

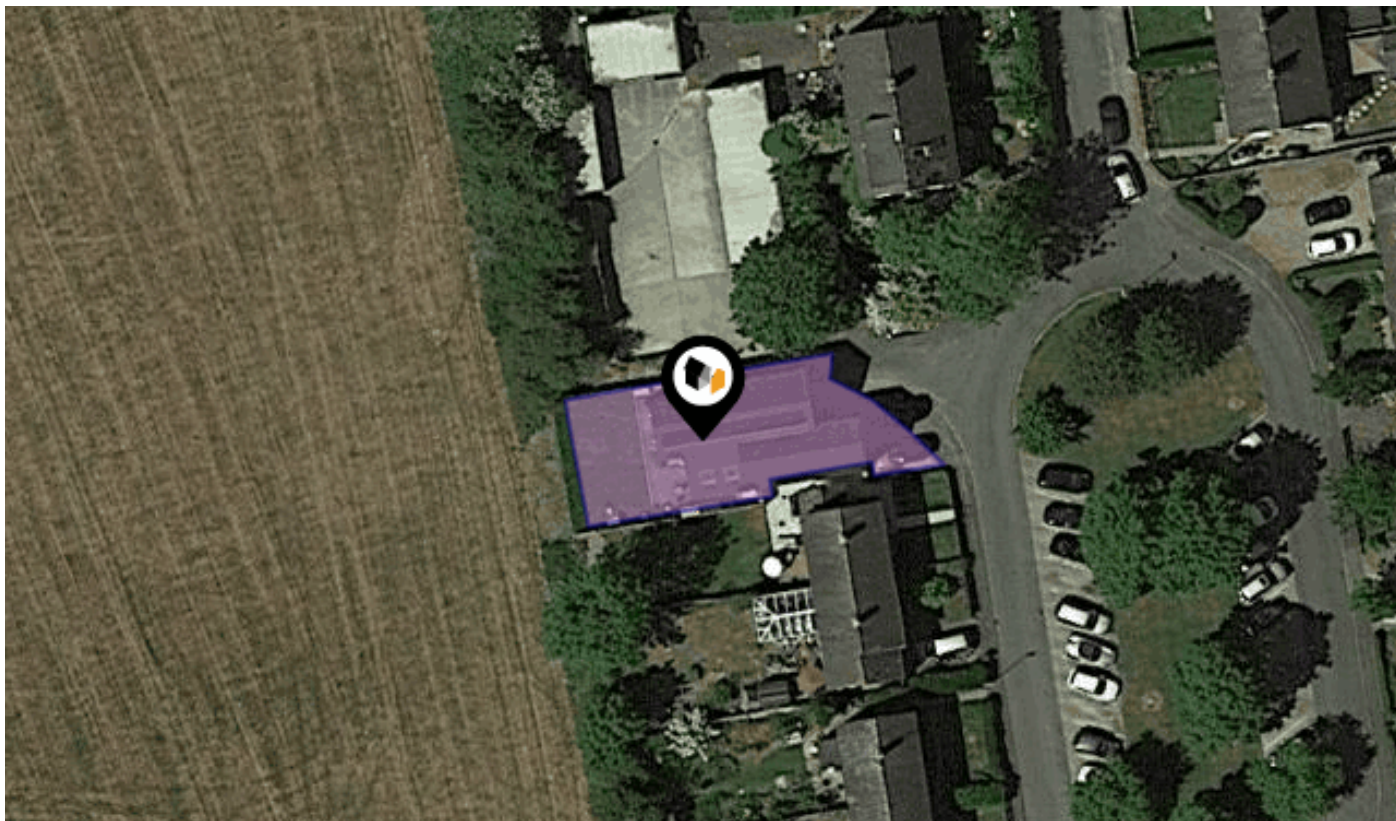


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 17th July 2024



BUSH CLOSE, COMBERTON, CAMBRIDGE, CB23

Cooke Curtis & Co

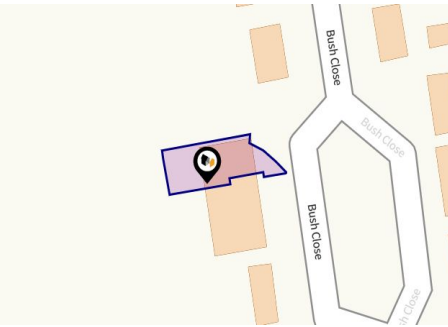
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	2,055 ft ² / 191 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band F		
Annual Estimate:	£3,328		
Title Number:	CB163094		

Local Area

Local Authority:	South cambridgeshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



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

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:	13th October 2010
Description:	Shed (Retrospective)

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 - 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.

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.

Planning records for: **Land To The Rear Of 3 & 4 Bush Close Comberton Cambridge Cambridgeshire CB23 7EG**

Reference - S/1725/19/CONDA	
Decision:	Decided
Date:	25th September 2020
Description:	Submission of details required by condition 5 (Renewable Energy Statement) of planning permission S/1725/19/FL

Reference - S/1725/19/NMA1	
Decision:	Decided
Date:	14th July 2020
Description:	Non material amendment of planning permission S/1725/19/FL for the inclusion of an ensuite to bedroom 1 and windows added / amended.

Reference - S/1725/19/FL	
Decision:	Decided
Date:	16th May 2019
Description:	Proposed dwelling and ancillary development (resubmission of S/4161/18/FL)

Planning records for: *Land To The Rear Of 3 & 4 Bush Close Comberton Cambridge Cambridgeshire CB23 7EG*

Reference - S/1725/19/CONDA
Decision: Decided
Date: 25th September 2020
Description: Submission of details required by condition 5 (Renewable Energy Statement) of planning permission S/1725/19/FL

Reference - S/1725/19/FL
Decision: Decided
Date: 16th May 2019
Description: Proposed dwelling and ancillary development (resubmission of S/4161/18/FL)

Reference - S/1725/19/NMA1
Decision: Decided
Date: 14th July 2020
Description: Non material amendment of planning permission S/1725/19/FL for the inclusion of an ensuite to bedroom 1 and windows added / amended.

Reference - S/1725/19/NMA1
Decision: Decided
Date: 14th July 2020
Description: Non material amendment of planning permission S/1725/19/FL for the inclusion of an ensuite to bedroom 1 and windows added / amended.

Planning records for: *Land To The Rear Of 3 & 4 Bush Close Comberton Cambridge Cambridgeshire CB23 7EG*

Reference - S/1725/19/CONDA	
Decision:	Decided
Date:	25th September 2020
Description:	Submission of details required by condition 5 (Renewable Energy Statement) of planning permission S/1725/19/FL

Reference - S/1725/19/FL	
Decision:	Decided
Date:	16th May 2019
Description:	Proposed dwelling and ancillary development (resubmission of S/4161/18/FL)

Planning records for: *Land to rear 3 & 4 Bush Close Comberton Cambridge CB23 7EG*

Reference - S/4161/18/FL	
Decision:	Decided
Date:	12th November 2018
Description:	Proposed dwelling and ancillary development

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

Reference - S/0329/18/FL	
Decision:	Decided
Date:	30th 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:	29th January 2018
Description:	Single storey rear extension

Planning records for: *11 Bush Close Comberton Cambridge Cambridgeshire CB23 7EG*

Reference - 20/02661/HFUL	
Decision:	Decided
Date:	04th August 2020
Description:	Dropped kerb to the front of the property

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: *11 Bush Close Comberton Cambridgeshire CB23 7EG*

Reference - 23/00507/HFUL
Decision: Decided
Date: 13th February 2023
Description: Single storey extension to rear.

Reference - 20/02661/HFUL
Decision: Decided
Date: 04th August 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.

Reference - 23/00186/FUL
Decision: Decided
Date: 13th February 2023
Description: Replacement dwelling and garage following demolition of existing dwelling, garage and outbuildings

Planning records for: *11 Bush Close Comberton Cambridgeshire CB23 7EG*

Reference - 23/00186/FUL	
Decision:	Decided
Date:	13th February 2023
Description:	Replacement dwelling and garage following demolition of existing dwelling, garage and outbuildings

Planning records for: *17 Bush Close Comberton Cambridgeshire CB23 7EG*

Reference - 23/02166/HFUL	
Decision:	Awaiting decision
Date:	23rd June 2023
Description:	Single storey rear extension.

Reference - 23/02166/HFUL	
Decision:	Decided
Date:	06th June 2023
Description:	Single storey rear extension.

Reference - 23/01048/OUT	
Decision:	Decided
Date:	06th June 2023
Description:	Outline Planning Application for the erection of a dwelling and access with some matters reserved (Appearance, Landscaping, Layout and Scale).

Planning records for: **17 Bush Close Comberton Cambridgeshire CB23 7EG**

Reference - 23/01048/OUT	
Decision:	Decided
Date:	06th June 2023
Description:	Outline Planning Application for the erection of a dwelling and access with some matters reserved (Appearance, Landscaping, Layout and Scale).

Reference - 23/02166/HFUL	
Decision:	Awaiting decision
Date:	23rd 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:	03rd 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:	29th November 2013
Description:	Erection of shed part retrospective planning permission

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

Reference - S/4182/18/DC
Decision: Decided
Date: 08th 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 - S/3192/16/FL
Decision: Decided
Date: 25th November 2016
Description: New dwelling
Reference - S/1290/16/FL
Decision: Decided
Date: 08th June 2016
Description: Erection of new dwelling
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/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
Reference - 23/01247/HFUL
Decision: Decided
Date: 04th April 2023
Description: Ground floor entrance porch, first floor side extension and ground floor rear extension.
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 - 23/00406/FUL
Decision: Decided
Date: 31st March 2023
Description: 3 Air-conditioning units (Retrospective)

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
Reference - 23/00409/FUL
Decision: Decided
Date: 31st March 2023
Description: To make alterations and repairs to woodshed
Reference - 23/00406/FUL
Decision: Decided
Date: 31st March 2023
Description: 3 Air-conditioning units (Retrospective)
Reference - 23/01247/HFUL
Decision: Decided
Date: 04th April 2023
Description: Ground floor entrance porch, first floor side extension and ground floor rear extension.

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

Reference - 23/00409/FUL	
Decision:	Decided
Date:	31st March 2023
Description:	To make alterations and repairs to woodshed

Reference - 23/00409/FUL	
Decision:	Decided
Date:	31st March 2023
Description:	To make alterations and repairs to woodshed

Reference - 23/00407/FUL	
Decision:	Decided
Date:	31st March 2023
Description:	Proposed garden office and hobbies room - retrospective

Reference - 23/00407/FUL	
Decision:	Decided
Date:	31st March 2023
Description:	Proposed garden office and hobbies room - retrospective

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

Reference - 23/00407/FUL
Decision: Decided
Date: 31st March 2023
Description: Proposed garden office and hobbies room - retrospective
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 - 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 - 23/00406/FUL
Decision: Decided
Date: 31st March 2023
Description: 3 Air-conditioning units (Retrospective)

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

Reference - S/0204/11	
Decision:	Decided
Date:	16th February 2011
Description:	Dormer Extension to roof

Reference - S/0500/10/F	
Decision:	Decided
Date:	29th March 2010
Description:	Conversion of roof space into habitable room

Bush Close, Comberton, CB23

Energy rating

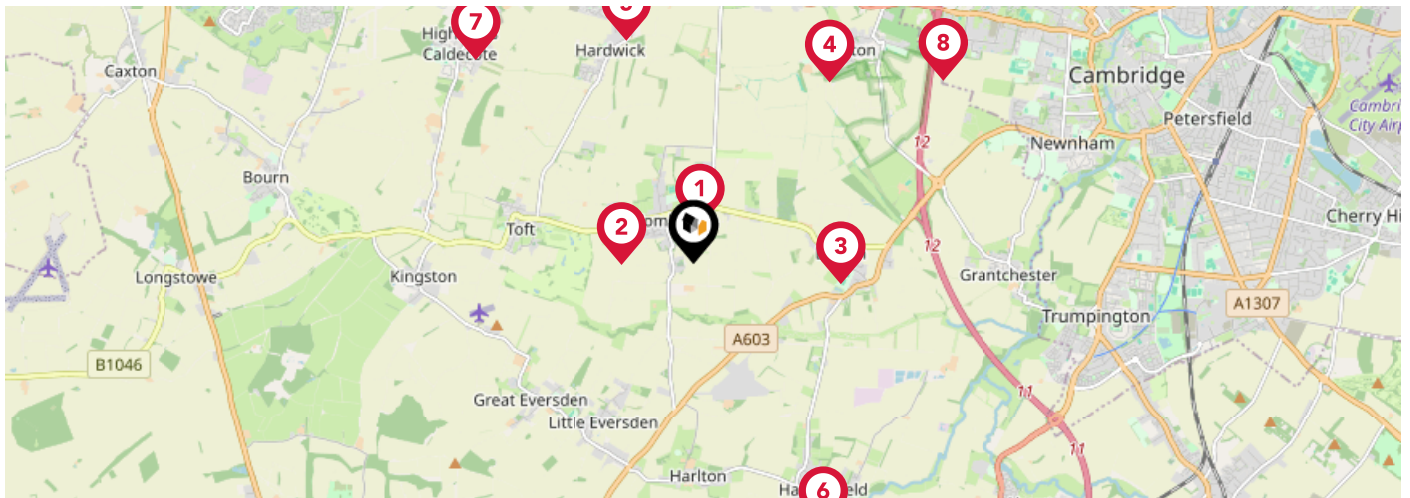
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Valid until 13.02.2030

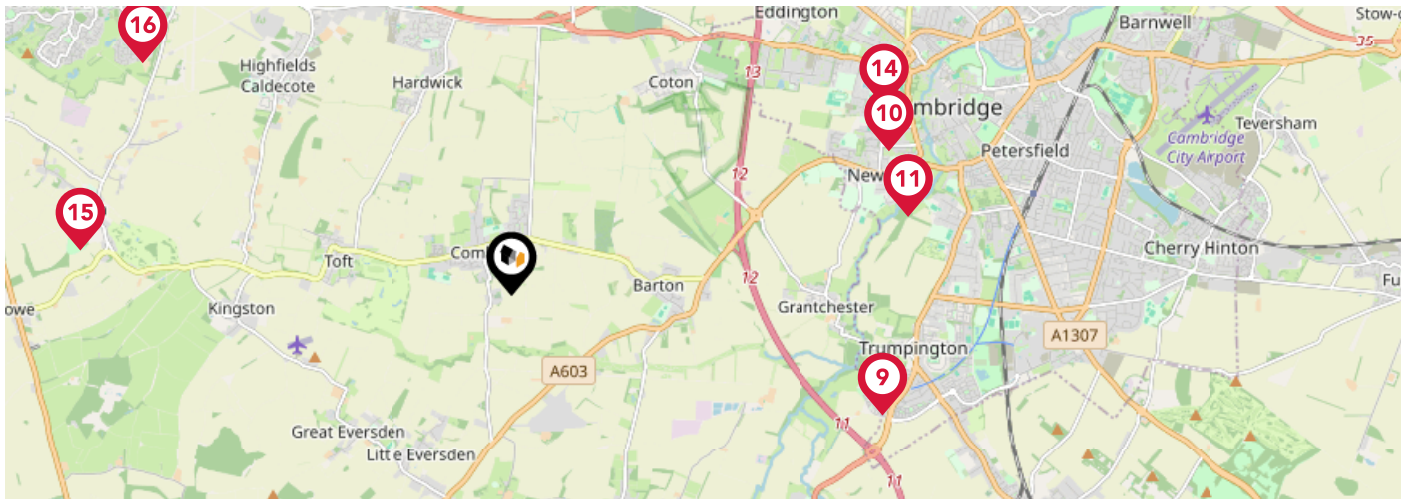
Score	Energy rating	Current	Potential
92+	A	95 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

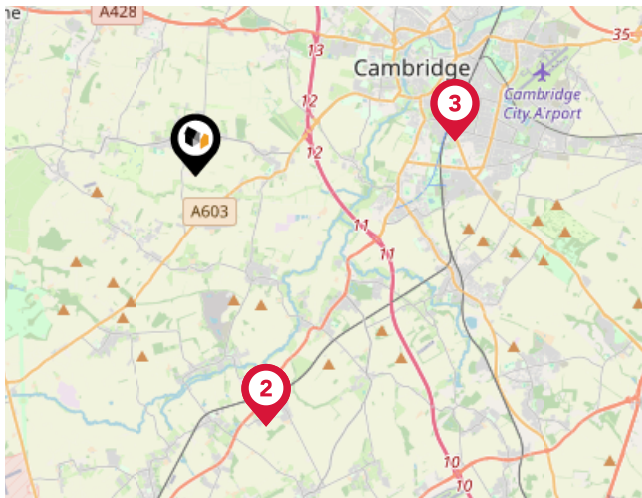
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.17 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.12 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Air source heat pump, underfloor, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.18 W/m-Â°K
Total Floor Area:	191 m ²



		Nursery	Primary	Secondary	College	Private
	Meridian Primary School Ofsted Rating: Good Pupils: 184 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Comberton Village College Ofsted Rating: Outstanding Pupils: 1906 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 103 Distance:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Outstanding Pupils: 114 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 594 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 162 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Caldecote Primary School Ofsted Rating: Good Pupils: 189 Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 471 Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

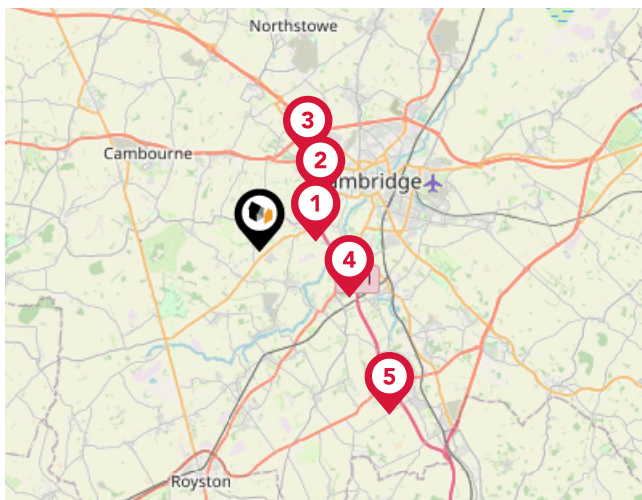


		Nursery	Primary	Secondary	College	Private
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 275 Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's College School Ofsted Rating: Not Rated Pupils: 413 Distance:3.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newnham Croft Primary School Ofsted Rating: Good Pupils: 228 Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 104 Distance:3.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dry Drayton CofE (C) Primary School Ofsted Rating: Requires Improvement Pupils: 41 Distance:3.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's College School Ofsted Rating: Not Rated Pupils: 466 Distance:3.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bourn CofE Primary Academy Ofsted Rating: Outstanding Pupils: 206 Distance:3.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 417 Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



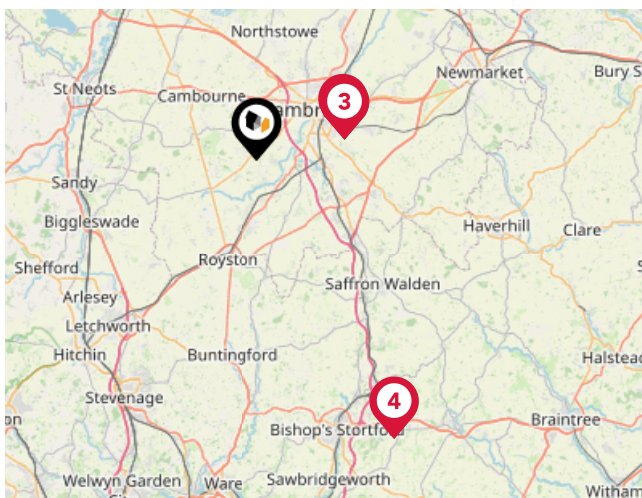
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	4.72 miles
2	Foxton Rail Station	4.72 miles
3	Cambridge Rail Station	4.77 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	2.09 miles
2	M11 J13	2.91 miles
3	M11 J14	3.81 miles
4	M11 J11	3.7 miles
5	M11 J10	7.63 miles

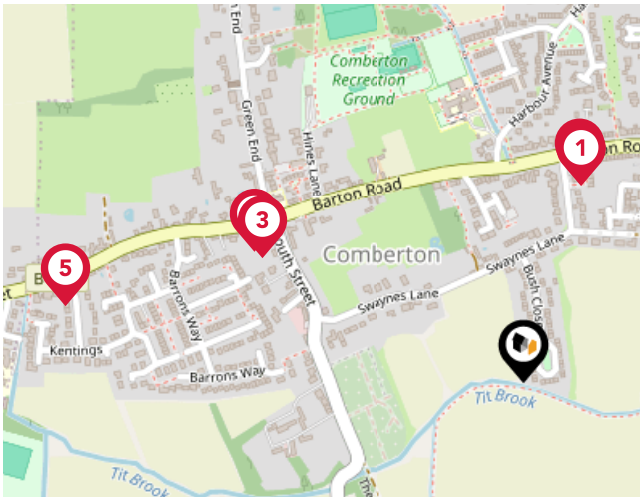


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	6.5 miles
2	Cambridge Airport	6.48 miles
3	Cambridge Airport	6.48 miles
4	London Stansted Airport	22.67 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Swayne Lane	0.23 miles
2	Swayne Lane	0.24 miles
3	South Street	0.33 miles
4	South Street	0.34 miles
5	Kentings	0.53 miles



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.



/cookecurtisco



/cookecurtisco

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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