

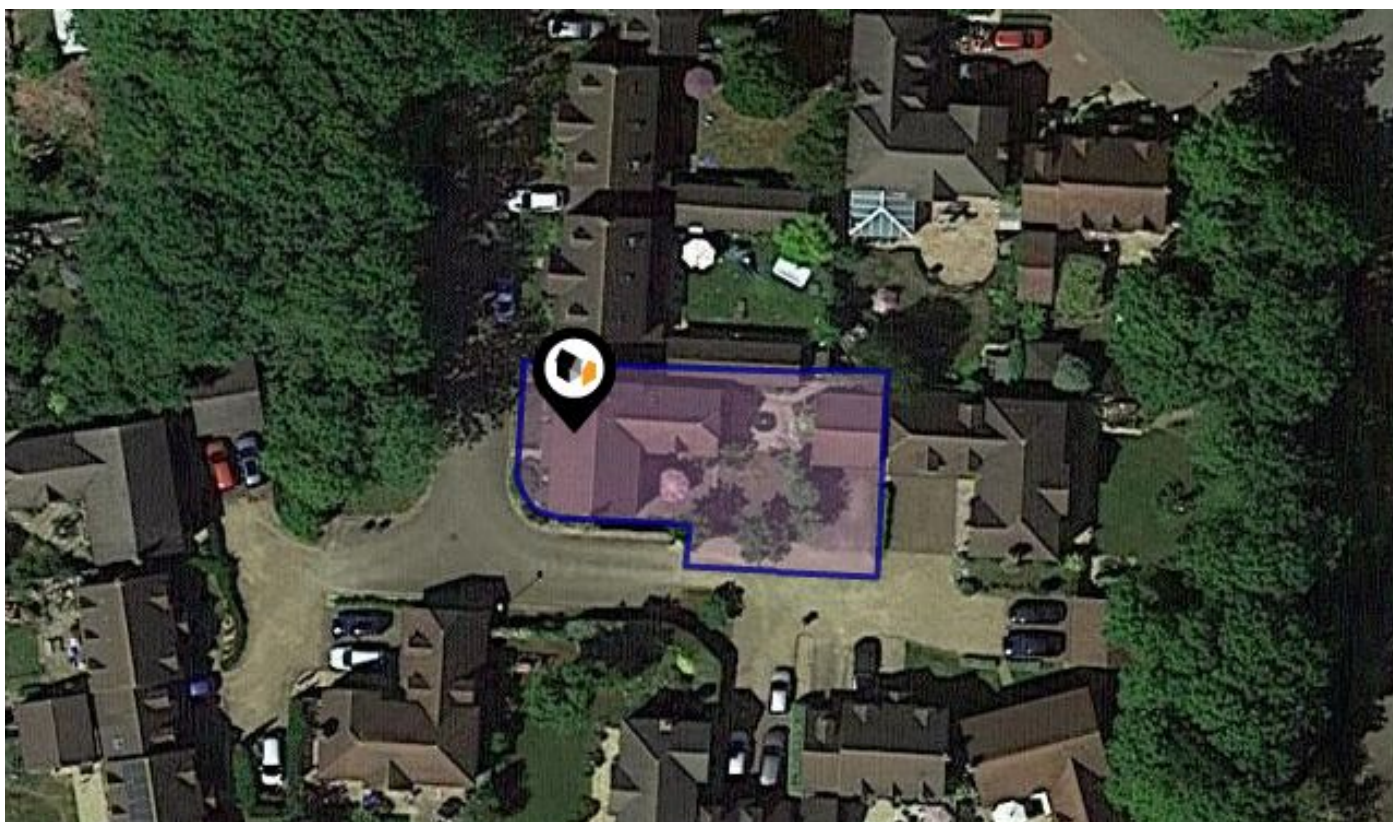


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 27th January 2025



THORNBURY, COMBERTON, CAMBRIDGE, CB23

Cooke Curtis & Co

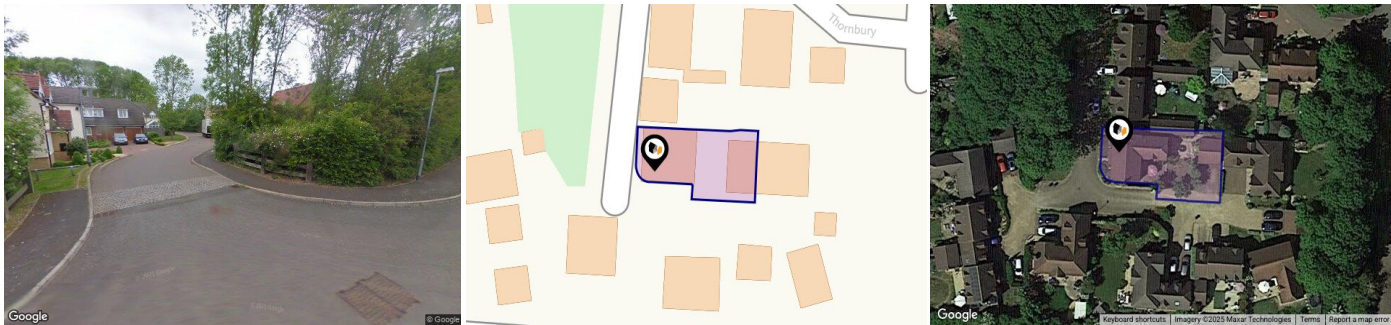
40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,991 ft ² / 185 m ²		
Plot Area:	0.11 acres		
Year Built :	2005		
Council Tax :	Band G		
Annual Estimate:	£3,840		
Title Number:	CB299460		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	19 mb/s	80 mb/s	900 mb/s
• Surface Water	High			

Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:					
 O ₂	 EE	 3	 O ₂	 BT	 sky	 Virgin media

Planning records for: **Wooded Area Opposite 9 Thornbury Comberton Cambridge Cambridgeshire CB23 7AP**

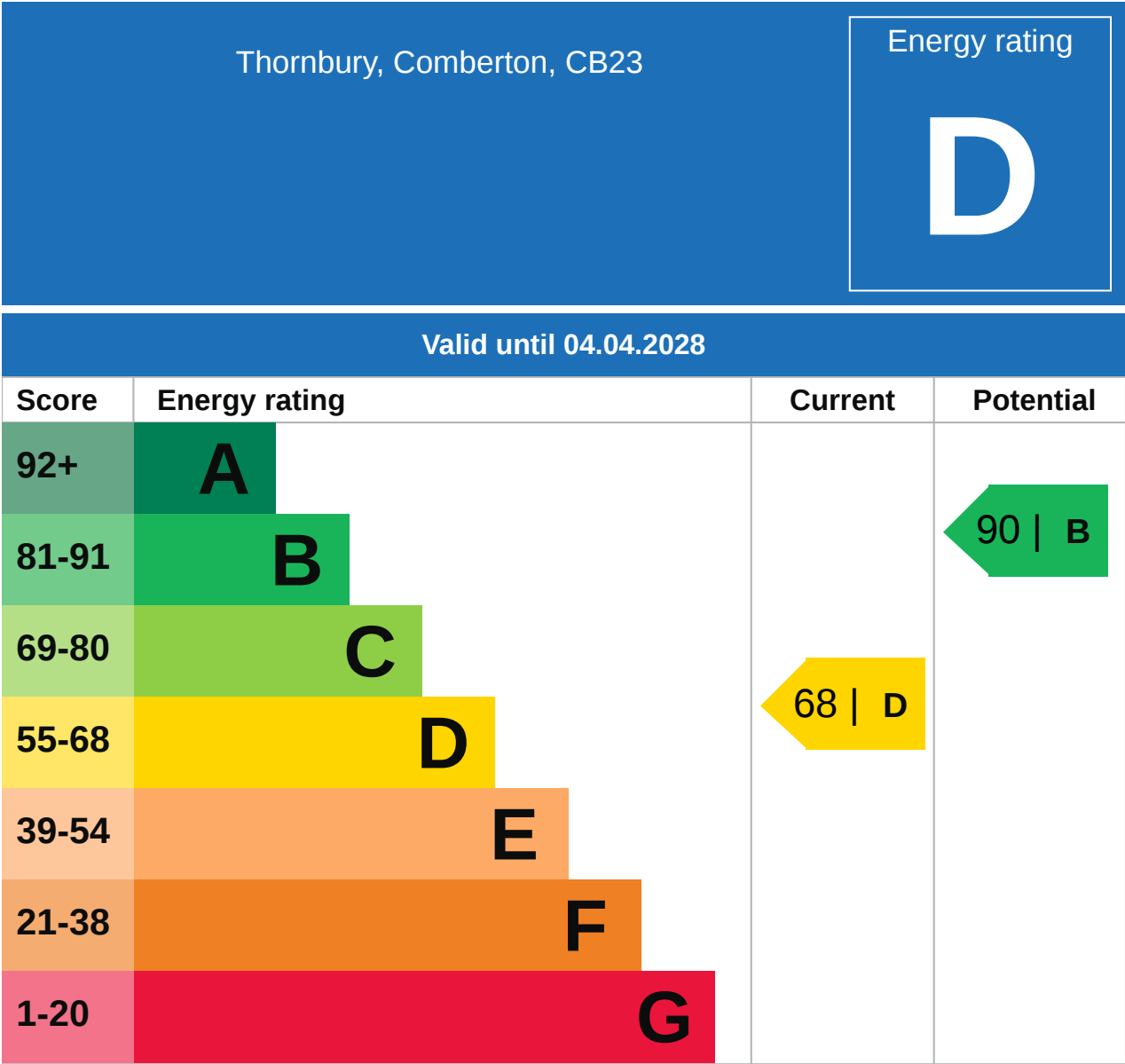
Reference - 20/2087/TTPO	
Decision:	Decided
Date:	04th October 2020
Description:	TPO 0002 (1999) A1: T1 Ash to fell to ground level (to prevent the risk of failure - Ganoderma present at the base).

Planning records for: **27 Thornbury Comberton CB23 7AP**

Reference - 20/1872/TTPO	
Decision:	Decided
Date:	09th September 2020
Description:	TPO 0002 (1999) A1: T1 ash tree to crown reduce by 4.5m including removal of dead branches (due to recent failing branches); and T2 and T3 ash trees to crown reduce by 3.5m (due to overhanging garage).

Reference - 24/1457/TTPO	
Decision:	Decided
Date:	16th December 2024
Description:	Ash Tree 1: 3.5m crown reduction Ash Tree 2: 2.5m crown reduction Ash Tree 3: 3m crown reduction Ash Tree 4: 2.5m crown reduction Ash Tree 5: 2.5m crown reduction The crown reduction shall be to a suitable fork or branch union and create a pruning wound no larger than 80mm in diameter. The trees frequently lose branches in high winds creating a risk to people and property. Reducing the height of the trees helps to reduce the risk of damage.

Reference - S/3598/17/TP	
Decision:	Decided
Date:	11th October 2017
Description:	Request for Crown reduction of 25% of an ash tree 4m to the North side of garage of house no. 27. Its branches overhang the roof of the garage and pose a risk to people and property below. Crown reduction will reduce the weight of the branches and the likelihood of their breaking in a gale. See following diagram for exact location.



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, insulated (assumed)
Total Floor Area:	185 m ²

Property Lease Information

Thornbury Residents Ltd is the Management Company. There is an annual payment due 1st April each year. in April 2024 this was £625.

Electricity Supply

Octopus Energy

Central Heating

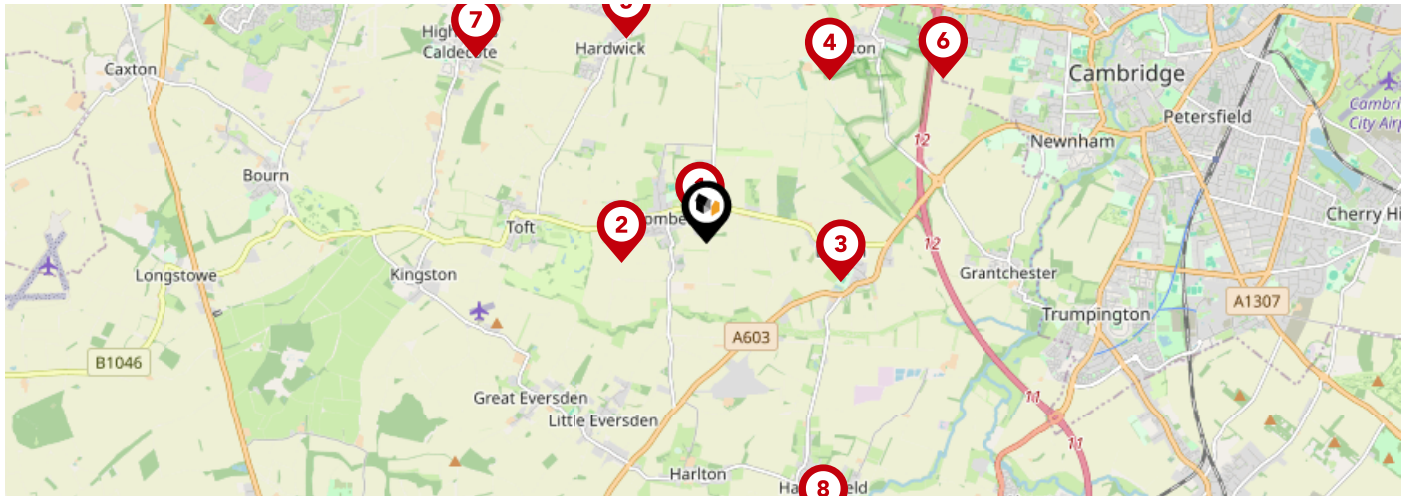
Oil central heating

Water Supply

Cambridge Water

Drainage

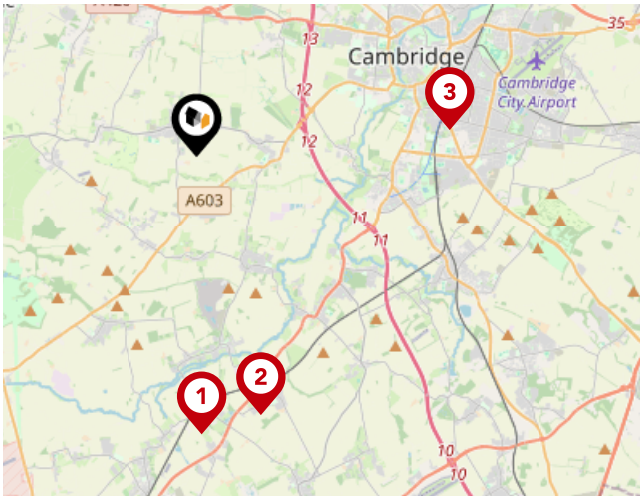
Anglian water



		Nursery	Primary	Secondary	College	Private
1	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:0.19	☐	☒	☐	☐	☐
2	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:0.79	☐	☐	☒	☐	☐
3	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:1.26	☐	☒	☐	☐	☐
4	Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:1.86	☐	☒	☐	☐	☐
5	Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 531 Distance:2	☐	☒	☐	☐	☐
6	University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 668 Distance:2.62	☐	☒	☐	☐	☐
7	Caldecote Primary School Ofsted Rating: Good Pupils: 203 Distance:2.69	☐	☒	☐	☐	☐
8	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:2.79	☐	☒	☐	☐	☐

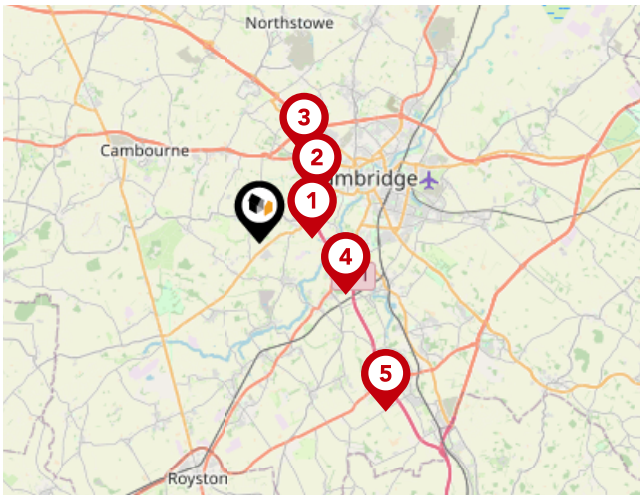


		Nursery	Primary	Secondary	College	Private
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:3.49	☐	☒	☐	☐	☐
	King's College School Ofsted Rating: Not Rated Pupils: 414 Distance:3.51	☐	☐	☒	☐	☐
	Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:3.54	☐	☒	☐	☐	☐
	St John's College School Ofsted Rating: Not Rated Pupils: 435 Distance:3.63	☐	☐	☒	☐	☐
	Dry Drayton CofE (C) Primary School Ofsted Rating: Good Pupils: 68 Distance:3.63	☐	☒	☐	☐	☐
	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:3.87	☐	☒	☐	☐	☐
	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:3.88	☐	☒	☐	☐	☐
	The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 396 Distance:3.97	☐	☒	☐	☐	☐



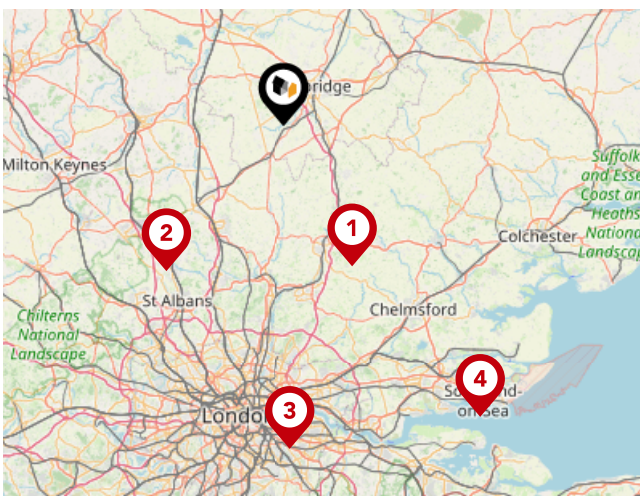
National Rail Stations

Pin	Name	Distance
1	Shepreth Rail Station	5.05 miles
2	Foxton Rail Station	4.85 miles
3	Cambridge Rail Station	4.64 miles



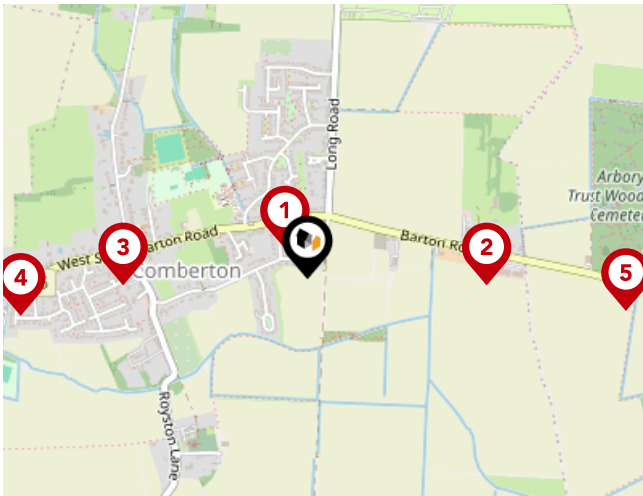
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	1.95 miles
2	M11 J13	2.71 miles
3	M11 J14	3.61 miles
4	M11 J11	3.68 miles
5	M11 J10	7.69 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	22.88 miles
2	Luton Airport	27.35 miles
3	Silvertown	47.31 miles
4	Southend-on-Sea	51.58 miles



Bus Stops/Stations

Pin	Name	Distance
1	Swayne Lane	0.09 miles
2	Horizon Park	0.41 miles
3	South Street	0.42 miles
4	Kentings	0.66 miles
5	Woodland Burial Ground	0.73 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.



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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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