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MIR: Material Info

The Material Information Affecting this Property

Wednesday 06th August 2025



HARBOUR AVENUE, COMBERTON, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

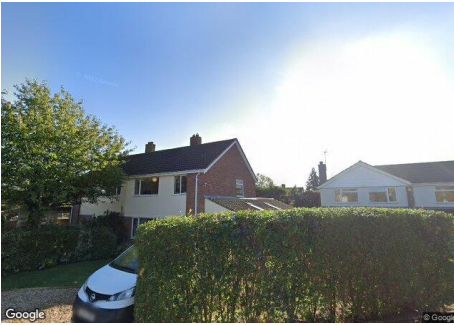
01223 508 050

Jenny@cookecurtis.co.uk

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,345 ft ² / 125 m ²		
Plot Area:	0.09 acres		
Council Tax :	Band D		
Annual Estimate:	£2,415		
Title Number:	CB1724		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	16 mb/s	36 mb/s	1000 mb/s
• Surface Water	Low			

Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:					
						
						

Planning records for: **2 Harbour Avenue Comberton Cambridgeshire CB23 7DD**

Reference - 22/01732/HFUL	
Decision:	Decided
Date:	12th April 2022
Description:	Single storey rear extension

Reference - 22/01736/HFUL	
Decision:	Decided
Date:	12th April 2022
Description:	Single storey rear extension, front porch and alterations

Planning records for: **9 Harbour Avenue Comberton CB23 7DD**

Reference - S/1335/16/FL	
Decision:	Decided
Date:	20th May 2016
Description:	First floor extension including dormer windows over the existing garage and a porch to the front elevation

Planning records for: **15 Harbour Avenue Comberton Cambridge Cambridgeshire CB23 7DD**

Reference - S/1238/13/FL	
Decision:	Decided
Date:	07th June 2013
Description:	Demolition and replacemnt of garage & two storey rear extension

Planning records for: **15 Harbour Avenue Comberton Cambridge Cambridgeshire CB23 7DD**

Reference - S/1349/10	
Decision:	-
Date:	03rd August 2010
Description:	Extension following demolition of existing garage

Reference - S/2386/14/FL	
Decision:	Decided
Date:	31st July 2014
Description:	Demolition of existing garage and two storey side and front and single storey rear extension

Reference - S/1313/17/NM	
Decision:	Decided
Date:	05th April 2017
Description:	Non-material amendment

Planning records for: **20 Harbour Avenue Comberton Cambridge CB23 7DD**

Reference - S/2092/19/FL	
Decision:	Decided
Date:	14th June 2019
Description:	Single storey front side and rear extensions conversion of carport to store conversion and extension to garage to garden room and the construction of a detached cycle/bin store to front.

Planning records for: **20 Harbour Avenue Comberton Cambridge CB23 7DD**

Reference - S/3364/19/NM	
Decision:	Withdrawn
Date:	23rd September 2019
Description:	Non material amendment of planning permission S/2092/19/FL

Reference - S/4083/19/FL	
Decision:	Decided
Date:	25th November 2019
Description:	Single storey front side and rear extensions conversion of carport to store conversion and extension of garage to garden room and the construction of a detached cycle/bin store to front.

Planning records for: **23 Harbour Avenue Comberton Cambridgeshire CB23 7DD**

Reference - S/0150/16/FL	
Decision:	Decided
Date:	20th January 2016
Description:	Two storey side extension

Planning records for: **25 Harbour Avenue Comberton CB23 7DD**

Reference - 21/02180/CONDA	
Decision:	Decided
Date:	22nd September 2021
Description:	Submission of details required by condition 2 (Soft Landscape) of planning permission 21/02180/HFULThe proposed hedging (Ligustrum Ovalifolium) will be maintained in perpetuity at a minimum height of 1600mm in order to screen the oil tank.

Planning records for: **25 Harbour Avenue Comberton CB23 7DD**

Reference - 21/02180/HFUL	
Decision:	Decided
Date:	11th May 2021
Description:	Installation of slimline 1000 litre oil tank to the front of property.

Planning records for: **27 Harbour Avenue Comberton Cambridge Cambridgeshire CB23 7DD**

Reference - S/1832/10	
Decision:	Decided
Date:	21st October 2010
Description:	Extension and resiting of oil tank (Application to extend the time limit for implementation for extant planning permission S/1467/08/F)

Reference - S/1467/08/F	
Decision:	Decided
Date:	20th August 2008
Description:	Extension and relocation of oil tank

Planning records for: **37 Harbour Avenue Comberton Cambridgeshire CB23 7DD**

Reference - S/0038/10/F	
Decision:	Decided
Date:	13th January 2010
Description:	Extension

Planning records for: **37 Harbour Avenue Comberton Cambridge CB23 7DD**

Reference - S/0734/10/F	
Decision:	Decided
Date:	10th May 2010
Description:	Extension (Revised Design)

Planning records for: **38 Harbour Avenue Comberton Cambridge Cambridgeshire CB23 7DD**

Reference - S/3009/18/FL	
Decision:	Decided
Date:	07th August 2018
Description:	Single storey rear extension and garage extension

Planning records for: **48 Harbour Avenue Comberton Cambridgeshire CB23 7DD**

Reference - S/3144/16/LD	
Decision:	Decided
Date:	17th November 2016
Description:	Lawful Development Certificate for (Existing residential property that is to be extended the proposals comply with the criteria for permitted development (Class A) as set out by The Town and Country Planning (General Permitted Development) (England) Order 2015)

Planning records for: **51 Harbour Avenue Comberton Cambridgeshire CB23 7DD**

Reference - S/0298/10/F	
Decision:	Decided
Date:	03rd March 2010
Description:	Extension

Planning records for: **68 Harbour Avenue Comberton CB23 7DD**

Reference - 21/03804/HFUL	
Decision:	Decided
Date:	19th August 2021
Description:	Single storey rear extension

Planning records for: **74 Harbour Avenue Comberton Cambridgeshire CB23 7DD**

Reference - 25/02469/HFUL	
Decision:	Awaiting decision
Date:	24th June 2025
Description:	Single storey rear extension, addition of 1no. window to side elevation.

Planning records for: **Meridian Primary School Harbour Avenue Comberton Cambridge Cambridgeshire CB23 7DD**

Reference - S/2527/19/TP	
Decision:	Decided
Date:	19th July 2019
Description:	TPO 0007 (1961) G1: T34 - T25 (EXCLUDING OAK x 2) to crown lift to approximately 4m above ground level crown clean and reduce lateral branches by 2m to allow sufficient ground clearance and balanced crown. T35 - Reduce entire crown by approximately 2m - to allow a balanced crown. Conservation Area: T12 - Remove branch stubs back to branch collar in accordance with BS 3998. (Amended)

Reference - 20/1201/TTPO	
Decision:	Decided
Date:	20th March 2020
Description:	TPO 0007 (1961) G1: T25 Oak - Reduce lateral branches on the east side of crown by 1.5m. Branches encroaching neighbouring property, reduction would allow sufficient clearance. G3 Mixed species - Reduce back overhanging branches and or stems (T47 - T25 as on plan not to be touched as part of ditch maintenance.)

Planning records for: *Meridian Primary School Harbour Avenue Comberton Cambridgeshire CB23 7DD*

Reference - 25/0616/TTPO	
Decision:	Awaiting decision
Date:	25th June 2025
Description:	T26 - Ash - Cut back lateral branches over school boundary field by 2.5M to alleviate weight from neighbouring tree due to decay in multi stemmed tree. T36 - English Oak - Shorten branch at 10M west to first branch below decay as recommended from recent tree survey

Reference - S/2062/08/F	
Decision:	Decided
Date:	01st December 2008
Description:	Alterations to Main Entrance

Reference - 21/1188/TTPO	
Decision:	Decided
Date:	15th September 2021
Description:	TPO 0007 (1961) G1: Mixed Species T28-T47- Targeting on the main mature trees, to reduce back low large overhanging branches encroaching footpath, reducing back by approx. 1.5m in parts to avoid footpath target.

Reference - S/1403/18/TP	
Decision:	Decided
Date:	11th April 2018
Description:	T41 - Ash monolith - Reduce monolith by up to 3m to improve stability and T32 - T40 - Remove all major deadwood and raise crowns to 3.5m over carpark area where required (TPO 0007 (1961) G1).

Planning records for: *Meridian Primary School Harbour Avenue Comberton Cambridgeshire CB23 7DD*

Reference - 24/0231/TTPO	
Decision:	Decided
Date:	16th February 2024
Description:	T.1 Ash - fell to ground level. The tree is located on a bank which is at risk of failure over footpath. root plate has lifted in high winds.

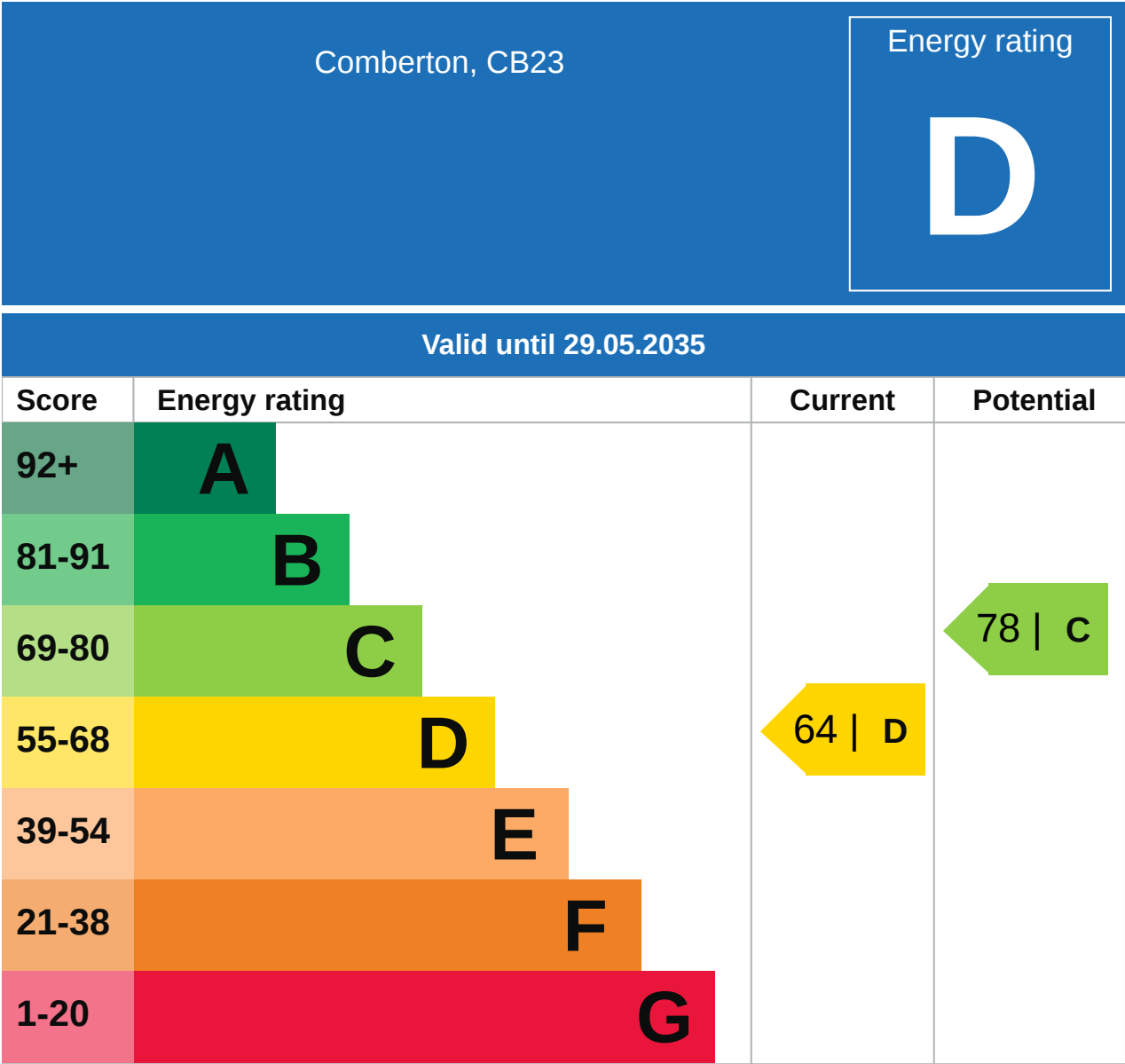
Reference - S/3535/19/TP	
Decision:	Decided
Date:	11th October 2019
Description:	TPO 0007 (1961) G1: Ash x2 (T39 & T40) - Using fracture pruning techniques reduce crown to 8m above ground level.

Reference - 24/0261/TTPO	
Decision:	Decided
Date:	16th February 2024
Description:	5 DAY NOTICE - Ash tree, Fell.

Reference - 24/0229/TTCA	
Decision:	Withdrawn
Date:	16th February 2024
Description:	Magnolia - Reduce height by approximately 2m down to previous pruning points. Trim back on garden side by approximately 1 - 1.5m. Trim back around doors. Retain lateral spread across walls. Trim back to clear walls of house by approximately 30m.

Planning records for: *Meridian Primary School Harbour Avenue Comberton Cambridgeshire CB23 7DD*

Reference - 24/00579/HFUL	
Decision:	Awaiting decision
Date:	16th February 2024
Description:	Two storey front and two storey rear extensions with part single storey rear extension, part removal of existing roof, provision of second storey and new roof, and alterations to existing fenestration and windows



Additional EPC Data

Property Type:	House
Build Form:	Semi-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, unknown install date
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
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, no insulation (assumed)
Total Floor Area:	125 m ²

Electricity Supply

British Gas

Central Heating

Oil Central heating for central heating and hot water

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.



/cookecurtisco



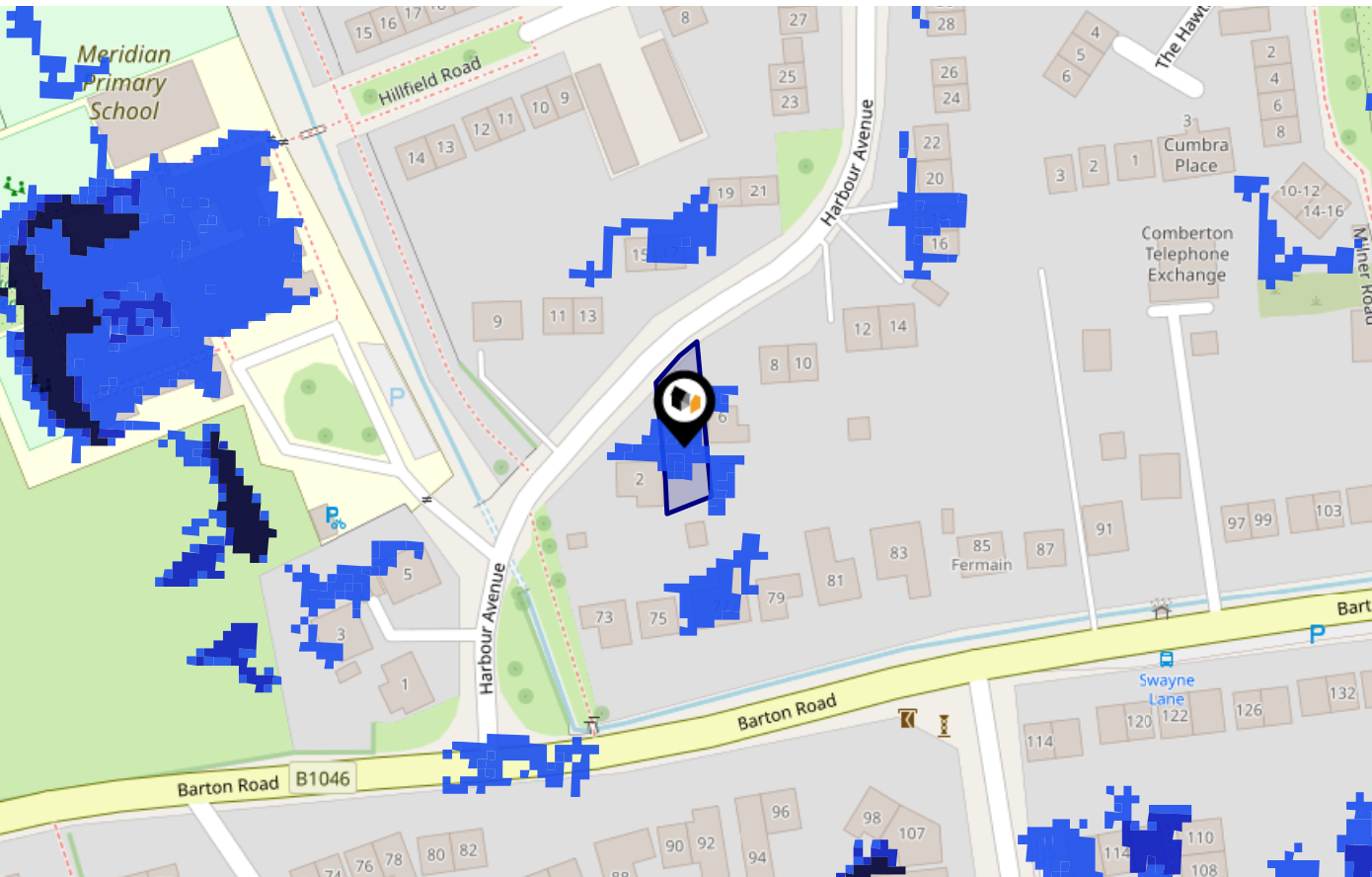
/cookecurtisco

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.

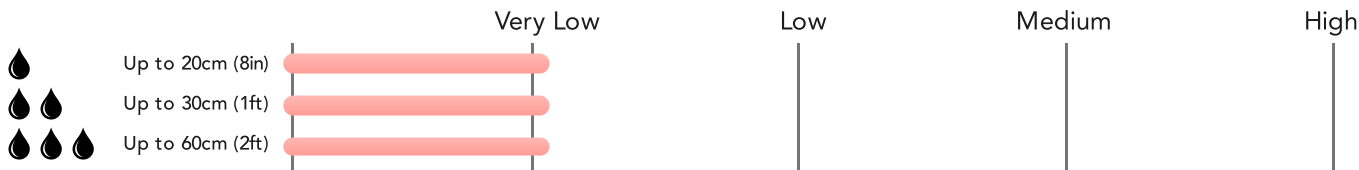


Risk Rating: Low

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:

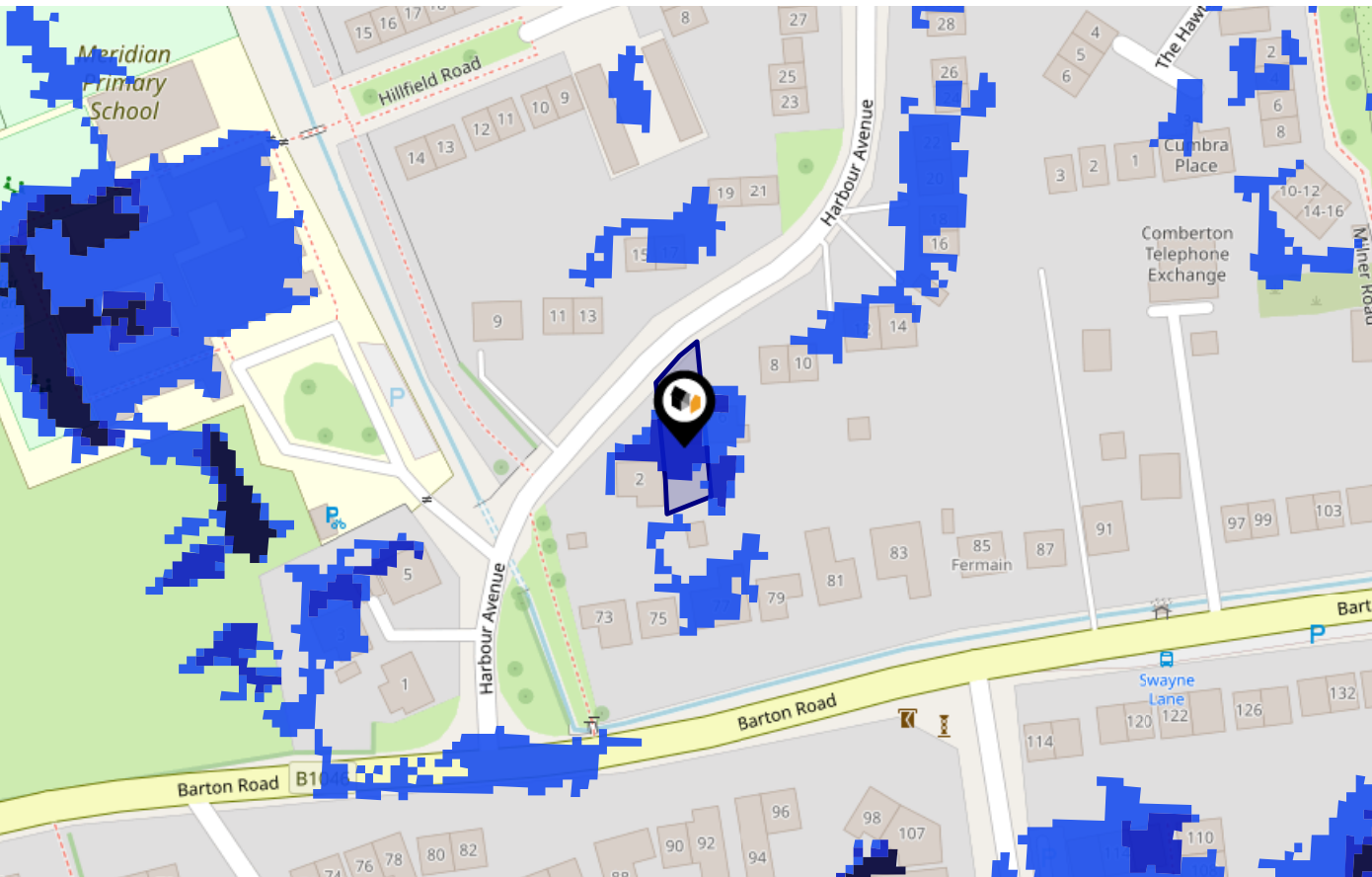


Flood Risk

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.

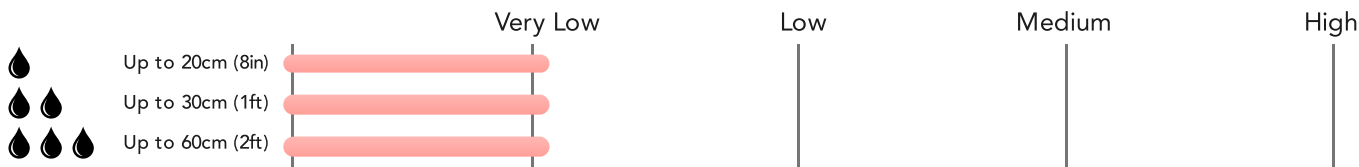


Risk Rating: Medium

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:

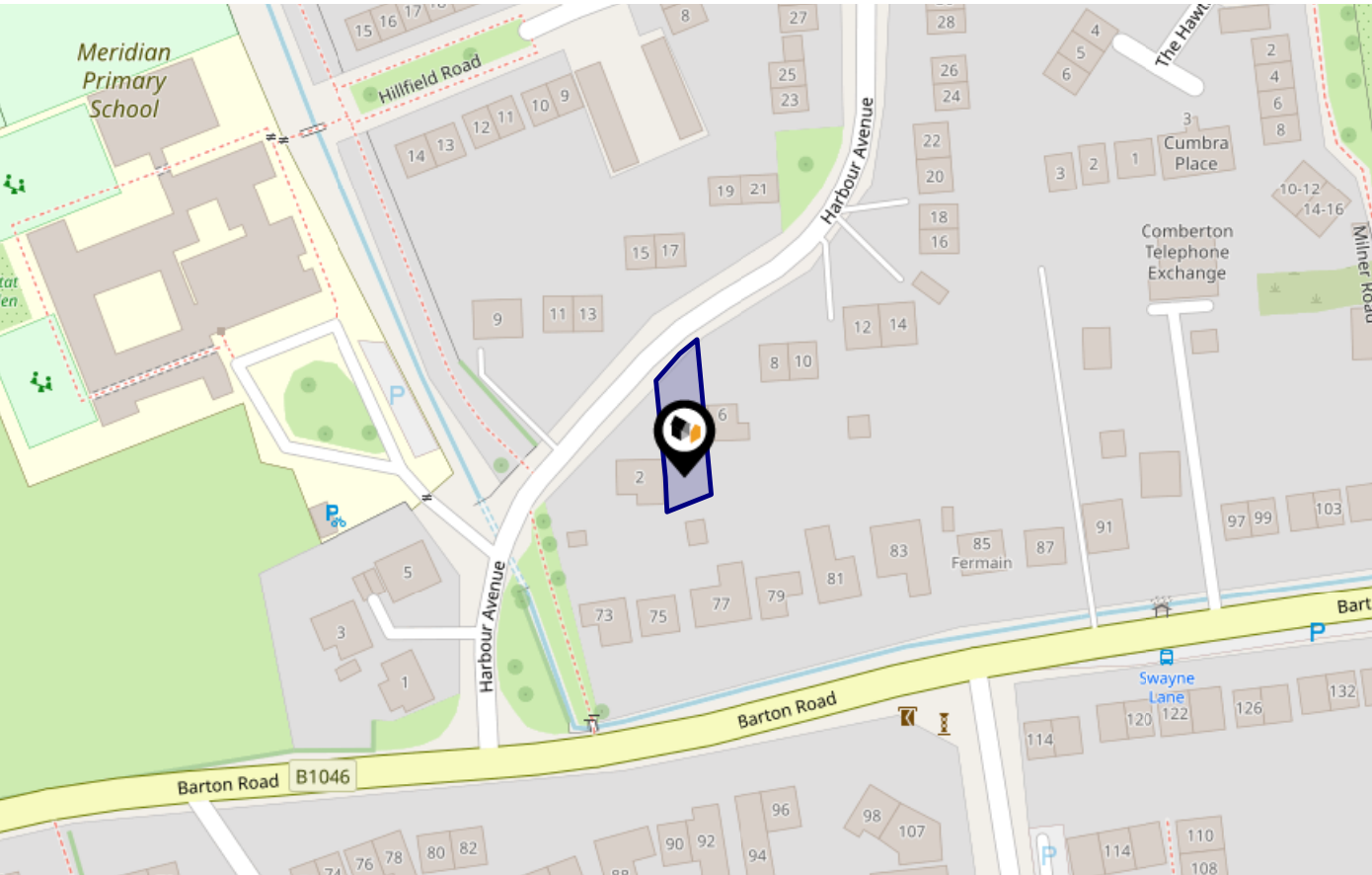


Flood Risk

Rivers & Seas - Flood Risk



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

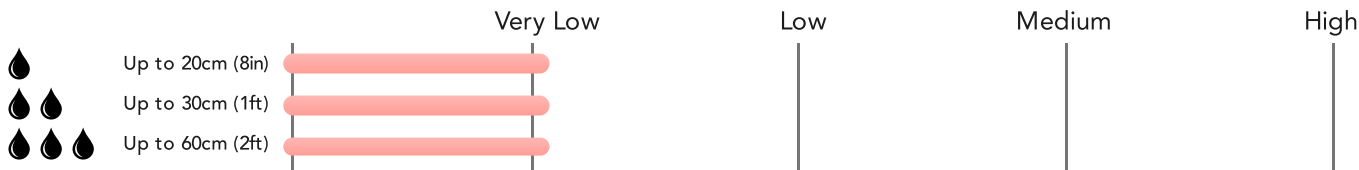


Risk Rating: Very low

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:

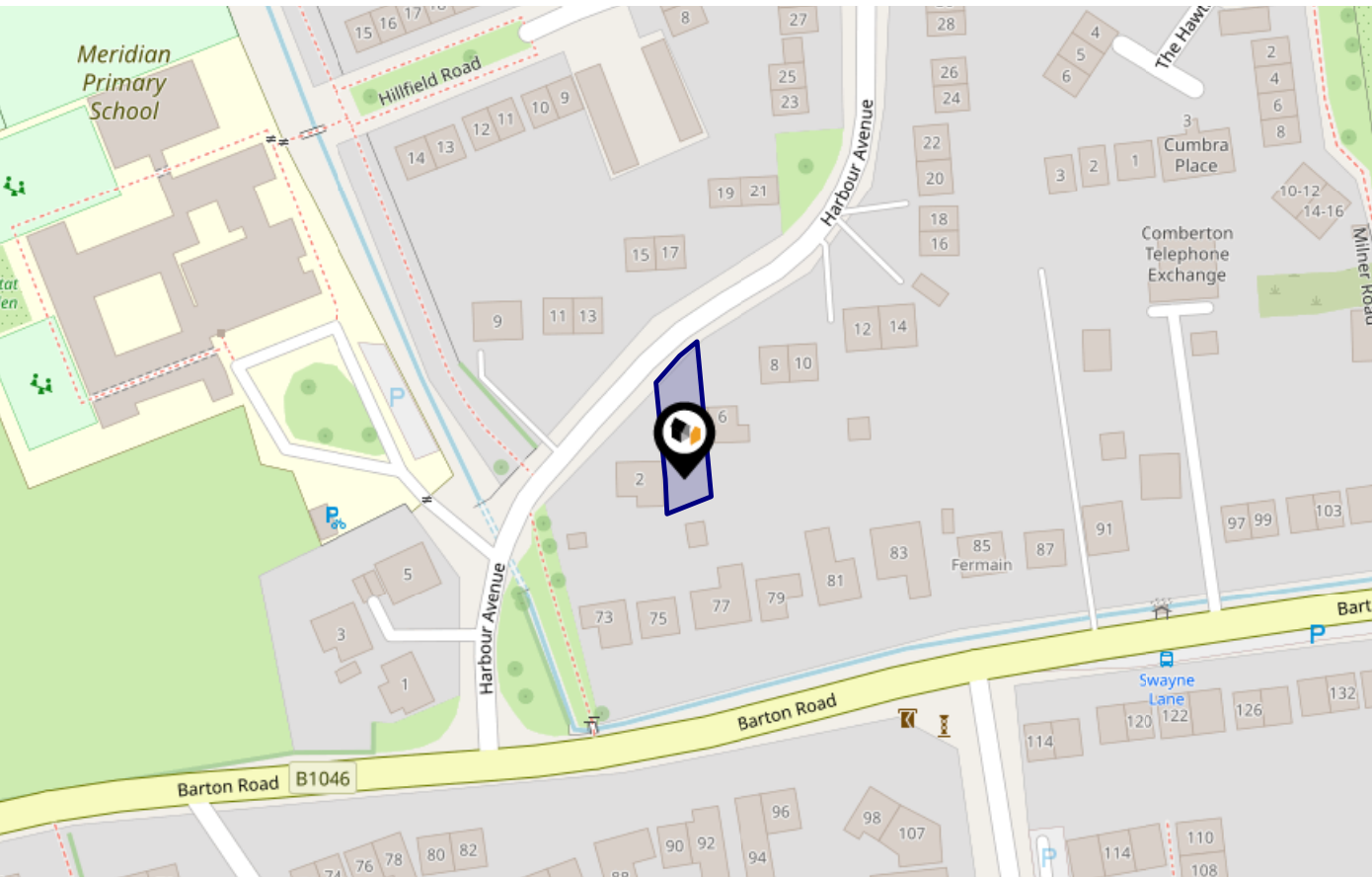


Flood Risk

Rivers & Seas - Climate Change



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.

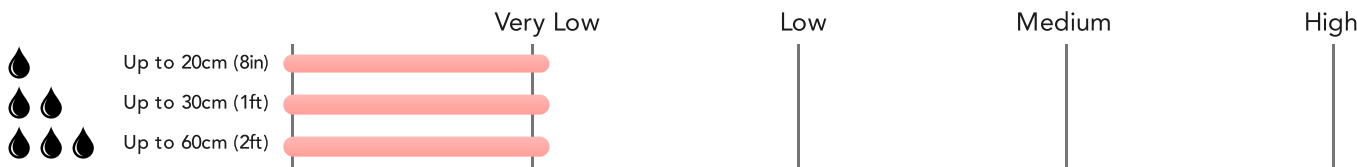


Risk Rating: Very low

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:

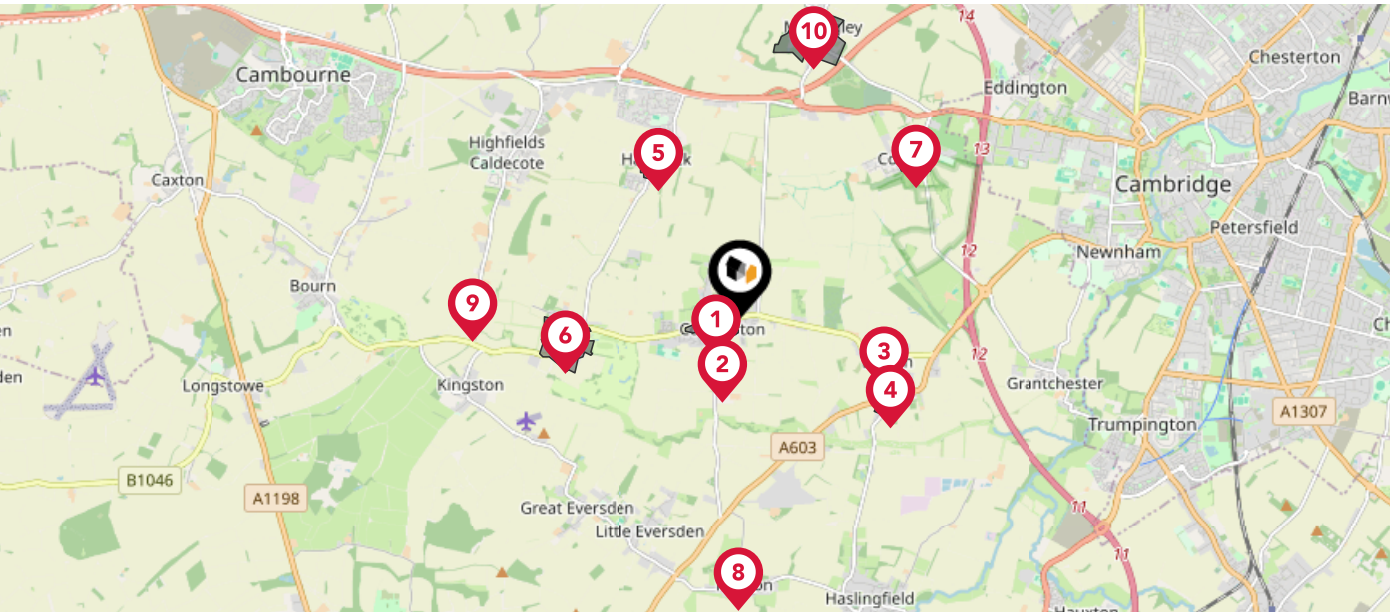


Maps

Conservation Areas



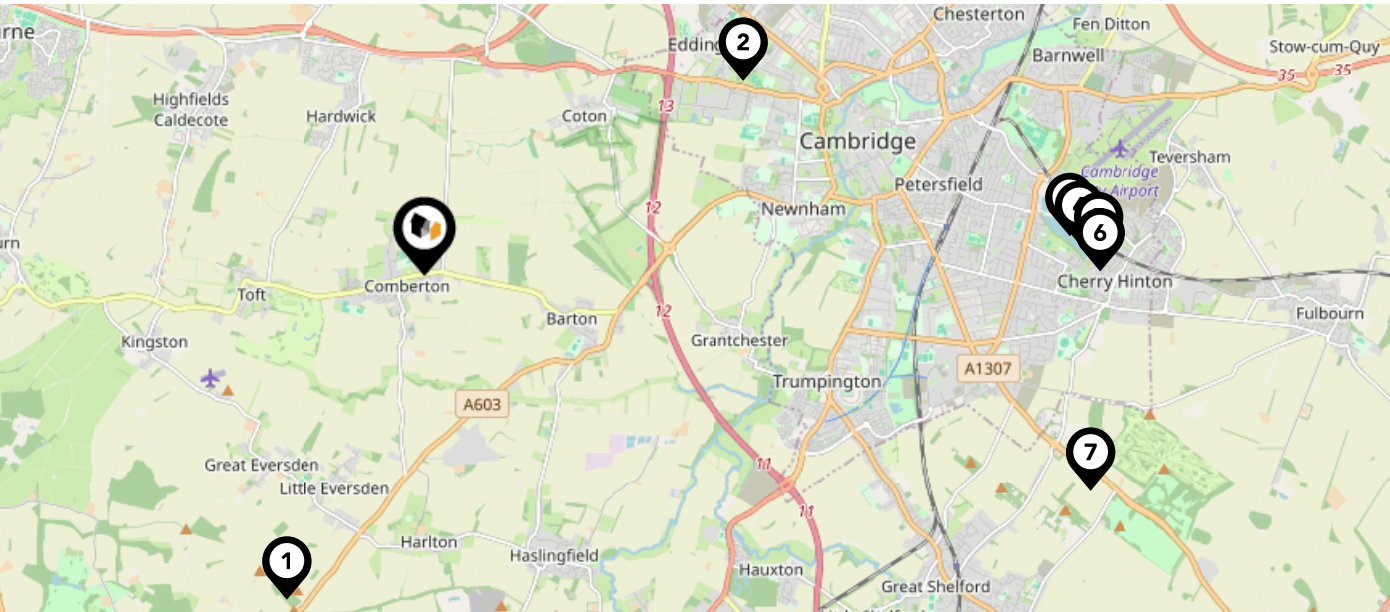
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

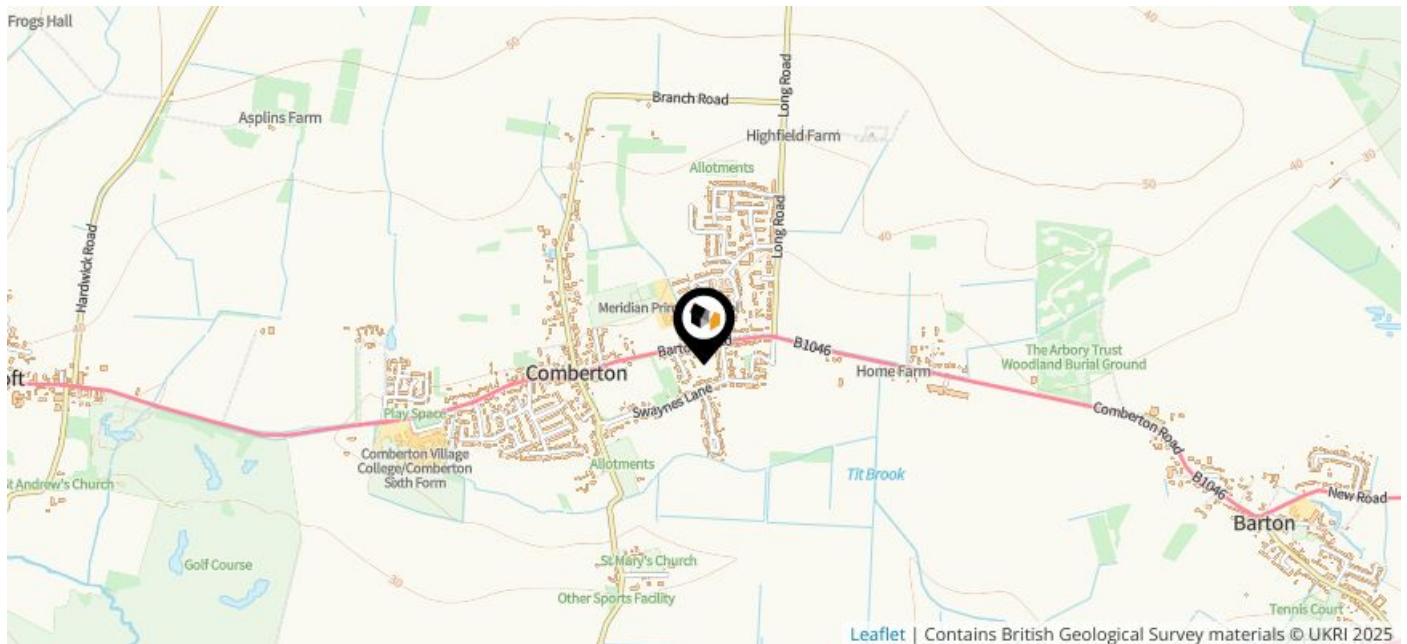
1	Comberton Village
2	Comberton St Mary's
3	Barton St Peter's
4	Barton Wimpole Road
5	Hardwick
6	Toft
7	Coton
8	Harlton
9	Caldecote
10	Madingley

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

This map displays nearby coal mine entrances and their classifications.



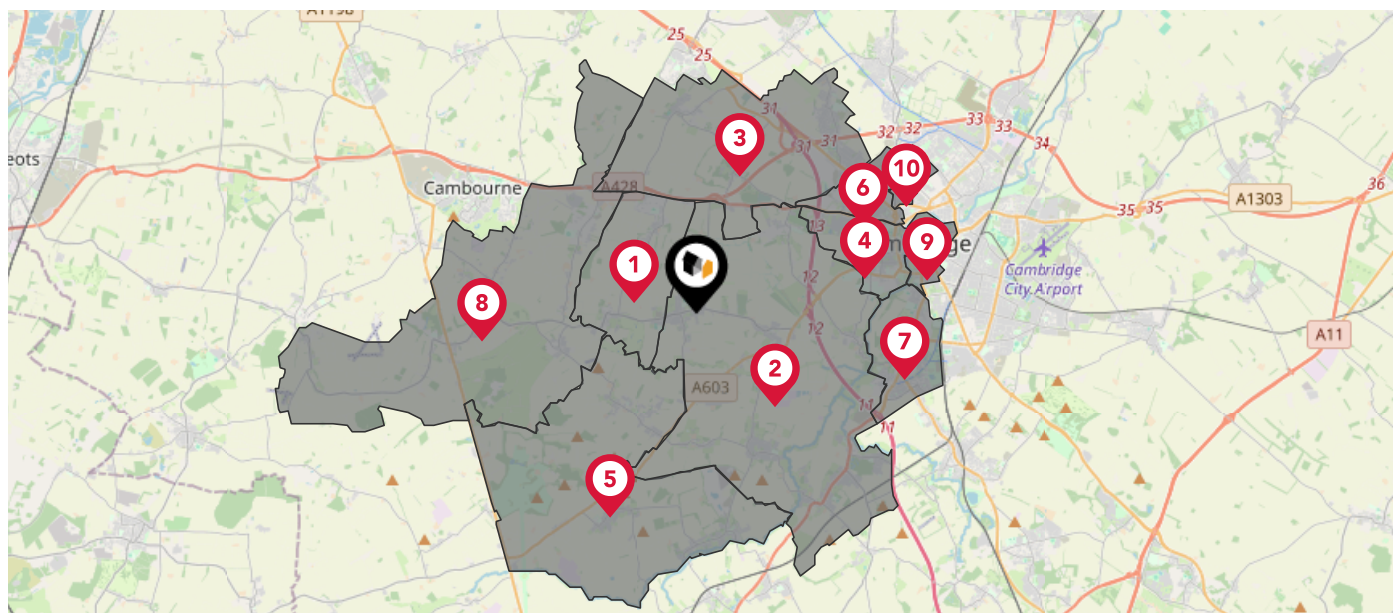
Mine Entry

- ✕ 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



Barrington Ward



Castle Ward



Trumpington Ward



Caldecote Ward



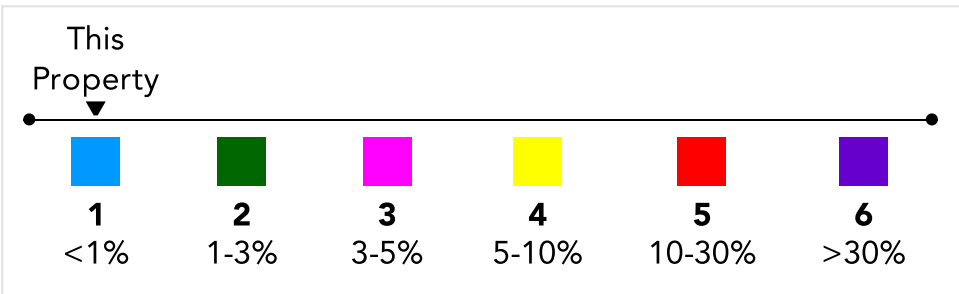
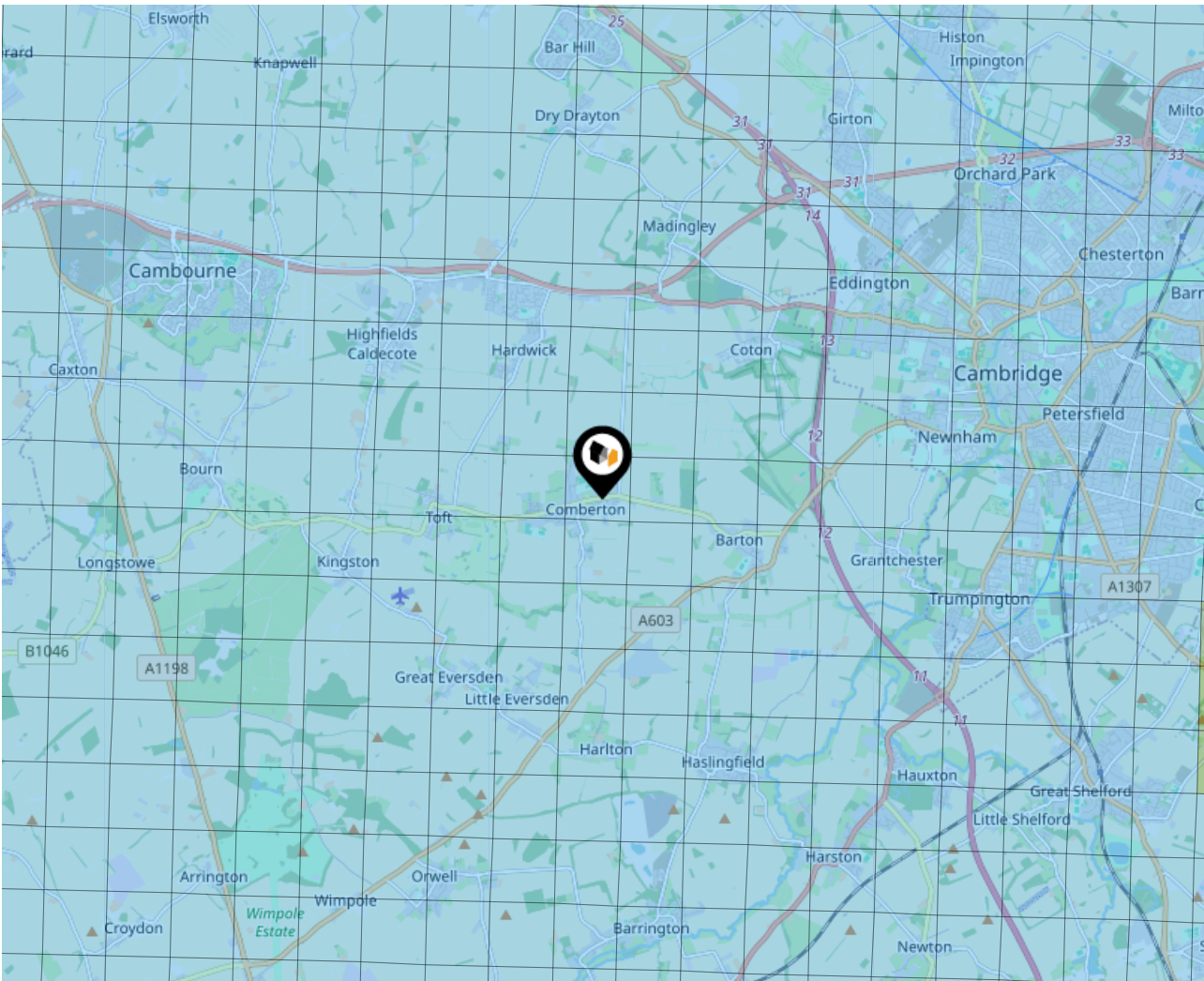
Market Ward



Arbury Ward

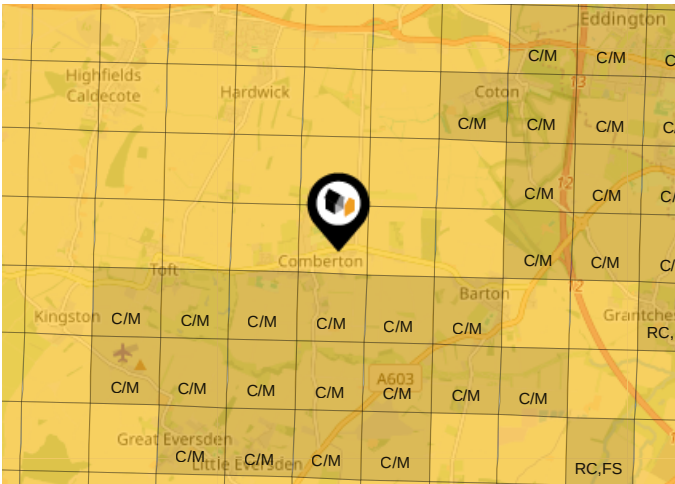
What is Radon?

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		

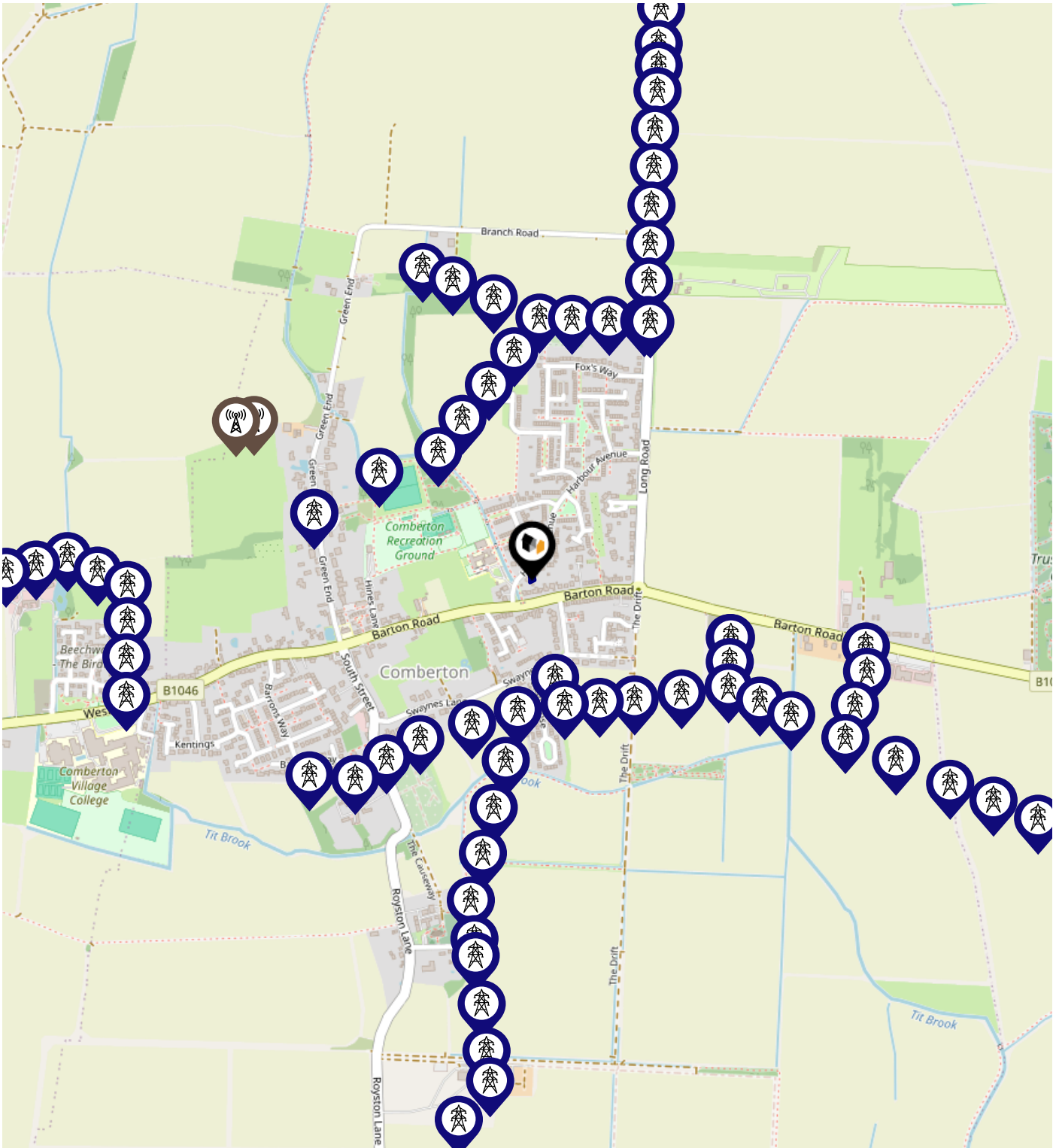


Primary Classifications (Most Common Clay Types)

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:

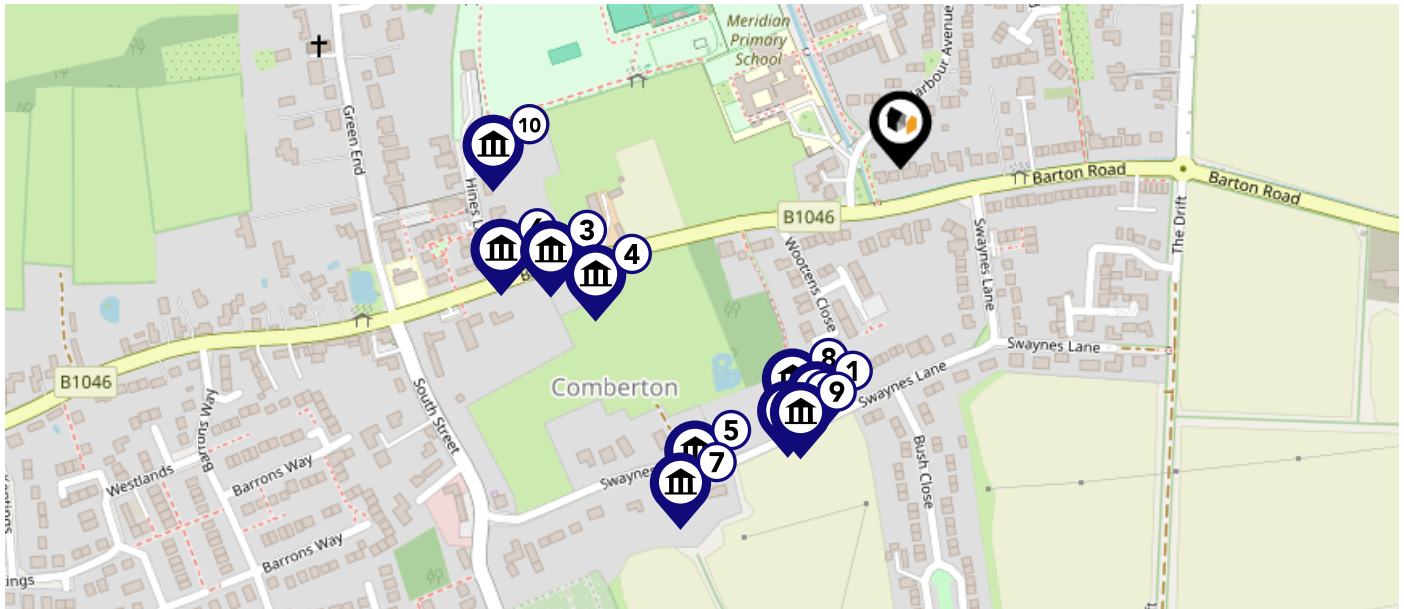
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

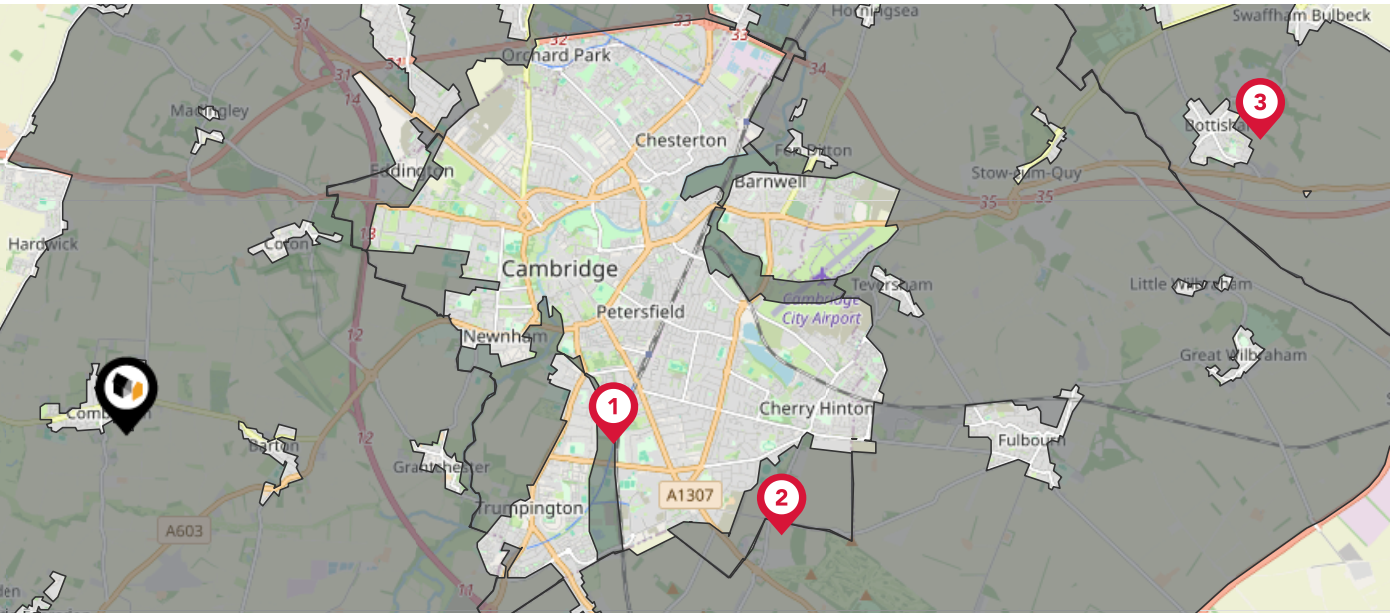


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1310078 - Sunnyside	Grade II	0.2 miles
	1331103 - Brocks Close	Grade II	0.2 miles
	1331100 - Cambridge Lane Farmhouse	Grade II	0.2 miles
	1127796 - Woottens Farmhouse	Grade II	0.2 miles
	1161491 - 41, Swaynes Lane	Grade II	0.2 miles
	1161365 - Ponders House	Grade II	0.2 miles
	1127807 - Greenways	Grade II	0.2 miles
	1161500 - Dove Cottage	Grade II	0.2 miles
	1127808 - 63 And 65, Swaynes Lane	Grade II	0.2 miles
	1127801 - 12, Hines Lane	Grade II	0.2 miles

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

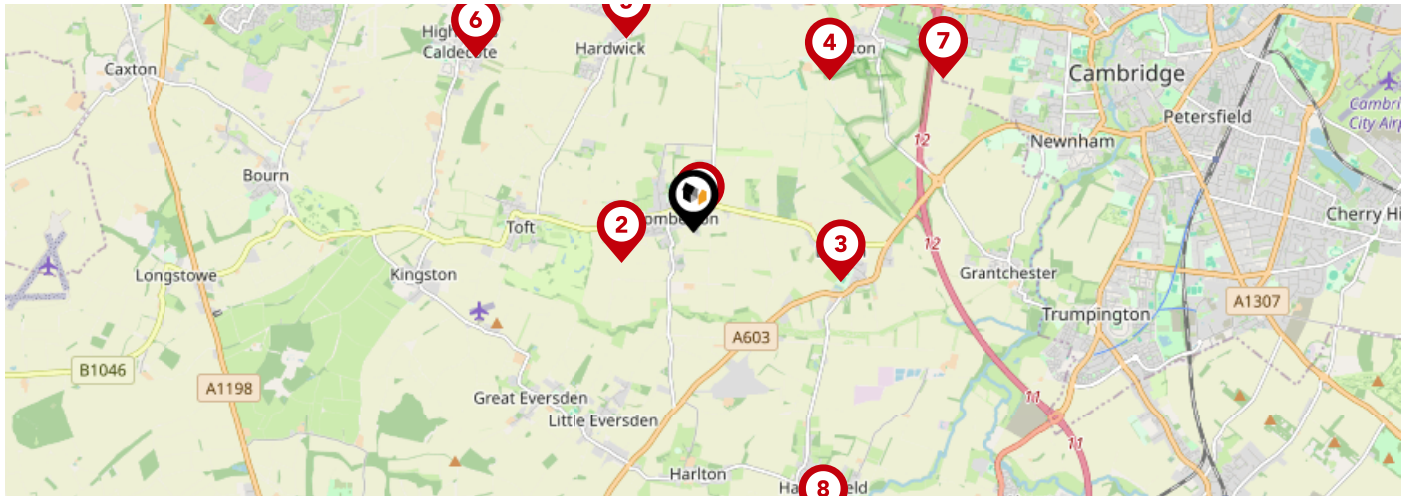


- Nearby Green Belt Land
- 1

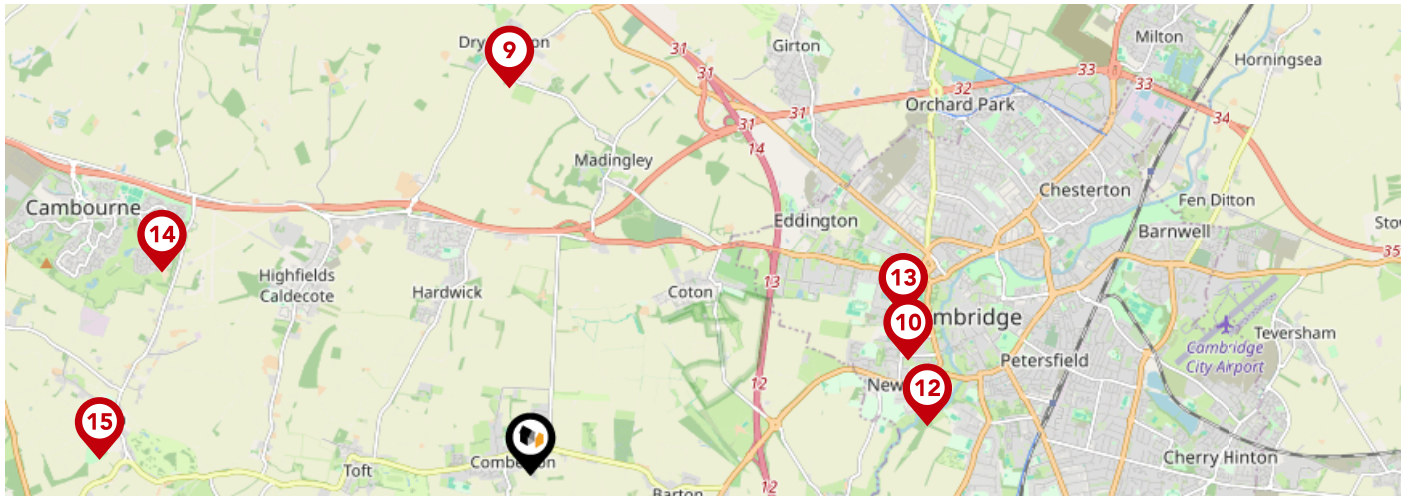
Cambridge Green Belt - South Cambridgeshire
- 2

Cambridge Green Belt - Cambridge
- 3

Cambridge Green Belt - East Cambridgeshire



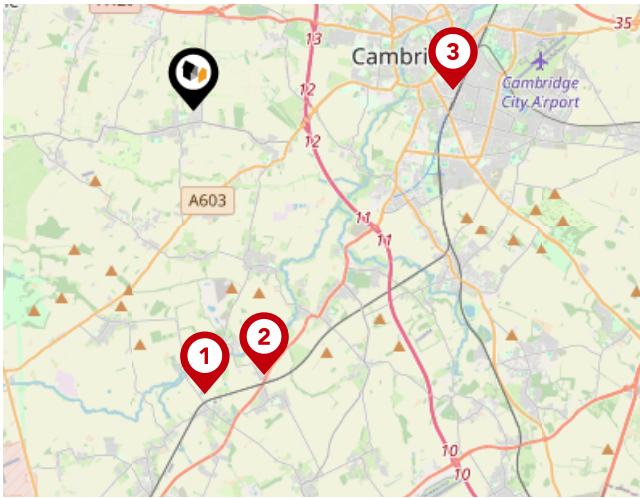
		Nursery	Primary	Secondary	College	Private
1	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:0.09	☐	☒	☐	☐	☐
2	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:0.71	☐	☐	☒	☐	☐
3	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:1.4	☐	☒	☐	☐	☐
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:1.87	☐	☒	☐	☐	☐
6	Caldecote Primary School Ofsted Rating: Good Pupils: 203 Distance:2.54	☐	☒	☐	☐	☐
7	University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 668 Distance:2.66	☐	☒	☐	☐	☐
8	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:2.92	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Dry Drayton CofE (C) Primary School Ofsted Rating: Good Pupils: 68 Distance:3.53	☐	☒	☐	☐	☐
	King's College School Ofsted Rating: Not Rated Pupils: 414 Distance:3.59	☐	☐	☒	☐	☐
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:3.63	☐	☒	☐	☐	☐
	Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:3.64	☐	☒	☐	☐	☐
	St John's College School Ofsted Rating: Not Rated Pupils: 435 Distance:3.69	☐	☐	☒	☐	☐
	The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 396 Distance:3.82	☐	☒	☐	☐	☐
	Bourn CofE Primary Academy Ofsted Rating: Good Pupils: 208 Distance:3.92	☐	☒	☐	☐	☐
	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:3.99	☐	☒	☐	☐	☐

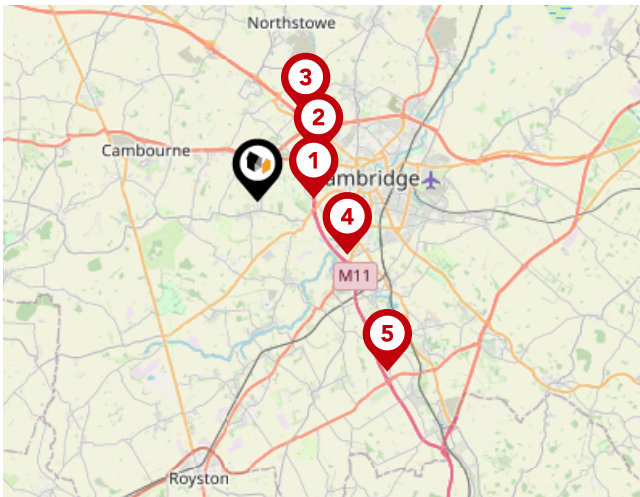
Area

Transport (National)



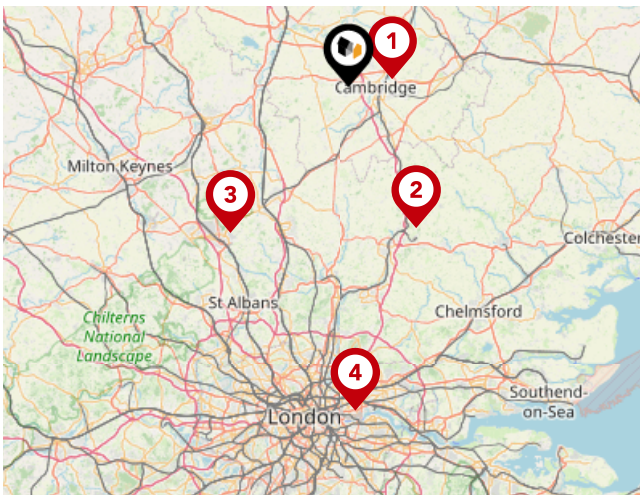
National Rail Stations

Pin	Name	Distance
	Shepreth Rail Station	5.15 miles
	Foxton Rail Station	4.97 miles
	Cambridge Rail Station	4.74 miles



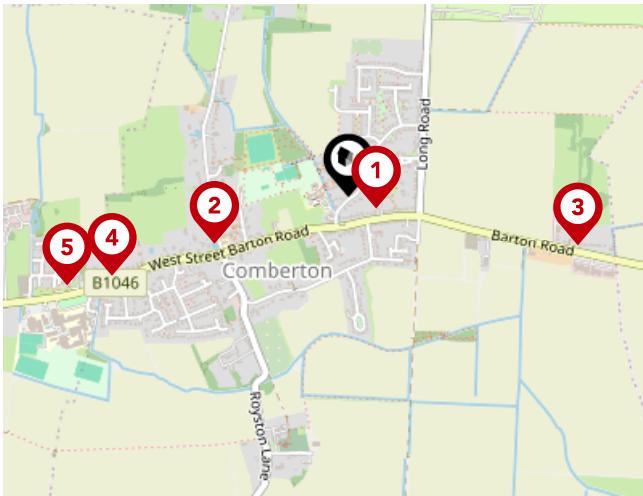
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J12	2.06 miles
	M11 J13	2.74 miles
	M11 J14	3.58 miles
	M11 J11	3.82 miles
	M11 J10	7.83 miles



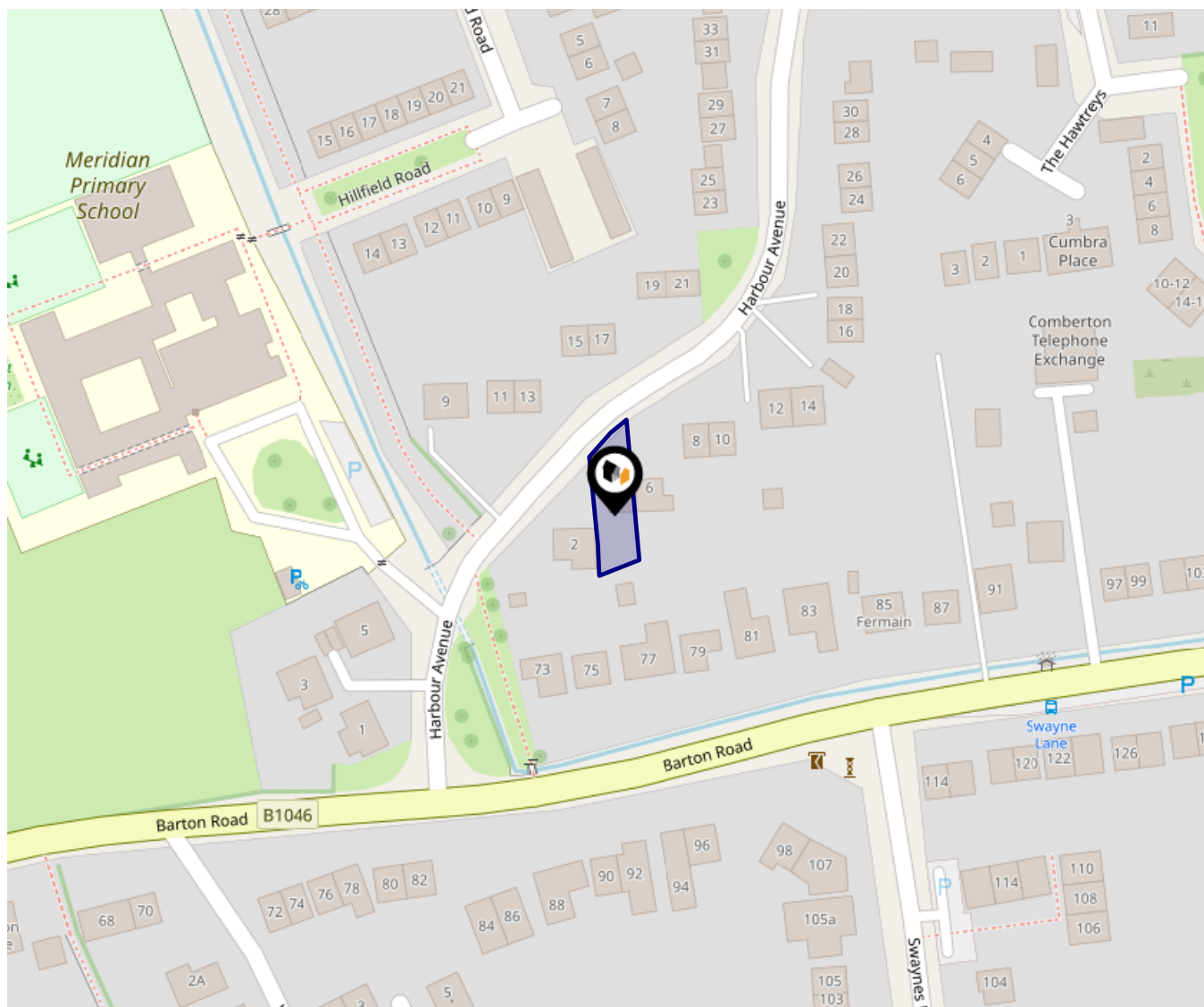
Airports/Helipads

Pin	Name	Distance
	Cambridge	6.43 miles
	Stansted Airport	22.9 miles
	Luton Airport	27.4 miles
	Silvertown	47.41 miles



Bus Stops/Stations

Pin	Name	Distance
1	Swayne Lane	0.07 miles
2	South Street	0.32 miles
3	Horizon Park	0.53 miles
4	Kentings	0.57 miles
5	Village College	0.67 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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