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MIR: Material Info

The Material Information Affecting this Property

Wednesday 16th April 2025



MILNER ROAD, COMBERTON, 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: | 1,776 ft ² / 165 m ² | | |
| Plot Area: | 0.19 acres | | |
| Council Tax : | Band D | | |
| Annual Estimate: | £2,415 | | |
| Title Number: | CB3060 | | |

Local Area

| | | | | |
|---------------------------|----------------|---|---|---|
| Local Authority: | Cambridgeshire | Estimated Broadband Speeds | | |
| Conservation Area: | No | (Standard - Superfast - Ultrafast) | | |
| Flood Risk: | | | | |
| ● Rivers & Seas | Very low | 16 | 44 | 1000 |
| ● Surface Water | Very low | mb/s | mb/s | mb/s |
| | |  |  |  |
| Mobile Coverage: | | Satellite/Fibre TV Availability: | | |
| (based on calls indoors) | | | | |

Planning History

This Address



Planning records for: *Milner Road, Comberton, Cambridge, CB23*

| Reference - S/0107/09/F | |
|-------------------------|-------------------|
| Decision: | Decided |
| Date: | 22nd January 2009 |
| Description: | Dormer Window |

Planning records for: **3 Milner Road Comberton Cambridge Cambridgeshire CB23 7DE**

| Reference - S/0473/14/DC | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 14th March 2014 |
| Description: | Discharge of Condition 3 of S/1985/13/FL - Materials |

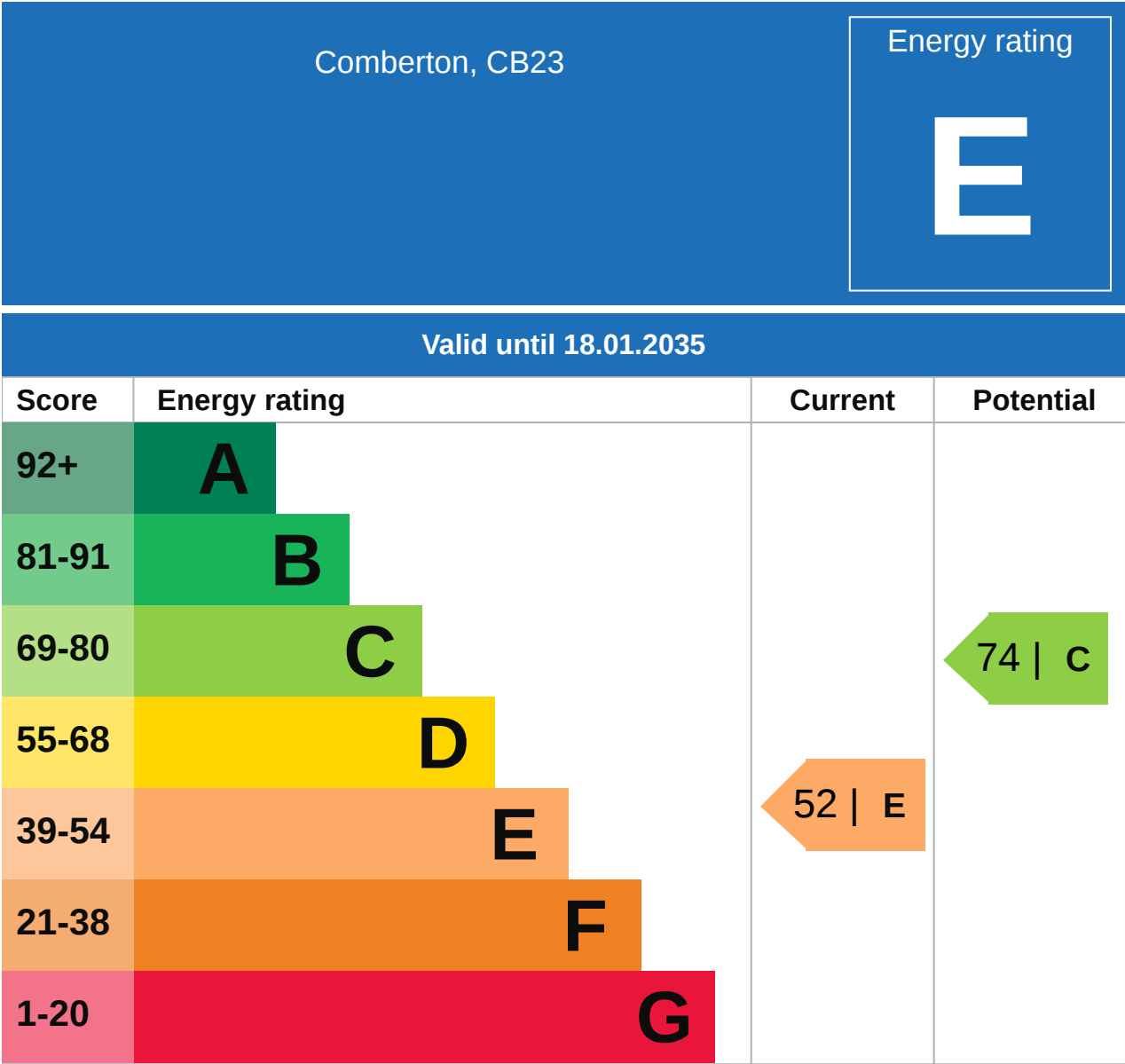
Planning records for: **7 Milner Road Comberton CB23 7DE**

| Reference - 20/04200/HFUL | |
|---------------------------|---|
| Decision: | Awaiting decision |
| Date: | 12th October 2020 |
| Description: | Retrospective: First floor side extension and rear balcony. |

| Reference - S/2302/17/FL | |
|--------------------------|----------------------------|
| Decision: | Decided |
| Date: | 27th June 2017 |
| Description: | FIRST FLOOR SIDE EXTENSION |

Planning records for: **11 Milner Road Comberton CB23 7DE**

| Reference - S/1598/18/FL | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 24th April 2018 |
| Description: | Proposed extension to the side with render finish to walls. |



Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Dual |
| 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: | Cavity wall, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | Pitched, 100 mm loft insulation |
| Roof Energy: | Average |
| Main Heating: | Boiler and radiators, oil |
| Main Heating Controls: | Programmer and room thermostat |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Average |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 165 m ² |

Electricity Supply

British Gas

Central Heating

Boiler and radiators, plus storage heaters in downstairs extension

Water Supply

Cambridge Water

Drainage

Anglian Water



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.

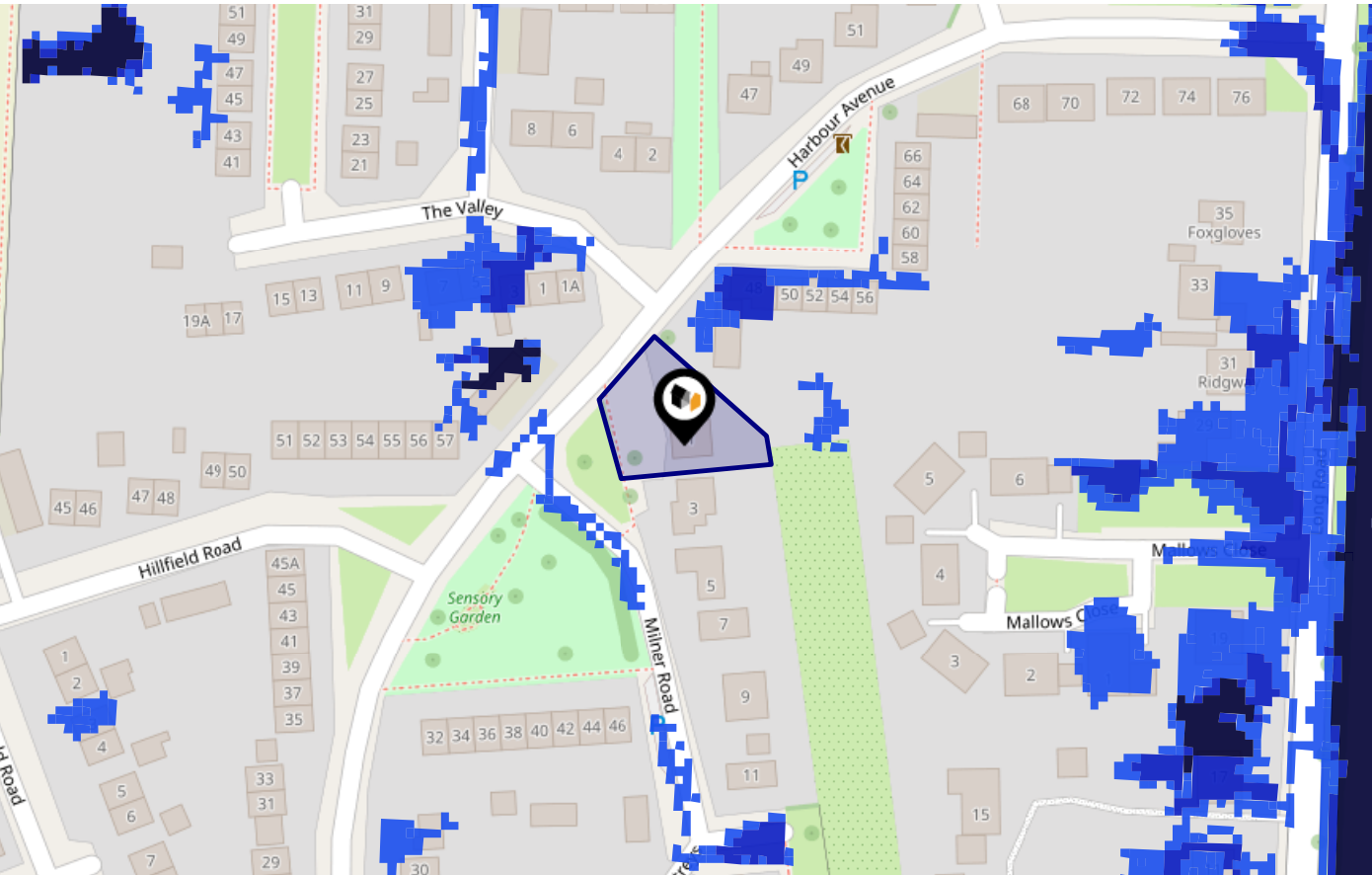


Flood Risk

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

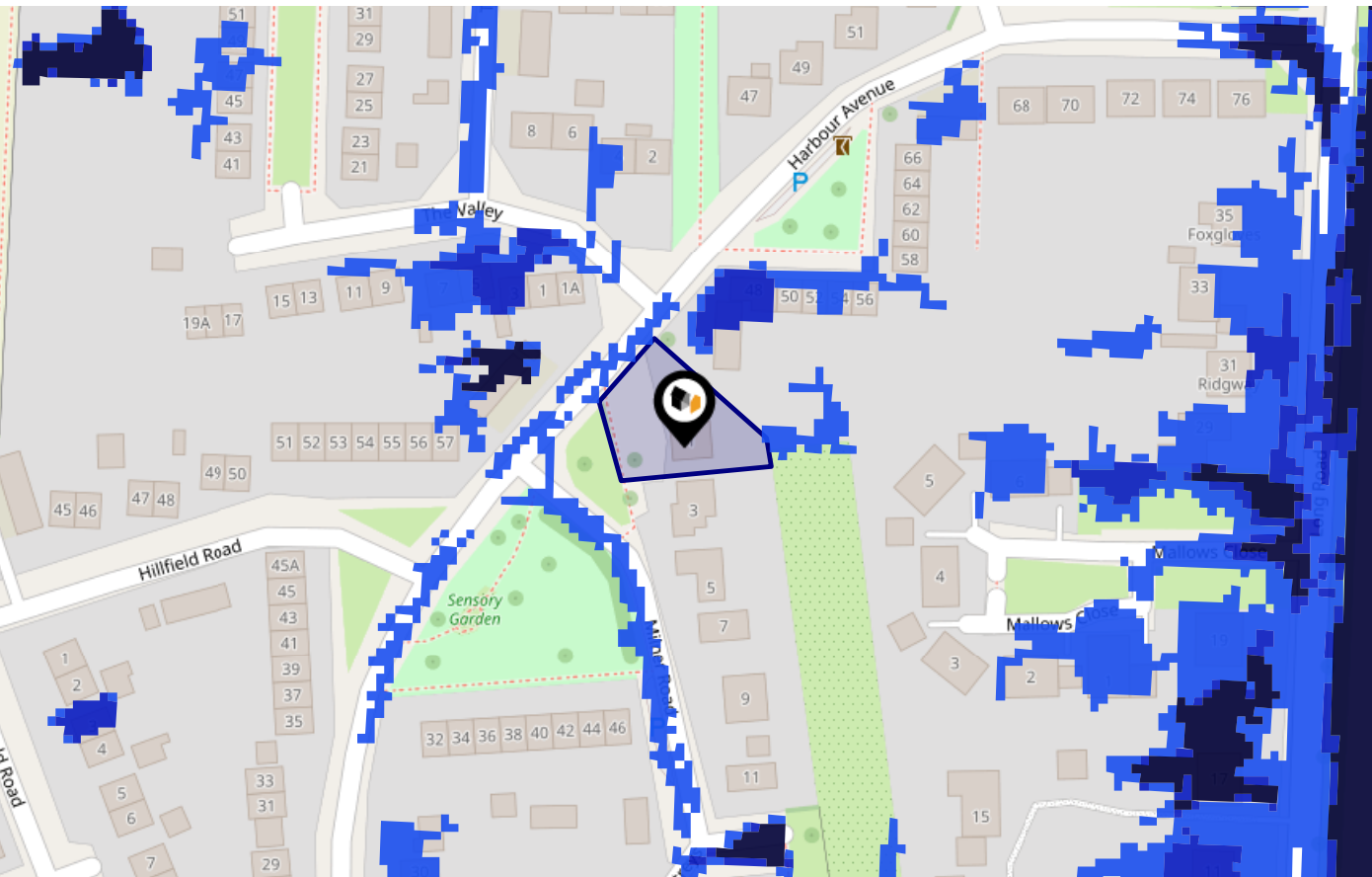


Flood Risk

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.

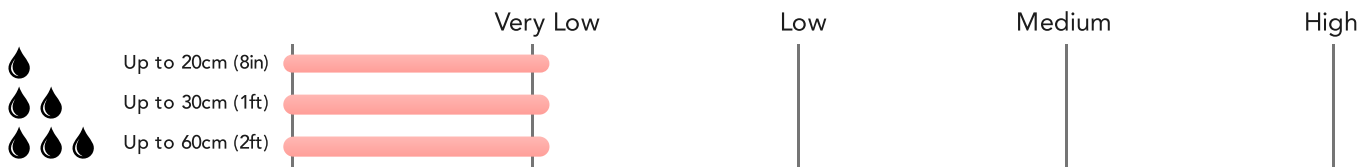


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Chance of flooding to the following depths at this property:

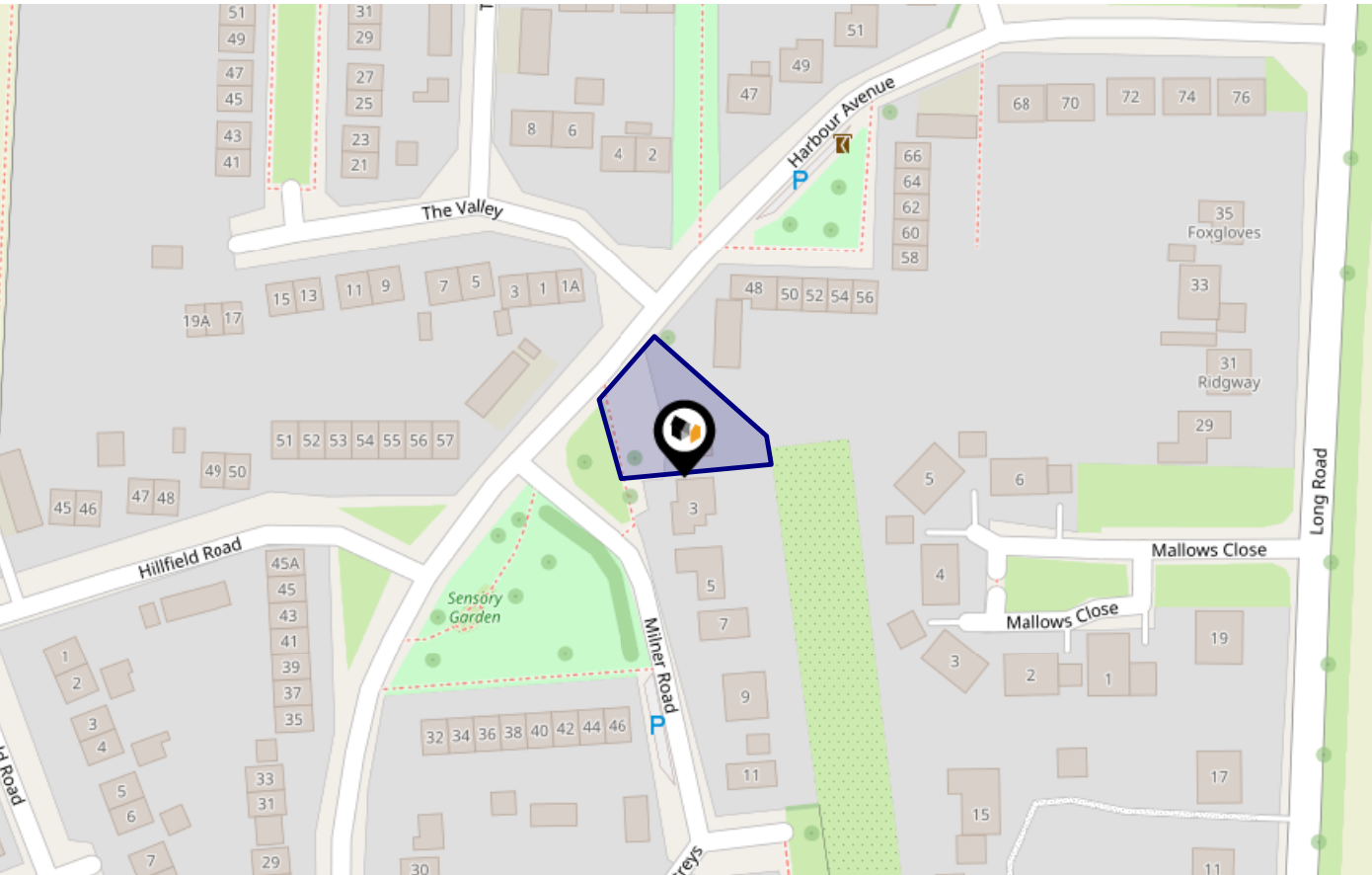


Flood Risk

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:

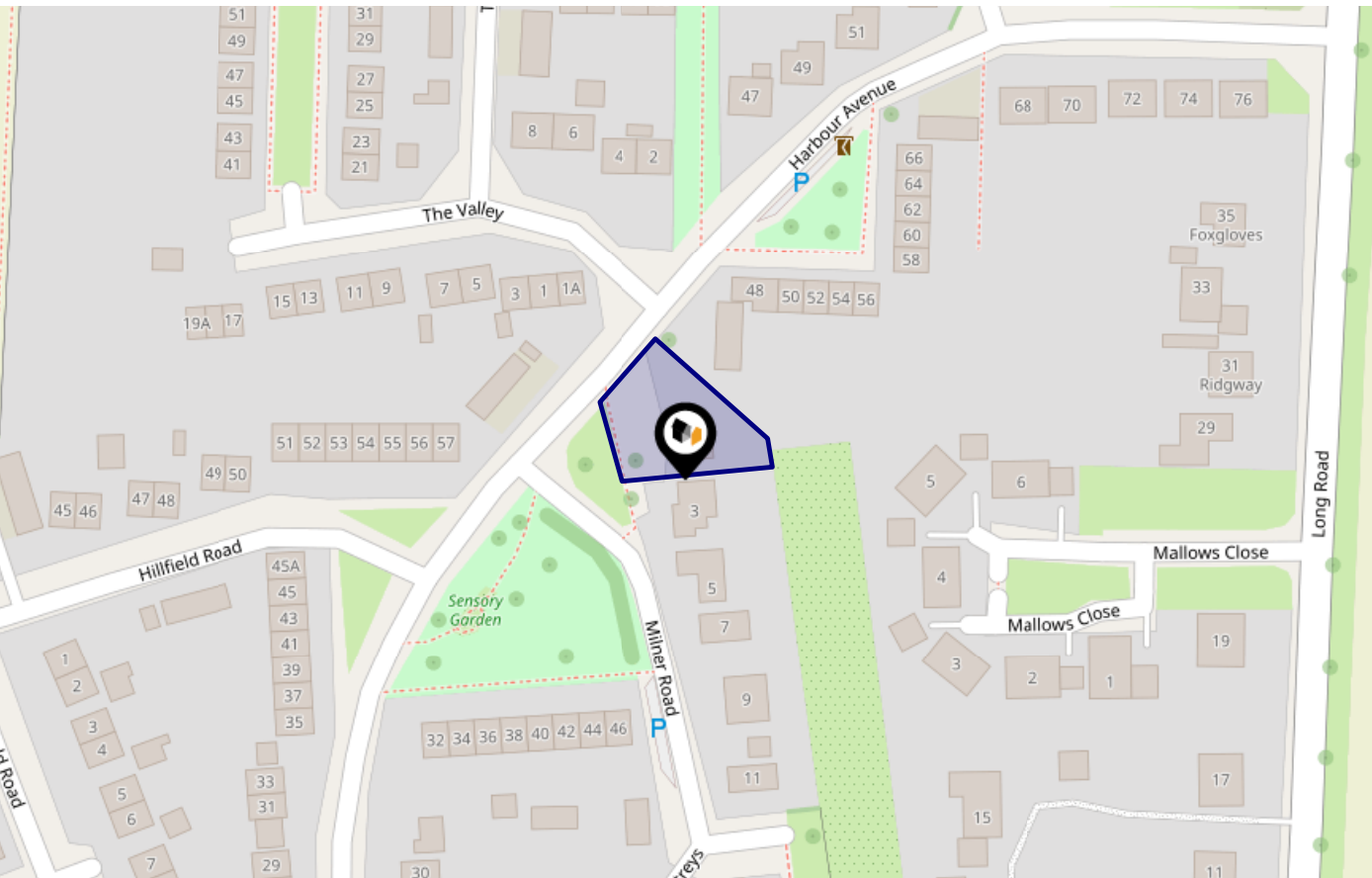


Flood Risk

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.

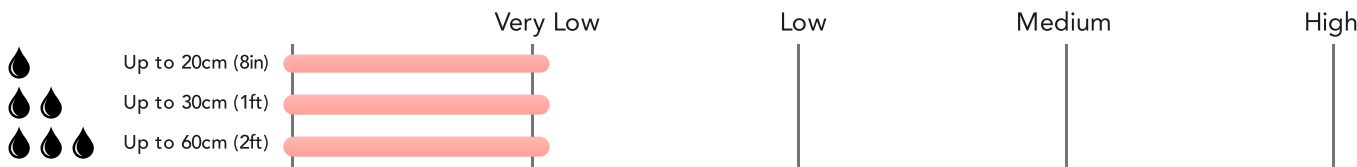


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

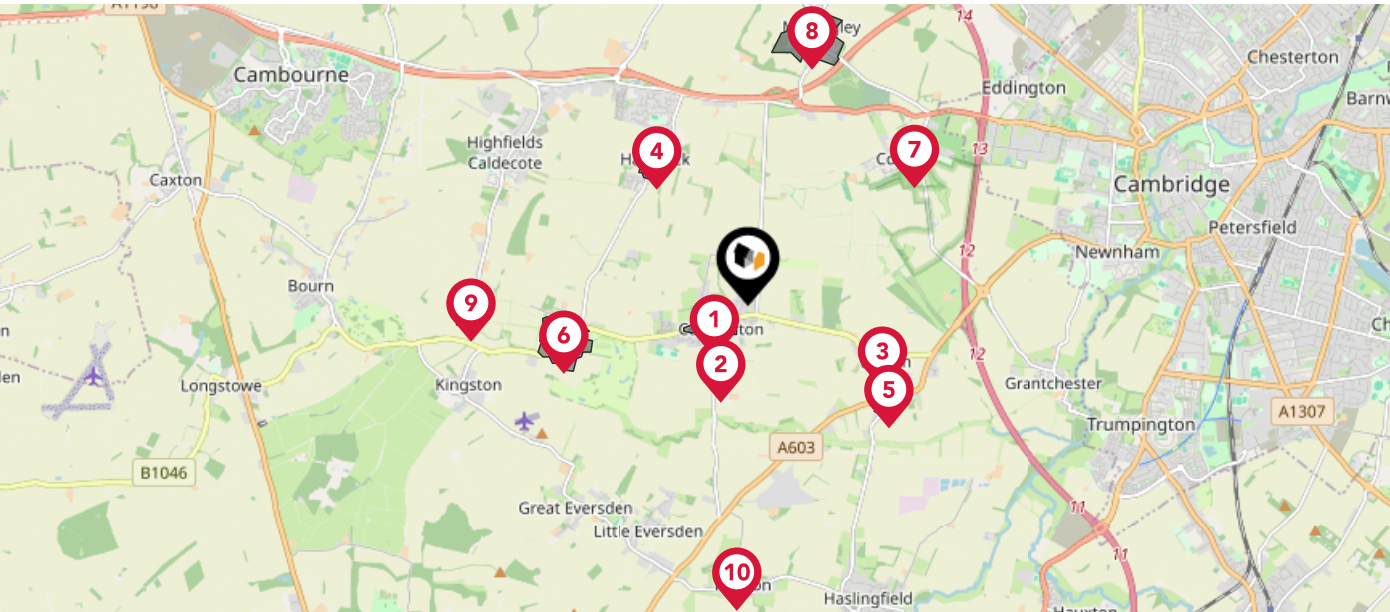


Maps

Conservation Areas

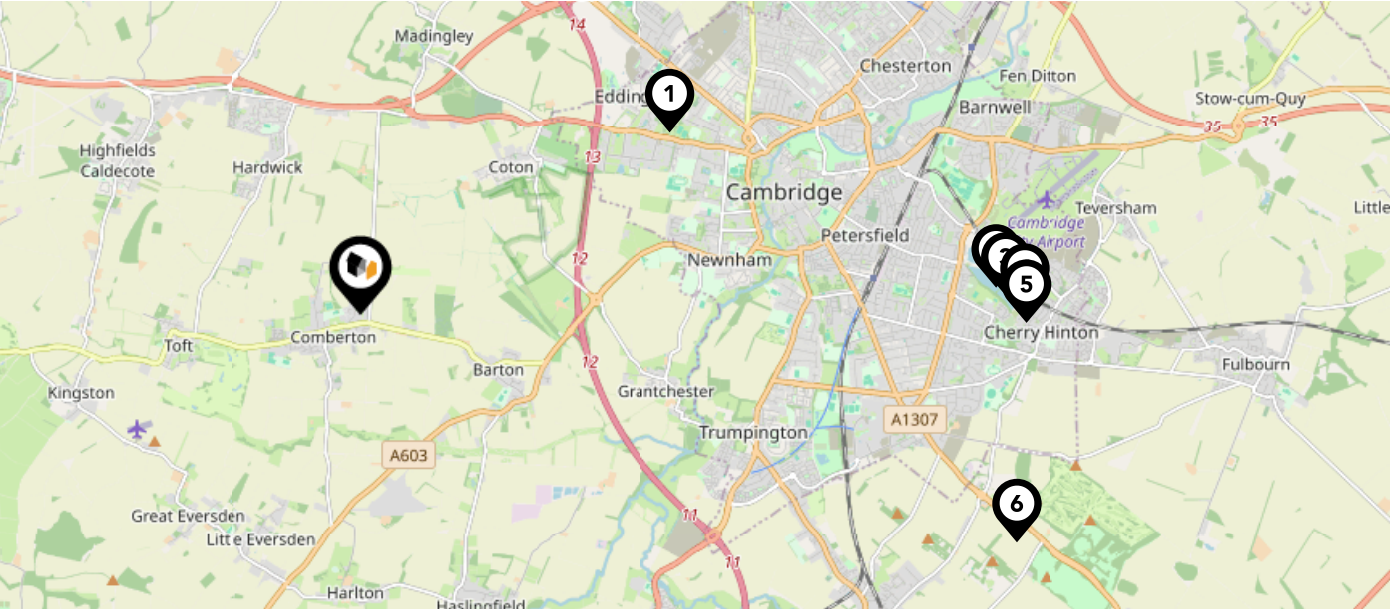


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



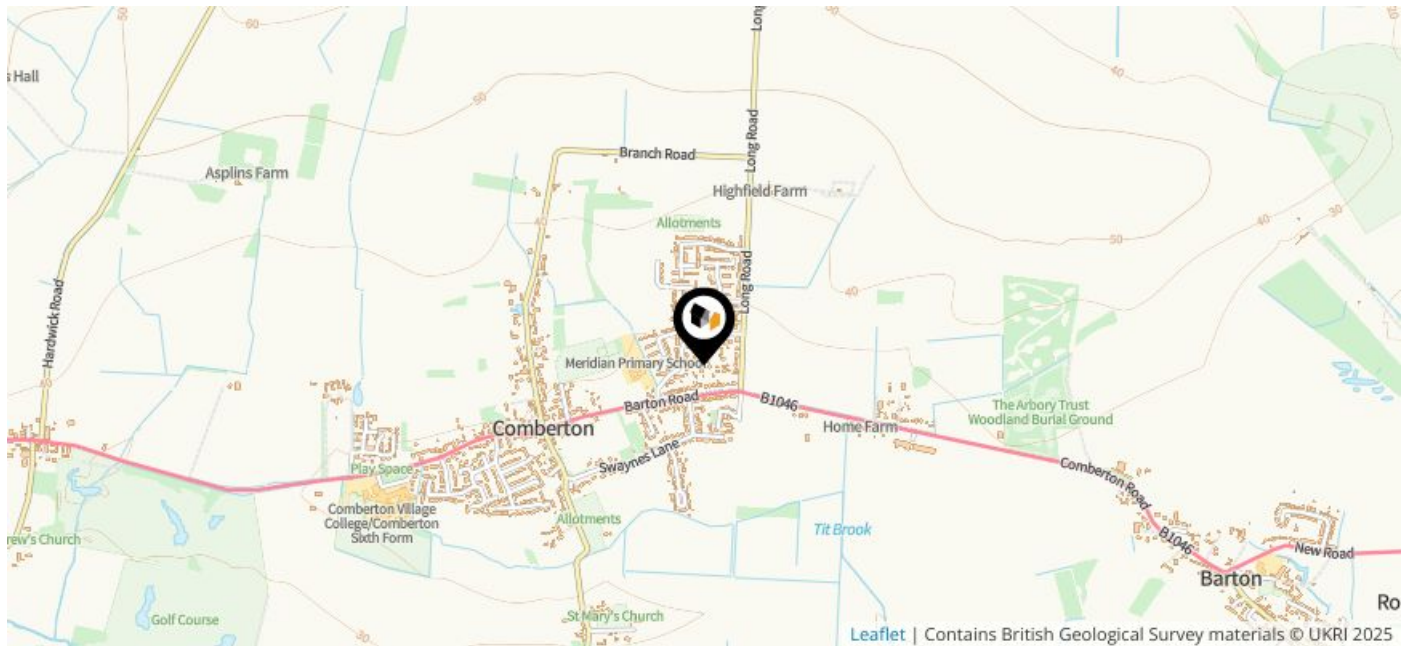
| Nearby Conservation Areas | |
|---------------------------|---------------------|
| 1 | Comberton Village |
| 2 | Comberton St Mary's |
| 3 | Barton St Peter's |
| 4 | Hardwick |
| 5 | Barton Wimpole Road |
| 6 | Toft |
| 7 | Coton |
| 8 | Madingley |
| 9 | Caldecote |
| 10 | Harlton |

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 | Cambridge University Farm-Huntingdon Road, Cambridgeshire | Historic Landfill |
| 2 | Coldhams Lane-Coldhams Lane, Cherry Hinton | Historic Landfill |
| 3 | Norman Works-Coldhams Lane, Cambridge | Historic Landfill |
| 4 | Coldham's Lane Tip-Cambridge, Cambridgeshire | Historic Landfill |
| 5 | Cement Works Tip-Off Coldham's Lane, Cambridgeshire | Historic Landfill |
| 6 | Hill Trees-Stapleford | Historic Landfill |

This map displays nearby coal mine entrances and their classifications.



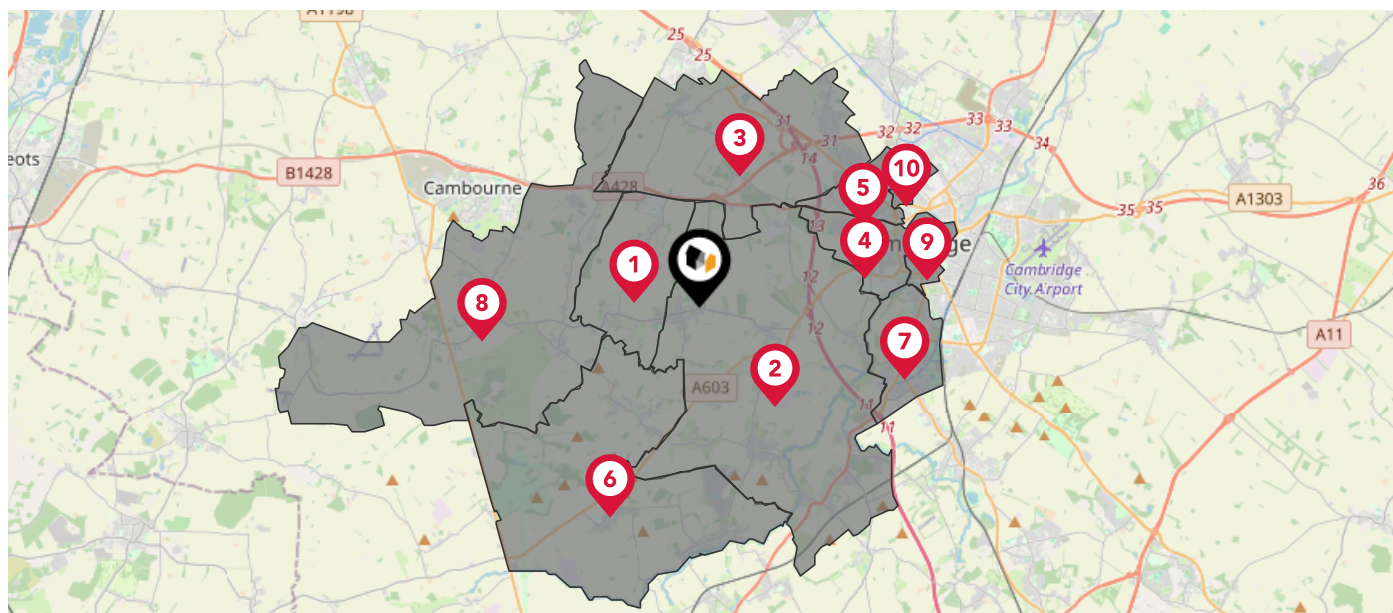
Mine Entry

- ✕ 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



Castle Ward



Barrington Ward



Trumpington Ward



Caldecote Ward



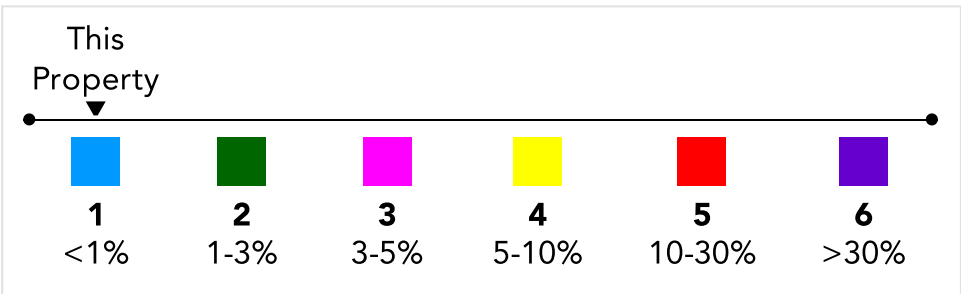
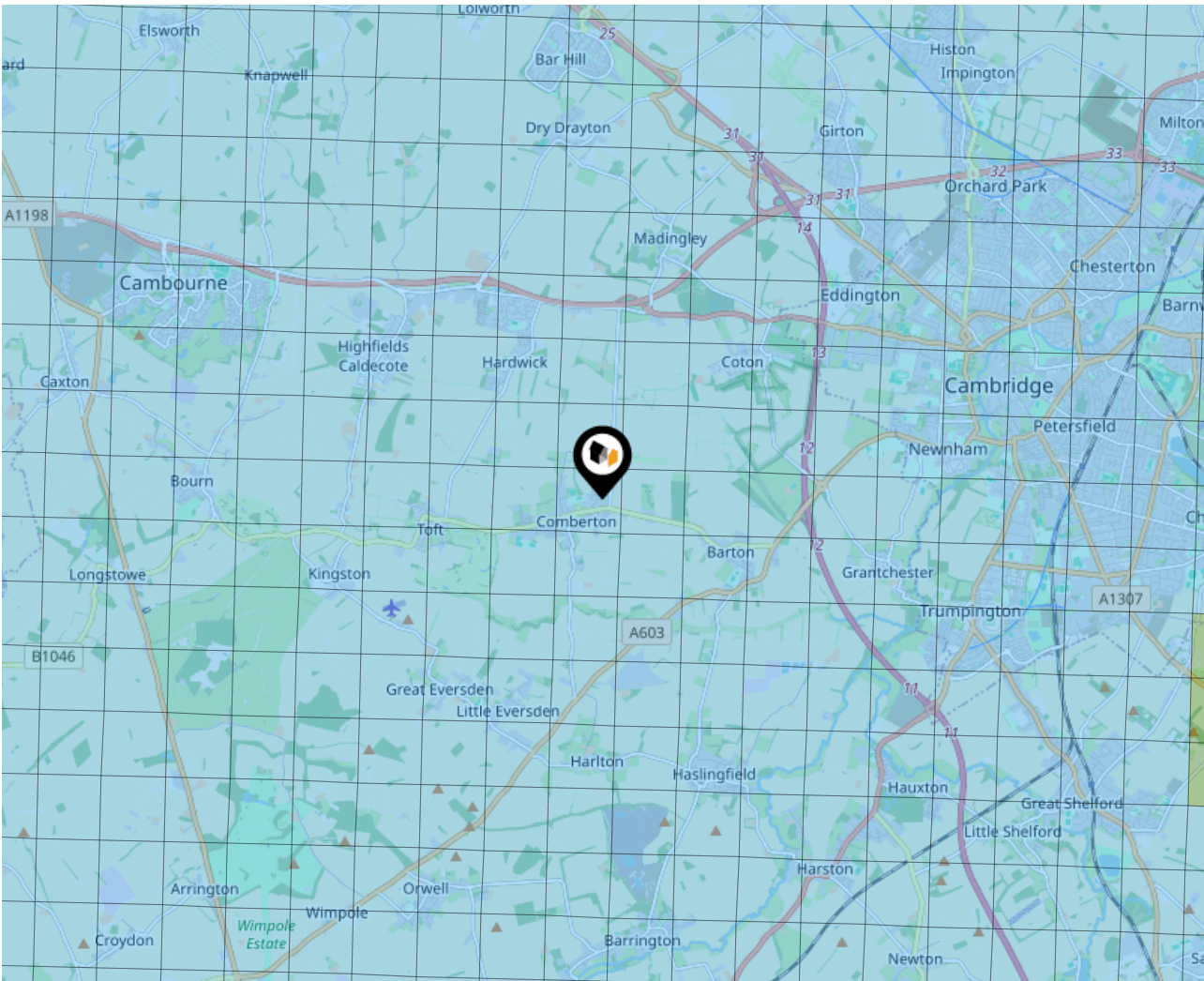
Market Ward



Arbury Ward

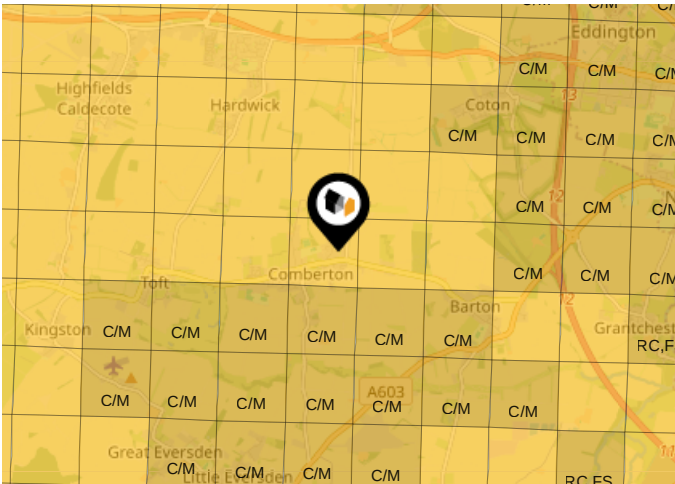
What is Radon?

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/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

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

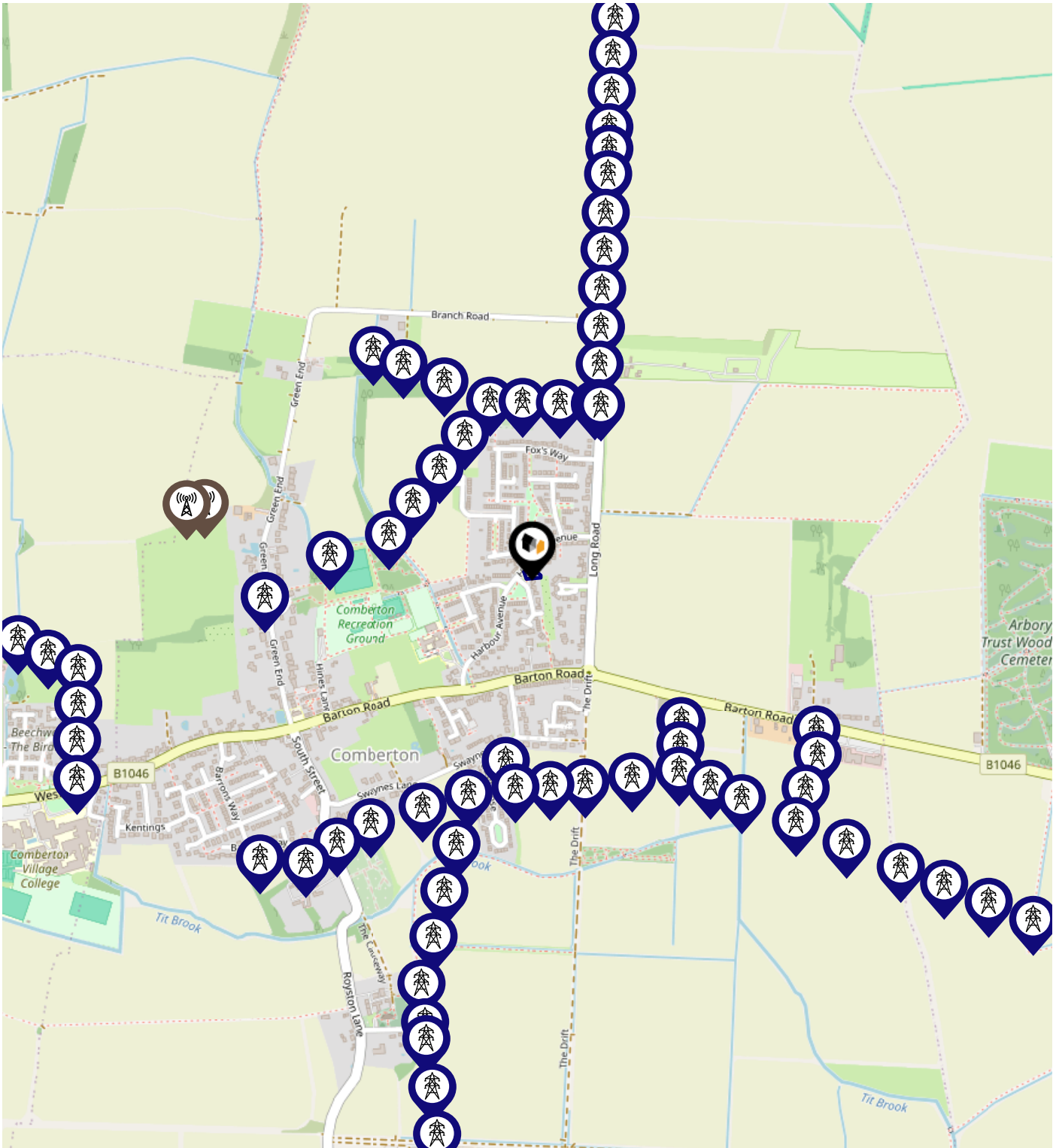


Primary Classifications (Most Common Clay Types)



| | |
|---------------|--|
| 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

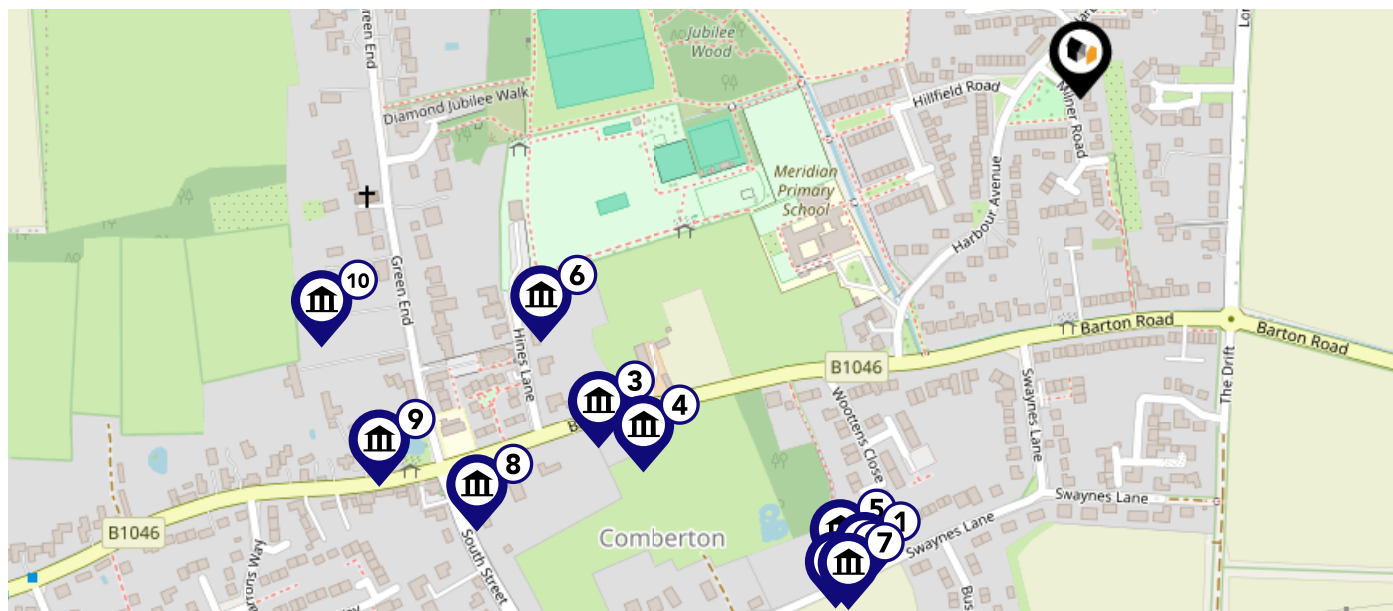
Masts & Pylons



Key:

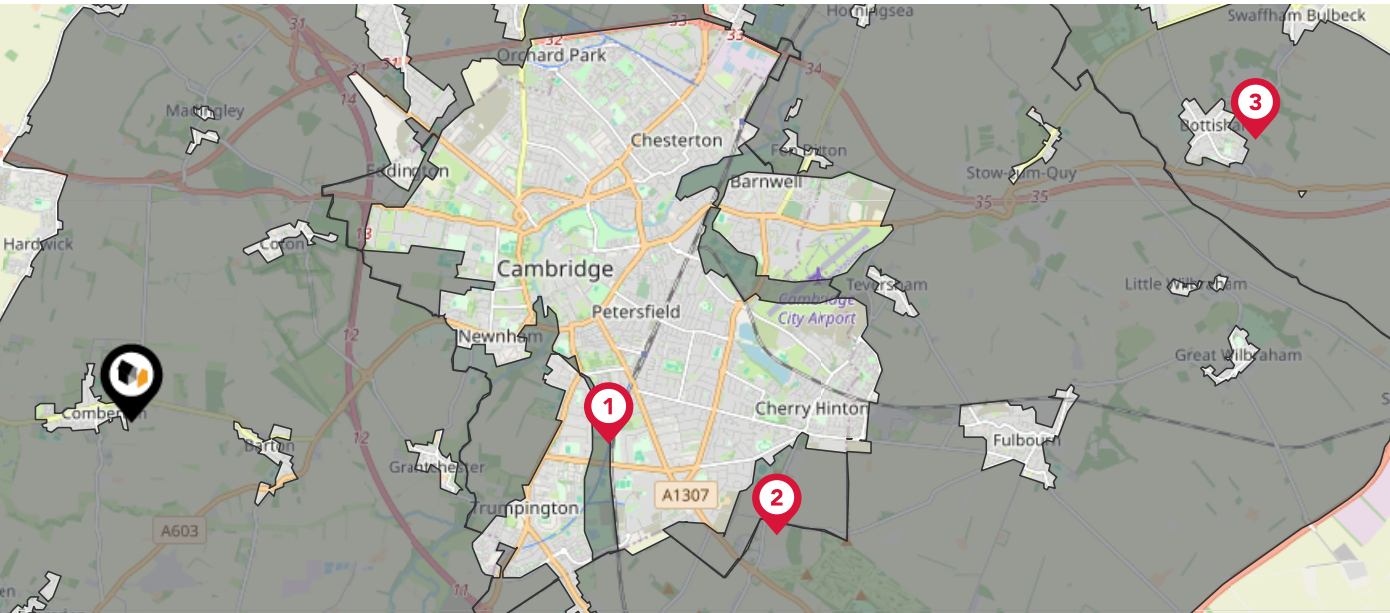
-  Power Pylons
-  Communication Masts

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 | 0.3 miles |
| | 1331103 - Brocks Close | Grade II | 0.3 miles |
| | 1331100 - Cambridge Lane Farmhouse | Grade II | 0.3 miles |
| | 1127796 - Woottens Farmhouse | Grade II | 0.3 miles |
| | 1161500 - Dove Cottage | Grade II | 0.3 miles |
| | 1127801 - 12, Hines Lane | Grade II | 0.3 miles |
| | 1127808 - 63 And 65, Swaynes Lane | Grade II | 0.3 miles |
| | 1127804 - Cross Farmhouse | Grade II | 0.4 miles |
| | 1331104 - 2, West Street | Grade II | 0.4 miles |
| | 1127799 - The Manor House | Grade II | 0.4 miles |

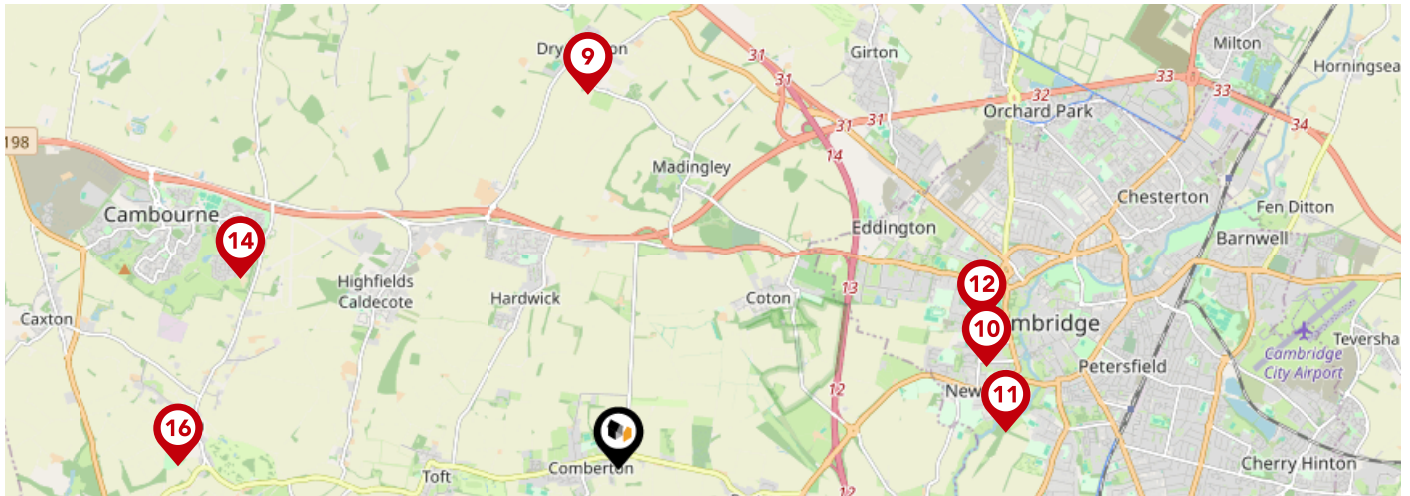
This map displays nearby areas that have been designated as Green Belt...



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



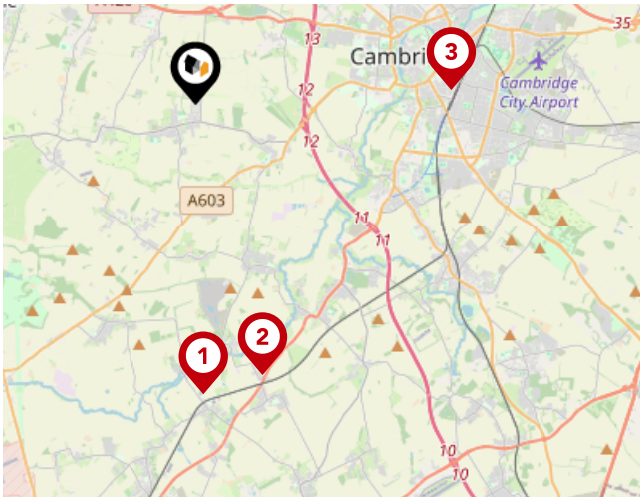
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:0.05 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:0.83 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:1.38 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:1.71 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 531 Distance:1.78 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Caldecote Primary School Ofsted Rating: Good Pupils: 203 Distance:2.53 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 668 Distance:2.53 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:3.01 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Dry Drayton CofE (C) Primary School Ofsted Rating: Good Pupils: 68 Distance:3.41 | <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: 414 Distance:3.48 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:3.55 | <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: 435 Distance:3.57 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:3.61 | <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: 396 Distance:3.83 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:3.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Bourn CofE Primary Academy Ofsted Rating: Good Pupils: 208 Distance:3.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

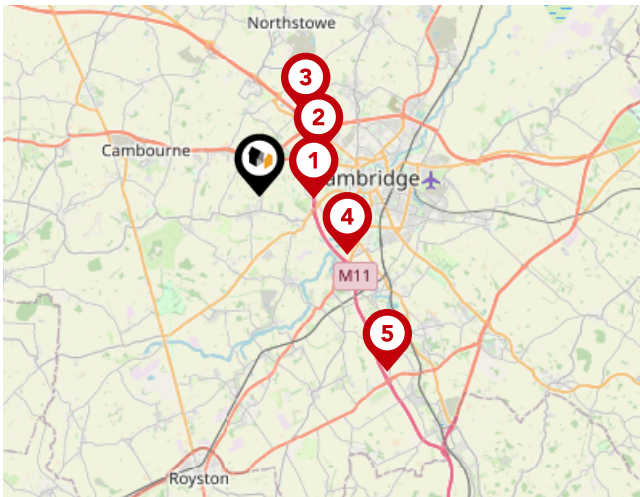
Area

Transport (National)



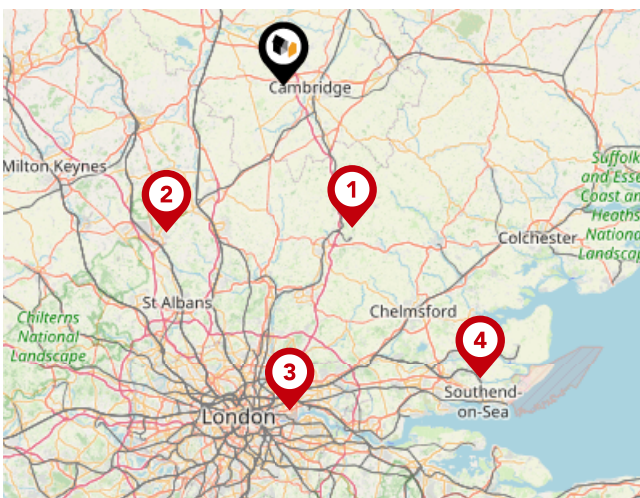
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------|------------|
| 1 | Shepreth Rail Station | 5.27 miles |
| 2 | Foxton Rail Station | 5.07 miles |
| 3 | Cambridge Rail Station | 4.66 miles |



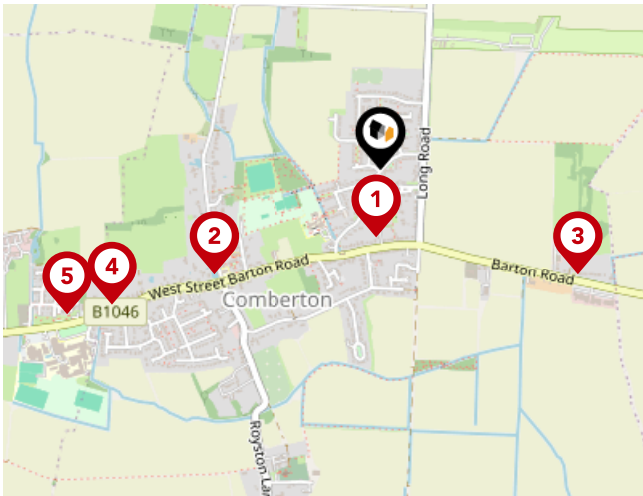
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M11 J12 | 1.98 miles |
| 2 | M11 J13 | 2.61 miles |
| 3 | M11 J14 | 3.44 miles |
| 4 | M11 J11 | 3.82 miles |
| 5 | M11 J10 | 7.89 miles |



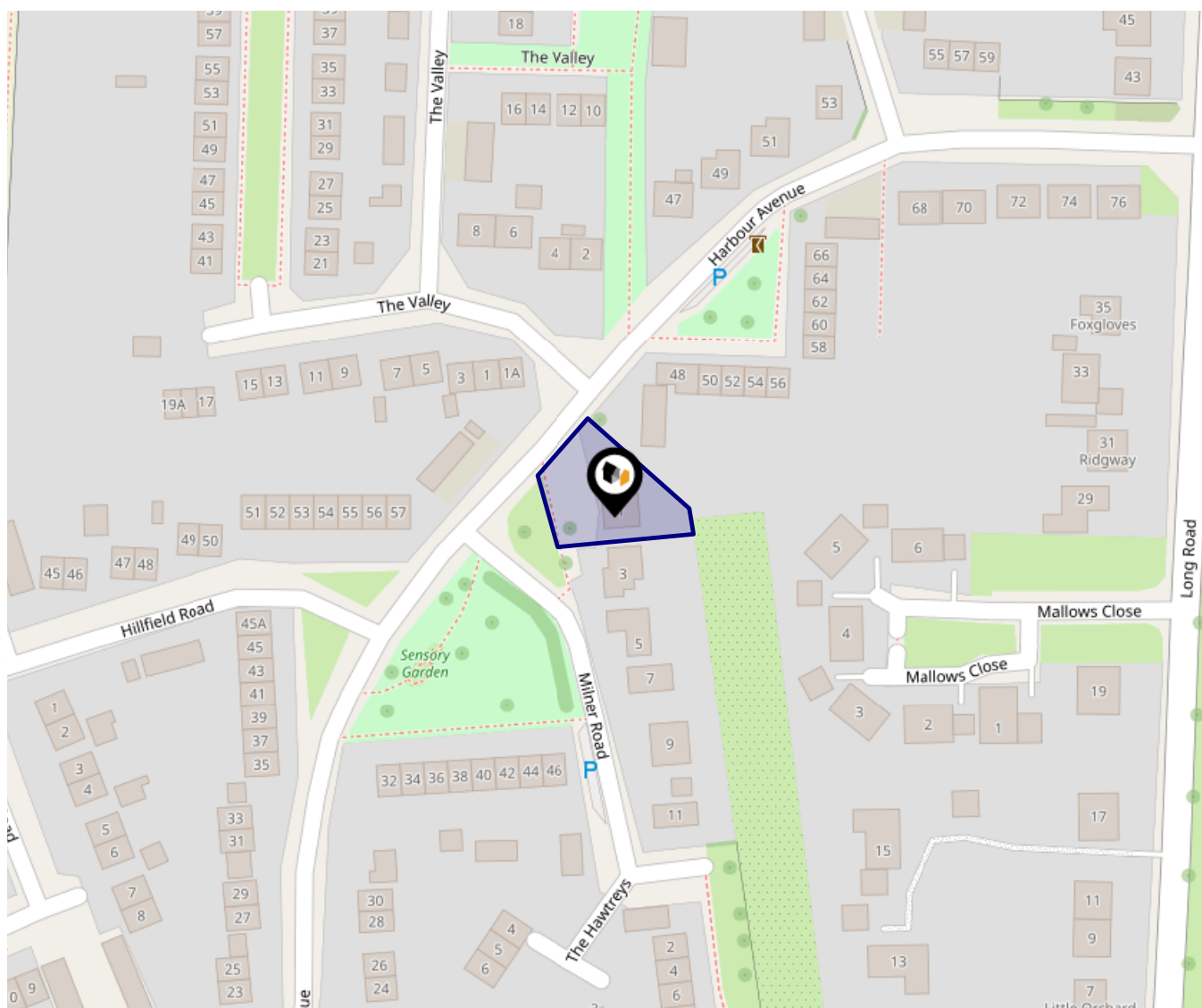
Airports/Helipads

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Stansted Airport | 23.1 miles |
| 2 | Luton Airport | 27.5 miles |
| 3 | Silvertown | 47.53 miles |
| 4 | Southend-on-Sea | 51.78 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Swayne Lane | 0.15 miles |
| 2 | South Street | 0.45 miles |
| 3 | Horizon Park | 0.51 miles |
| 4 | Kentings | 0.68 miles |
| 5 | Village College | 0.79 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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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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