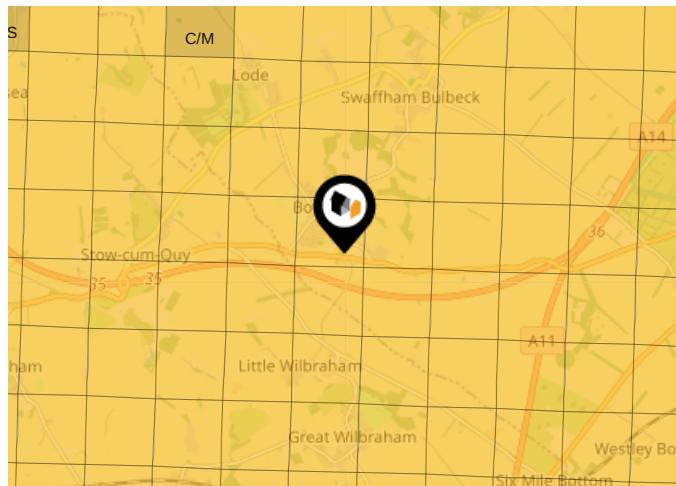
What is Radon?

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:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE

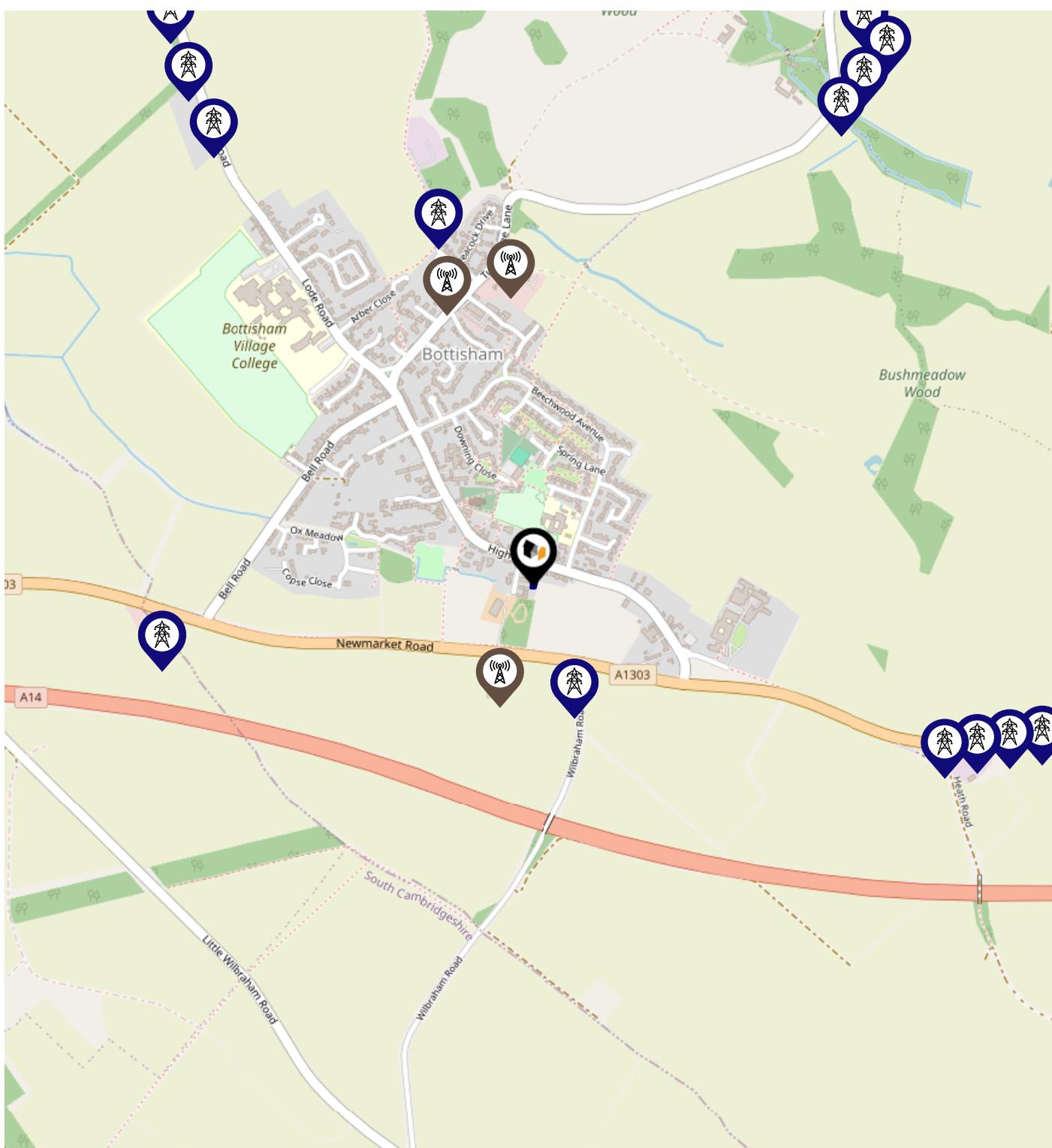


Primary Classifications (Most Common Clay Types)

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:

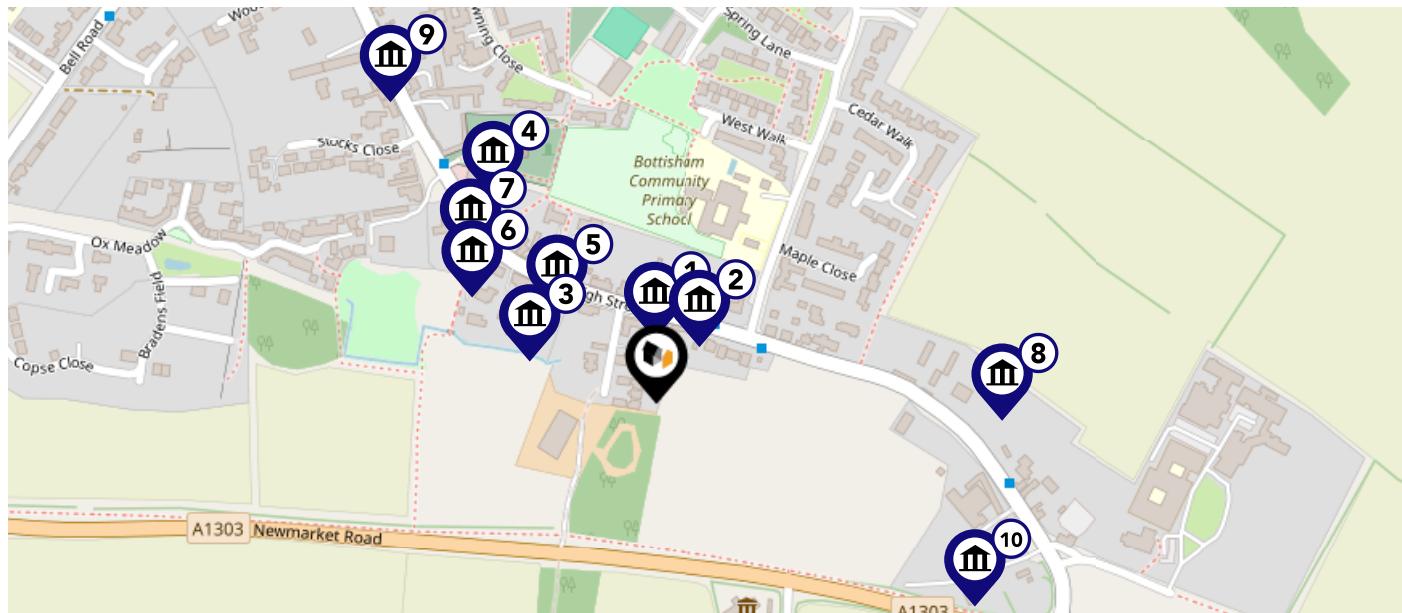
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

CC&C

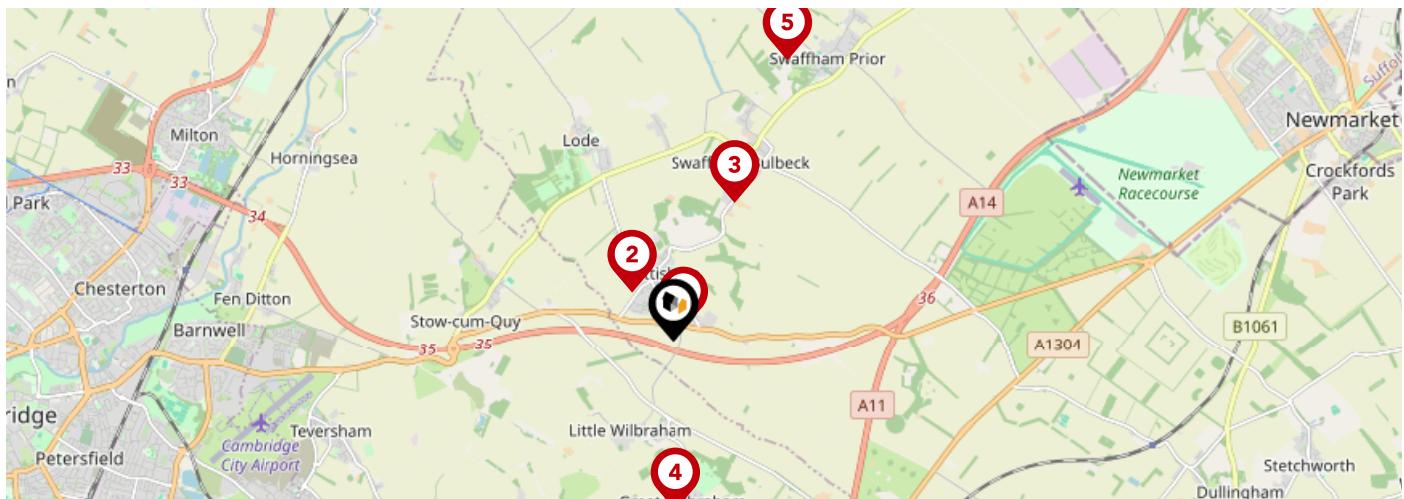
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1127117 - The Old Courthouse	Grade II	0.0 miles
	1331409 - 129, High Street	Grade II	0.0 miles
	1127079 - 106, High Street	Grade II	0.1 miles
	1127115 - Church Of Holy Trinity	Grade I	0.1 miles
	1127116 - 109, High Street	Grade II	0.1 miles
	1127078 - Golden Ball	Grade II	0.1 miles
	1331448 - Tudor House	Grade II	0.1 miles
	1127118 - Bottisham House, Boundary Wall And Clairvoyee	Grade II	0.2 miles
	1331447 - 59, High Street	Grade II	0.2 miles
	1127113 - Granary, Service And Cart Sheds At Bottisham Place Farm	Grade II	0.2 miles

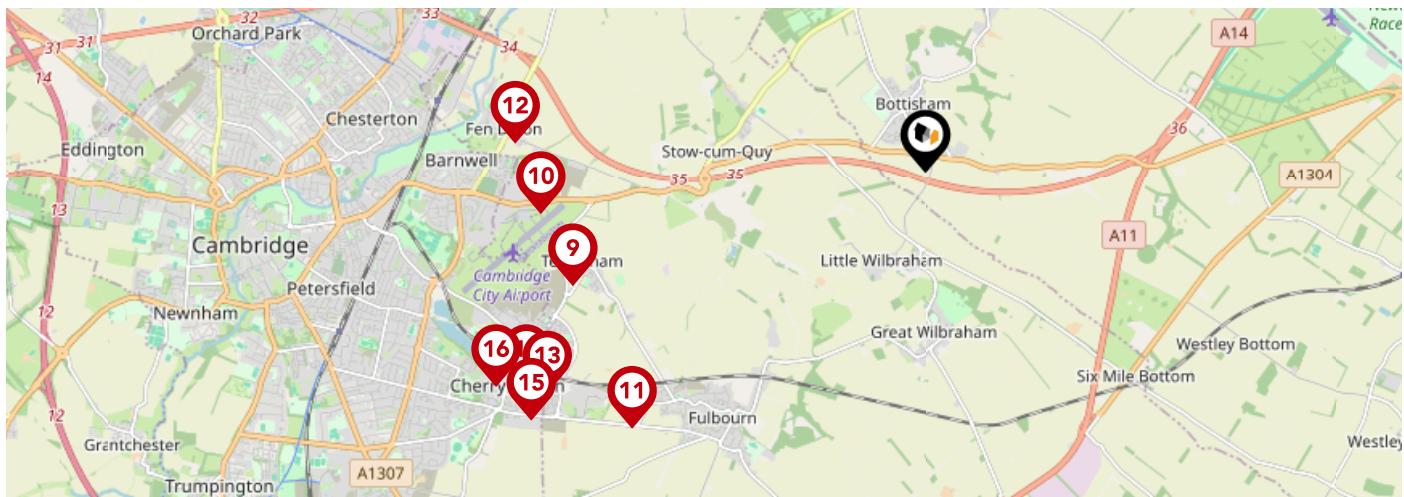
Area Schools

CC&C



Nursery Primary Secondary College Private

1	Bottisham Community Primary School Ofsted Rating: Good Pupils: 301 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Bottisham Village College Ofsted Rating: Outstanding Pupils: 1452 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Swaffham Bulbeck Church of England Primary School Ofsted Rating: Good Pupils: 93 Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Great Wilbraham CofE Primary Academy Ofsted Rating: Not Rated Pupils: 90 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Swaffham Prior Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Landmark International School Ofsted Rating: Good Pupils: 104 Distance:3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Fulbourn Primary School Ofsted Rating: Good Pupils: 267 Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cambridge Steiner School Ofsted Rating: Good Pupils: 103 Distance:3.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Taversham CofE VA Primary School Ofsted Rating: Good Pupils: 173 Distance:3.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Marleigh Primary Academy Ofsted Rating: Not Rated Pupils: 108 Distance:3.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Pilgrim Pathways School Ofsted Rating: Outstanding Pupils: 1 Distance:3.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Fen Ditton Primary School Ofsted Rating: Good Pupils: 146 Distance:3.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Bewick Bridge Community Primary School Ofsted Rating: Good Pupils: 227 Distance:3.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Cherry Hinton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 184 Distance:4.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Colville Primary School Ofsted Rating: Good Pupils: 224 Distance:4.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:4.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

CC&C



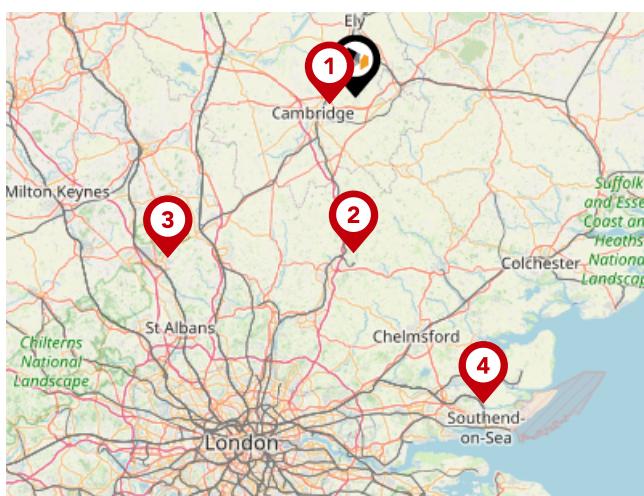
National Rail Stations

Pin	Name	Distance
1	Waterbeach Rail Station	4.1 miles
2	Dullingham Rail Station	4.53 miles
3	Cambridge North Rail Station	4.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	7.91 miles
2	M11 J9	11.21 miles
3	M11 J10	9.89 miles
4	M11 J13	7.87 miles
5	M11 J12	8.26 miles

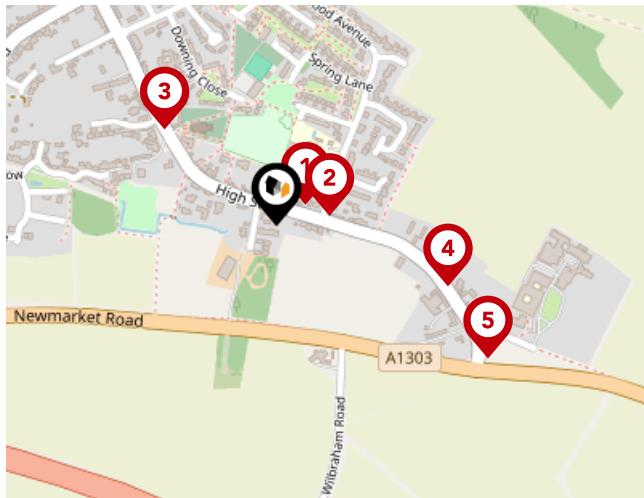


Airports/Helpads

Pin	Name	Distance
1	Cambridge	3.86 miles
2	Stansted Airport	22.73 miles
3	Luton Airport	35.97 miles
4	Southend-on-Sea	48.74 miles

Area Transport (Local)

CC&C



Bus Stops/Stations

Pin	Name	Distance
1	Beechwood Avenue	0.04 miles
2	Beechwood Avenue	0.06 miles
3	Stocks Close	0.17 miles
4	High Street	0.21 miles
5	High Street	0.28 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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