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MIR: Material Info

The Material Information Affecting this Property

Thursday 02nd October 2025



KINGS GROVE, BARTON, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	914 ft ² / 85 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band D		
Annual Estimate:	£2,415		
Title Number:	CB357935		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	12 mb/s	71 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Planning records for: **1 Kings Grove Barton Cambridge Cambridgeshire CB23 7AZ**

Reference - S/0554/12/FL	
Decision:	Decided
Date:	14th March 2012
Description:	Single Storey Rear Extension

Planning records for: **2 Kings Grove Barton Cambridgeshire CB23 7AZ**

Reference - 24/04836/HFUL	
Decision:	Decided
Date:	23rd December 2024
Description:	Single storey side and rear extension, front/side infill extension, conversion of garage into habitable living space, installation of air source heat pump to side, external render and alterations to doors and fenestration.

Planning records for: **3 Kings Grove Barton Cambridge Cambridgeshire CB23 7AZ**

Reference - S/0673/14/FL	
Decision:	Decided
Date:	21st March 2014
Description:	Replacement of Flatroofs with Pitched Roofs

Reference - S/0161/15/PH	
Decision:	-
Date:	22nd January 2015
Description:	Replacement Conservatory

Planning records for: **5 Kings Grove Barton Cambridge Cambridgeshire CB23 7AZ**

Reference - S/2298/19/NM	
Decision:	Decided
Date:	02nd July 2019
Description:	Non material amendment of planning permission S/1012/19/FL

Reference - S/1012/19/FL	
Decision:	Decided
Date:	20th March 2019
Description:	Single storey rear extension

Planning records for: **7 Kings Grove Barton Cambridgeshire CB23 7AZ**

Reference - 25/02169/NMA1	
Decision:	Awaiting decision
Date:	18th August 2025
Description:	Non material amendment on application 25/02169/HFUL to change the windows, doors, fascias and soffits from white to black.

Reference - 25/02169/HFUL	
Decision:	Decided
Date:	03rd June 2025
Description:	Single storey rear and single storey side/rear extensions. Alterations to windows and doors and installation of a new stainless steel flue.

Planning records for: **10 Kings Grove Barton Cambridge Cambridgeshire CB23 7AZ**

Reference - S/0212/15/PH	
Decision:	-
Date:	27th January 2015
Description:	Conservatory

Planning records for: **12 Kings Grove Barton Cambridgeshire CB23 7AZ**

Reference - 23/00706/PRIOR	
Decision:	Withdrawn
Date:	24th February 2023
Description:	Ground floor rear extension and re-roof of existing dining area

Reference - 23/00709/PRIOR	
Decision:	Withdrawn
Date:	24th February 2023
Description:	Change of Use of Agricultural Buildings to 5 No. Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion

Planning records for: **18 Kings Grove Barton Cambridge Cambridgeshire CB23 7AZ**

Reference - S/1839/19/FL	
Decision:	Decided
Date:	24th May 2019
Description:	Proposed two storey side and rear extension with additional single storey extension to the rear

Planning records for: **19 Kings Grove Barton Cambridgeshire CB23 7AZ**

Reference - 25/00940/HFUL	
Decision:	Decided
Date:	12th March 2025
Description:	Single storey front /side extensions and new windows to side and rear elevations.

Planning records for: **53 Kings Grove Barton Cambridgeshire CB23 7AZ**

Reference - 24/02023/CL2PD	
Decision:	Decided
Date:	28th May 2024
Description:	Certificate Of Lawfulness Under S192 for extension of existing front porch.

Planning records for: **55 Kings Grove Barton Cambridgeshire CB23 7AZ**

Reference - 25/03560/HFUL	
Decision:	Awaiting decision
Date:	12th September 2025
Description:	Front porch, part two storey and part single storey rear extension and change to fenestrations. Demolition of garage, outbuilding to the rear.

Planning records for: **61 Kings Grove Barton CB23 7AZ**

Reference - S/1356/16/LD	
Decision:	Decided
Date:	23rd May 2016
Description:	Existing Lawful development certificate for office/annex outbuilding

Planning records for: **61 Kings Grove Barton CB23 7AZ**

Reference - 20/02458/HFUL	
Decision:	Decided
Date:	21st May 2020
Description:	New porch, two storey side and single storey rear extensions

Reference - 21/01372/S73	
Decision:	Decided
Date:	25th March 2021
Description:	Variation of condition 2 (approved plans) of planning permission 20/02458/HFUL (New porch, two storey side and single storey rear extensions) to enlarge the two storey side extension and material change to slate roof on single storey rear extension

Reference - S/2223/10	
Decision:	Decided
Date:	15th December 2010
Description:	Application to extend time limit for implementation of planning permission for extension to property (ref. S/0577/08/F)

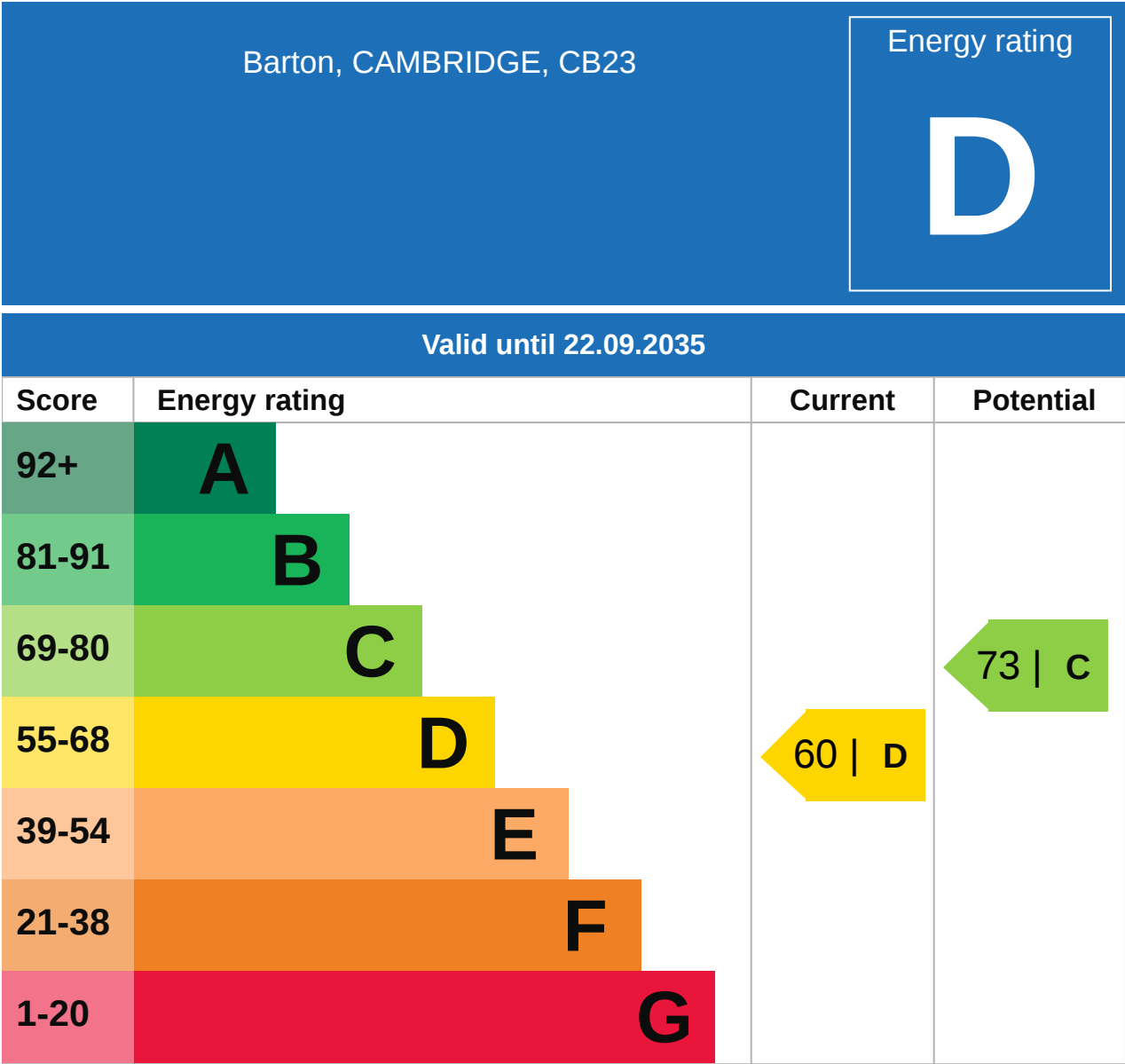
Reference - S/0577/08/F	
Decision:	Decided
Date:	21st May 2008
Description:	Extensions

Planning records for: **61 Kings Grove Barton CB23 7AZ**

Reference - 22/03721/HFUL	
Decision:	Decided
Date:	16th August 2022
Description:	Alterations to front elevation including altered porch, external door, new first floor window & roof window. (Retrospective)

Planning records for: **63 Kings Grove Barton Cambridge Cambridgeshire CB23 7AZ**

Reference - S/2090/11	
Decision:	Decided
Date:	18th October 2011
Description:	Single Storey Rear Extension



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	85 m ²

Accessibility / Adaptations

Drainage repairs in 2019

Windows replaced between 2012 and 2015

Restrictive Covenants

Electricity Supply

Eon

Central Heating

Oil fired central heating

Water Supply

Cambridge Water

Drainage

South Cambridgeshire



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



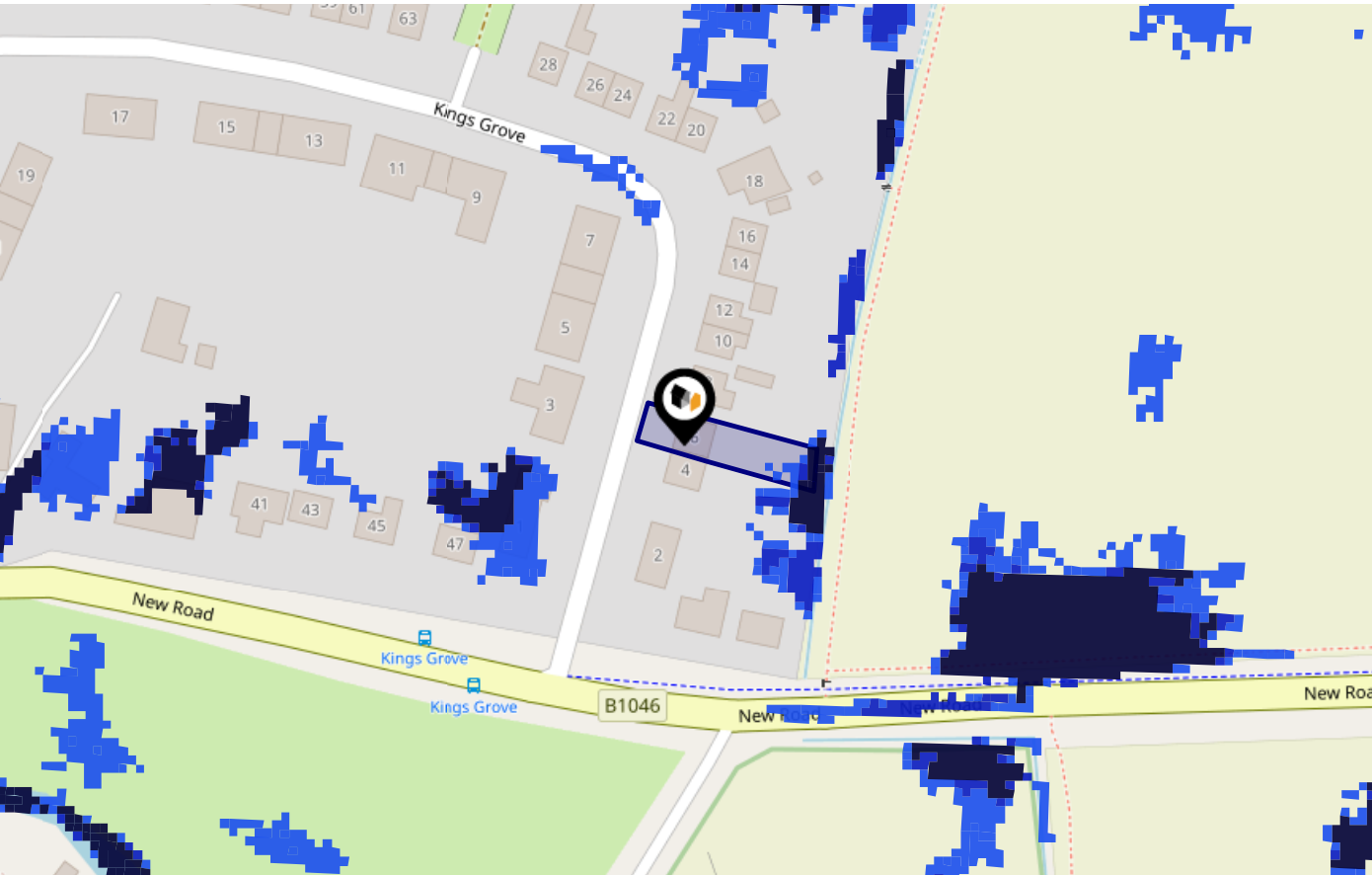
/cookecurtisco

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.

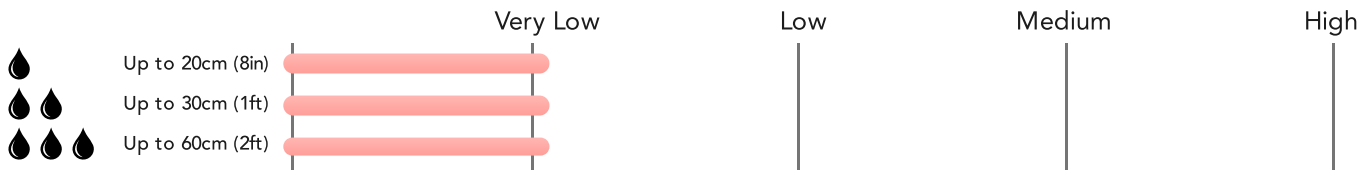


Risk Rating: Very low

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:

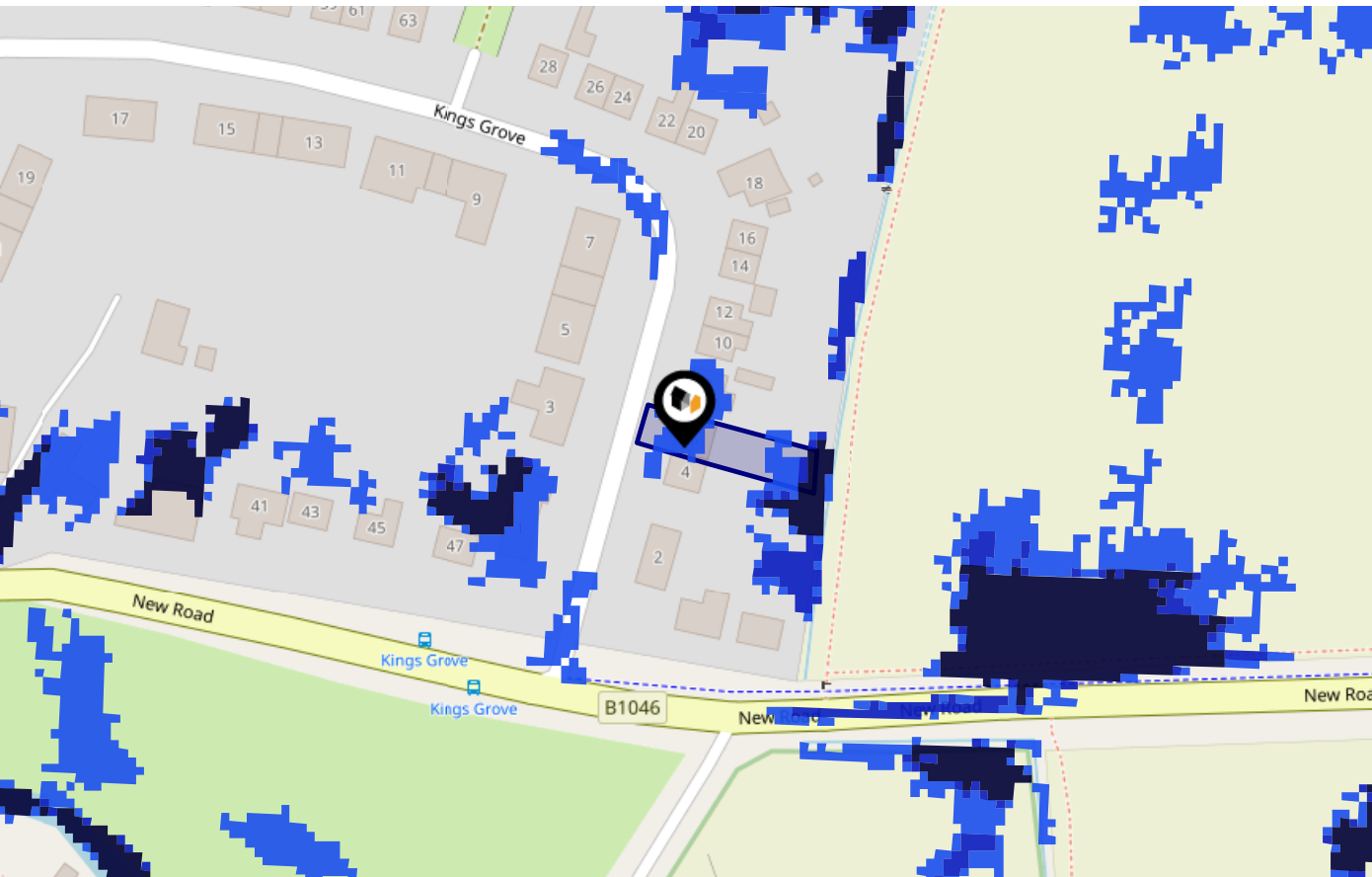


Flood Risk

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: 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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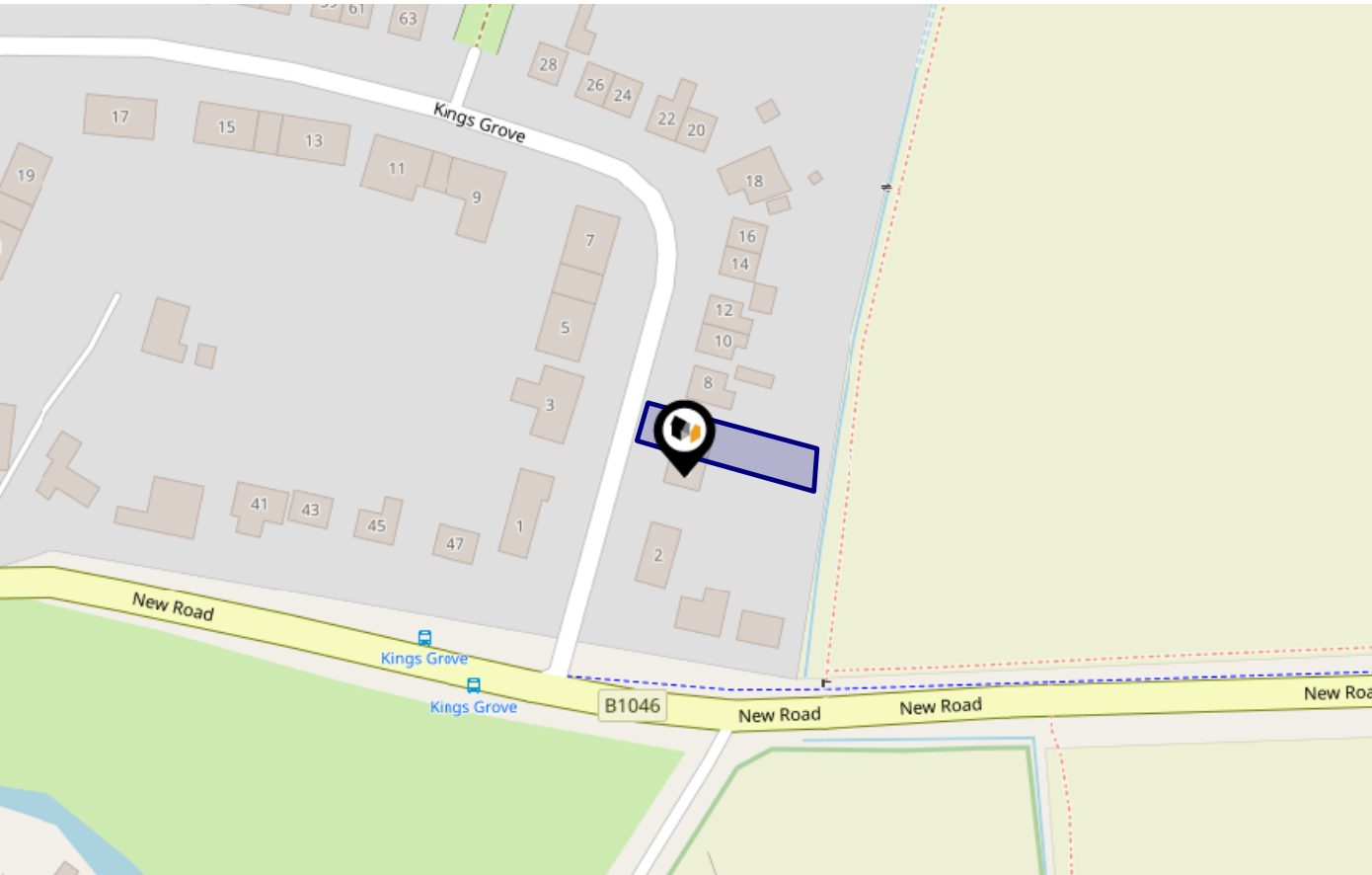


Flood Risk

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:

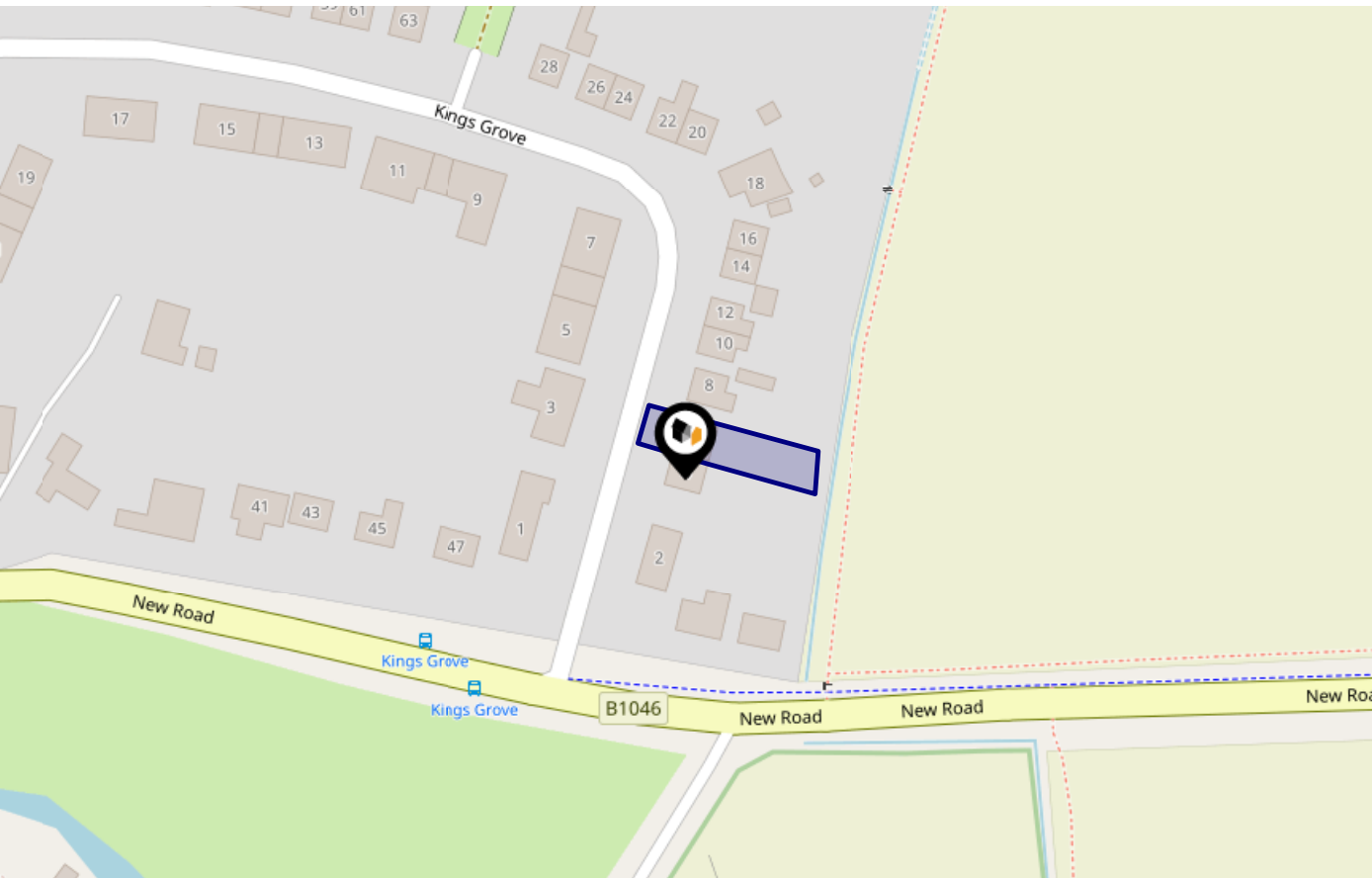


Flood Risk

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.

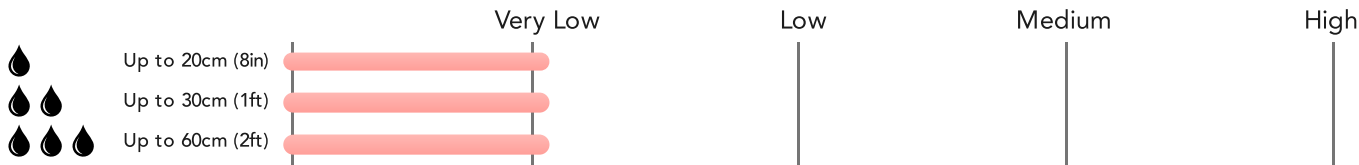


Risk Rating: Very low

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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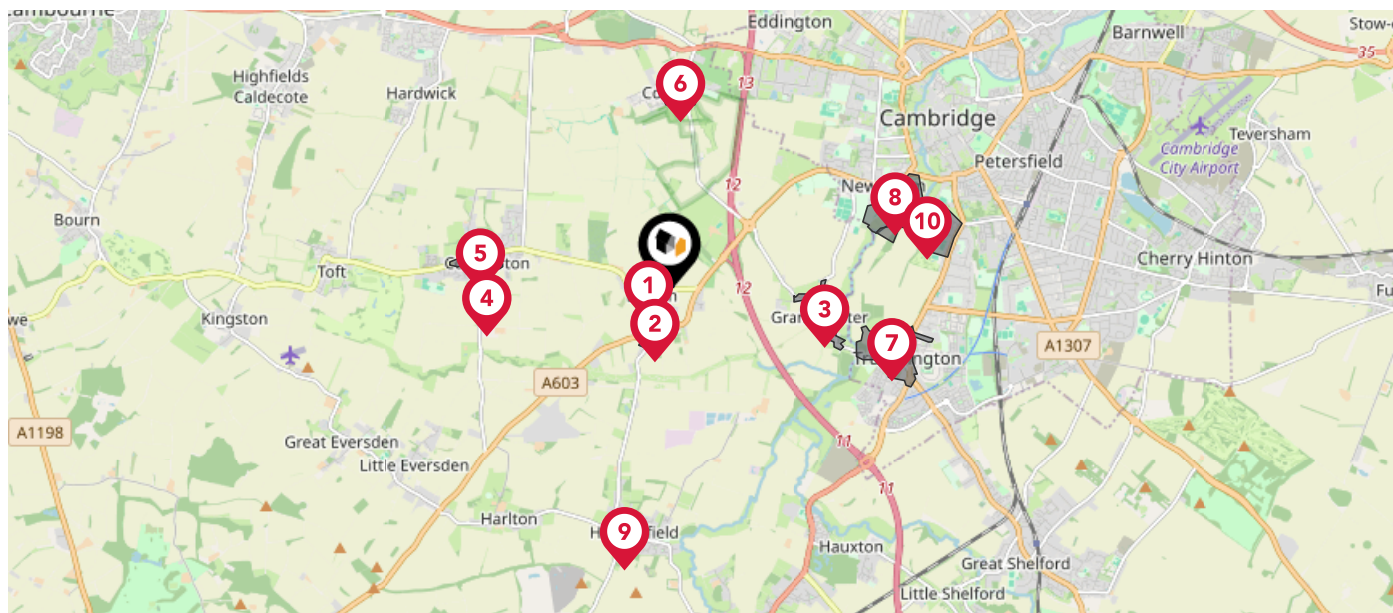


Maps

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



Barton St Peter's



Barton Wimpole Road



Grantchester



Comberton St Mary's



Comberton Village



Coton



Trumpington



Newnham Croft



Haslingfield



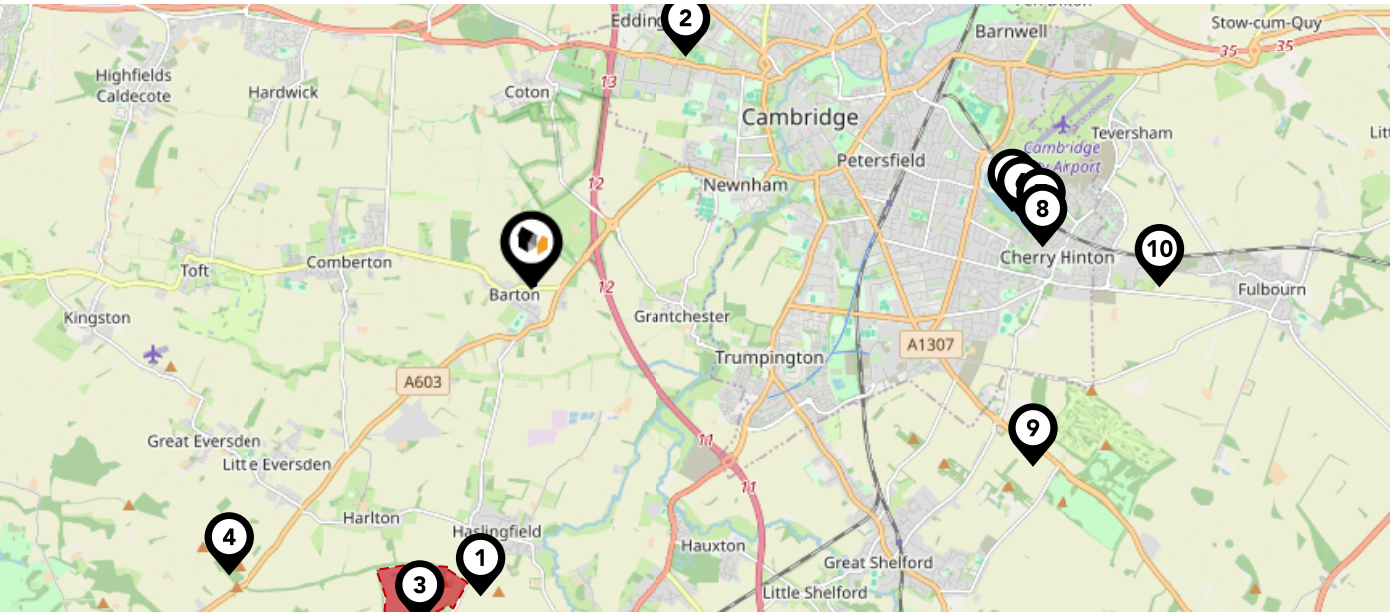
Southacre

Maps

Landfill Sites

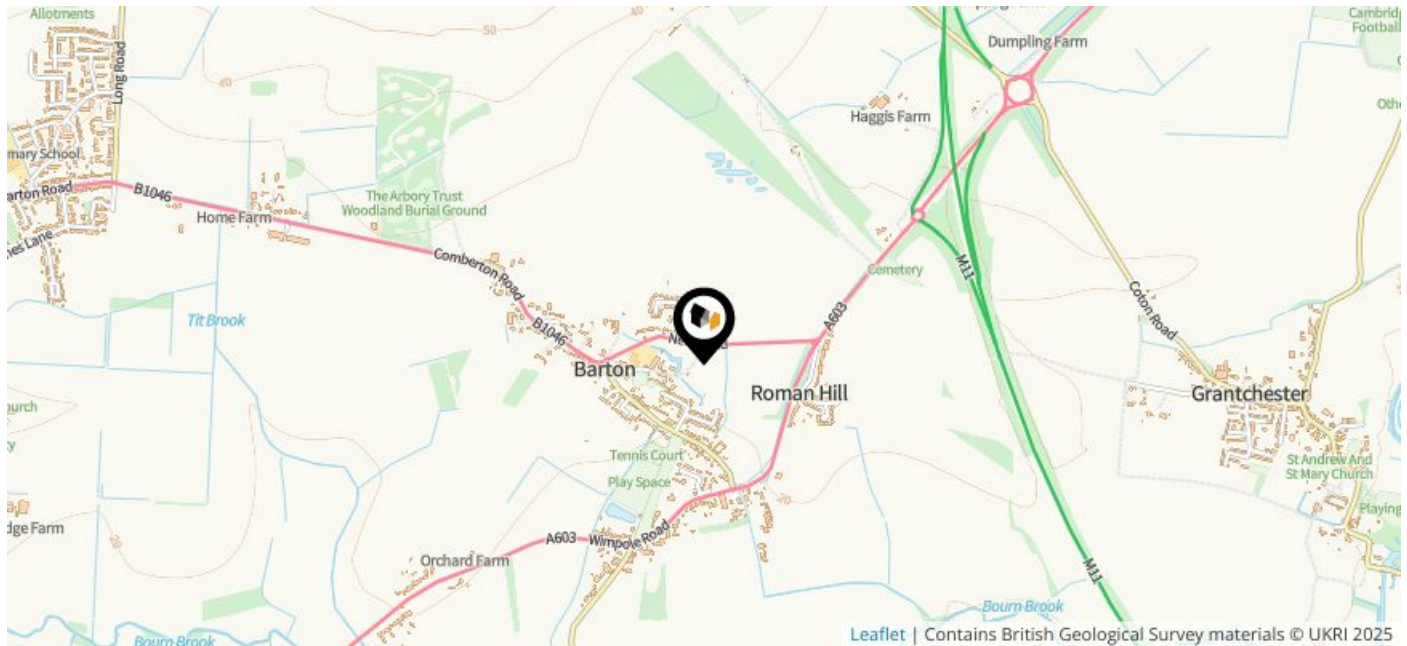


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill
2	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
3	No name provided by source	Active Landfill
4	Little Eversden Landfill-Orwell Hill, Little Eversden	Historic Landfill
5	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
6	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
7	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
8	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
9	Hill Trees-Stapleford	Historic Landfill
10	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



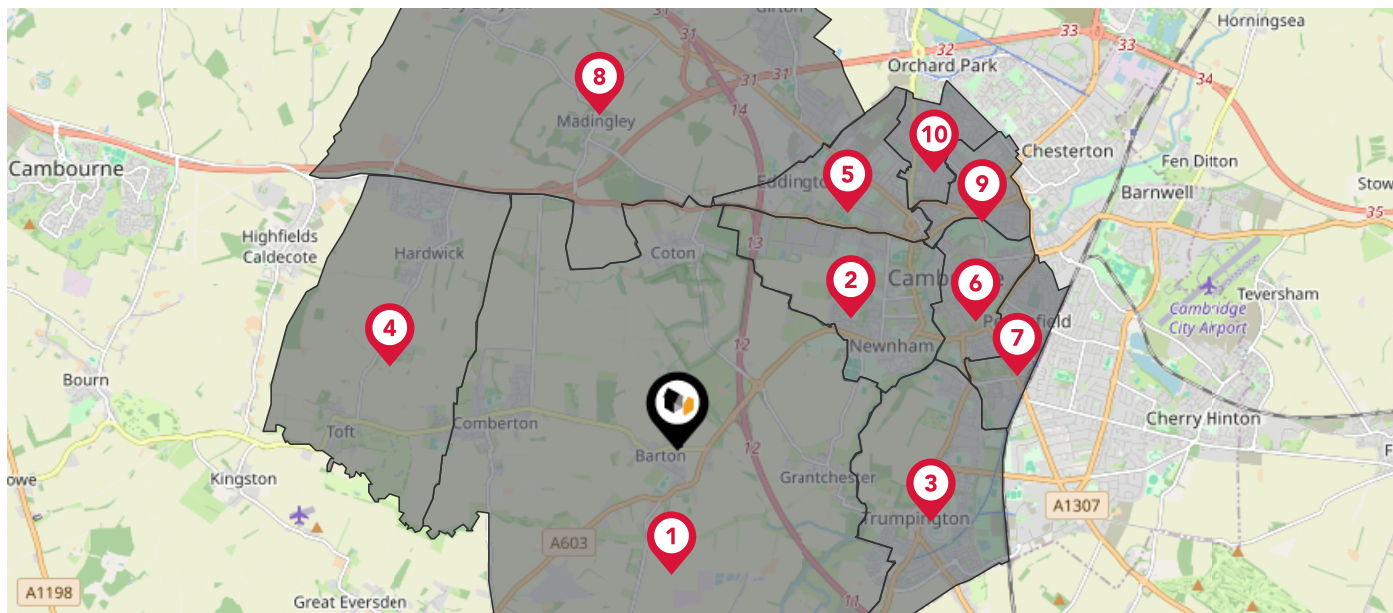
Mine Entry

- ✕ 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

1

Harston & Comberton Ward

2

Newnham Ward

3

Trumpington Ward

4

Hardwick Ward

5

Castle Ward

6

Market Ward

7

Petersfield Ward

8

Girton Ward

9

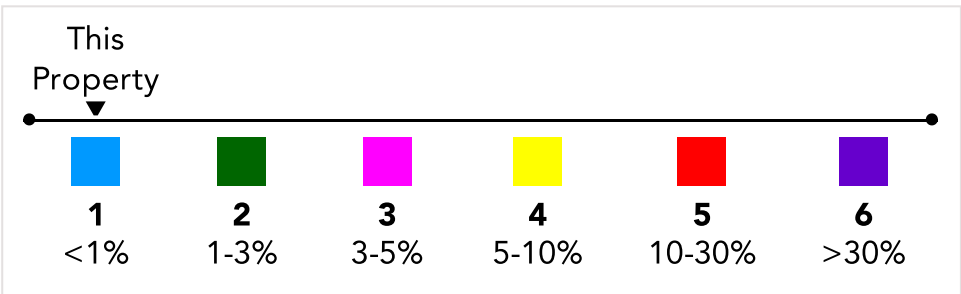
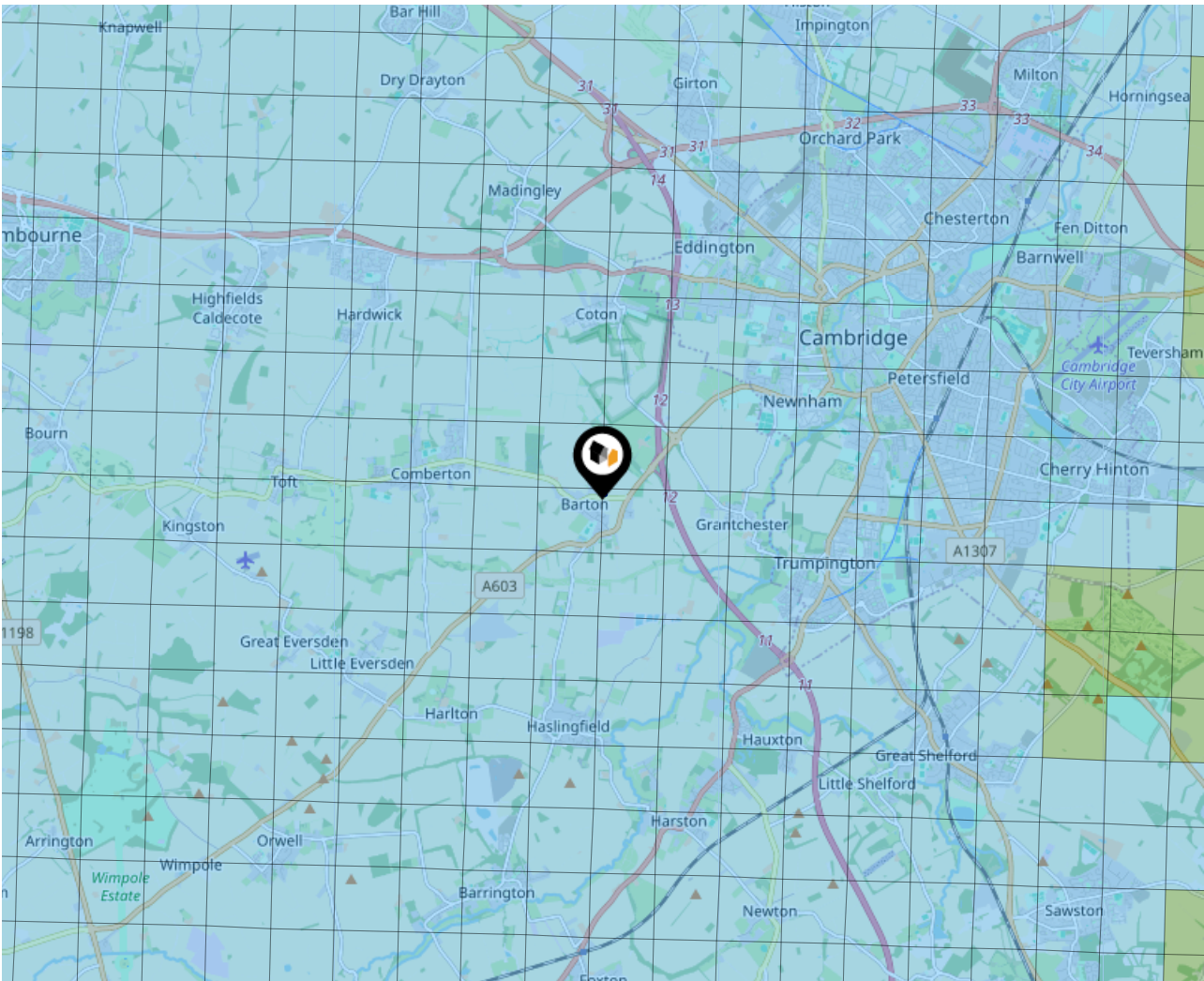
West Chesterton Ward

10

Arbury Ward

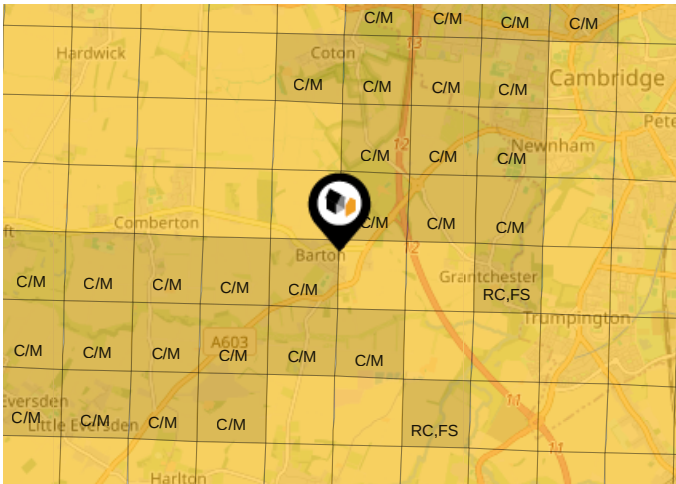
What is Radon?

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(LOW)	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

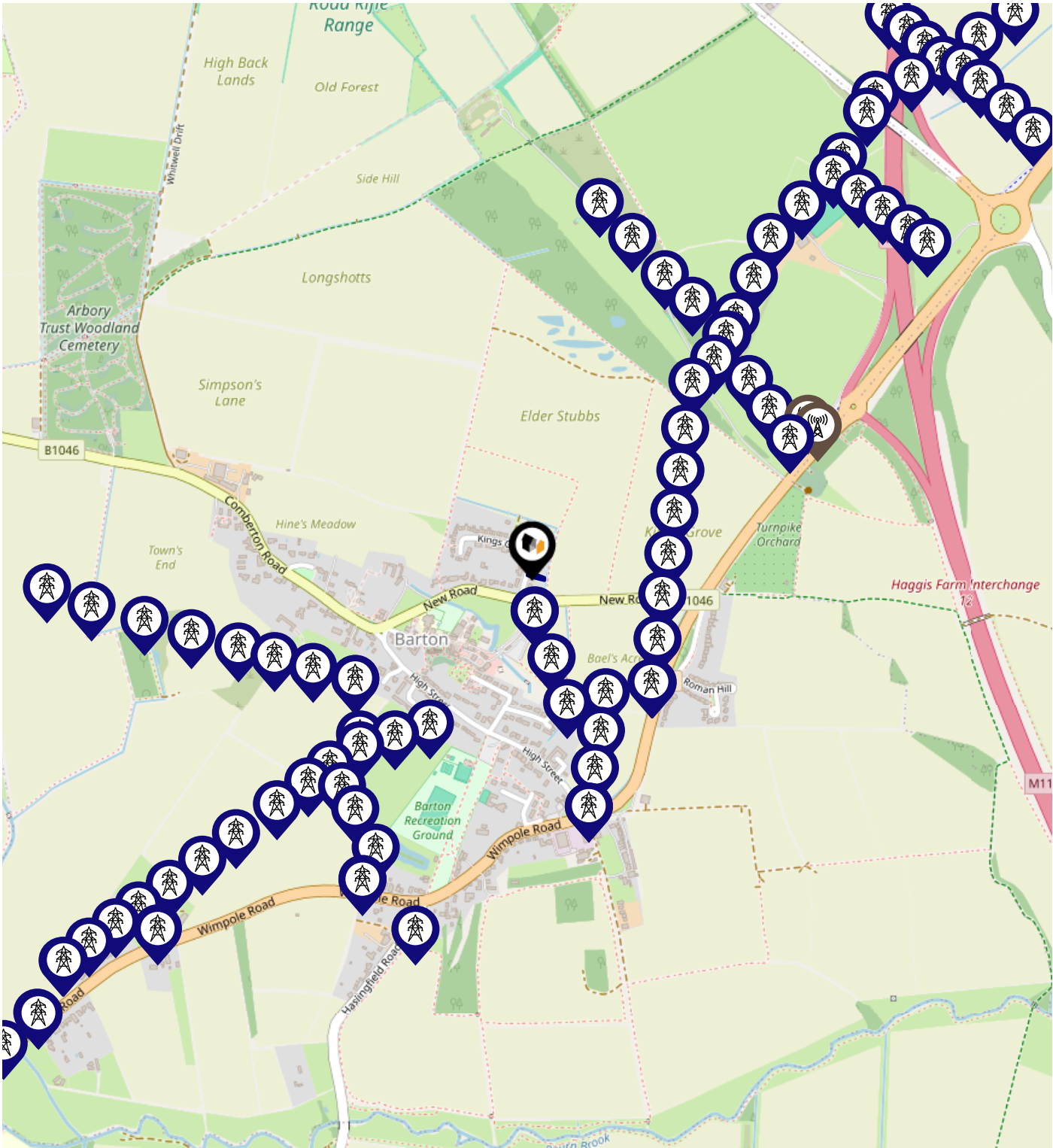


Primary Classifications (Most Common Clay Types)



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

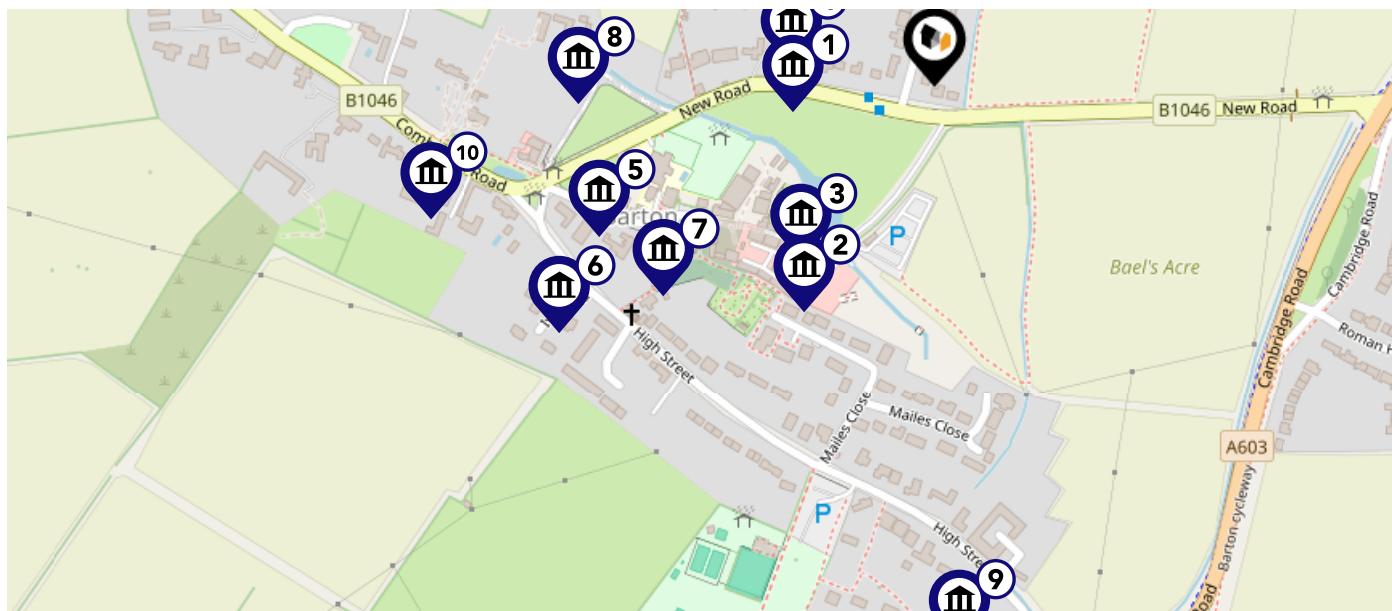
Masts & Pylons













Key:

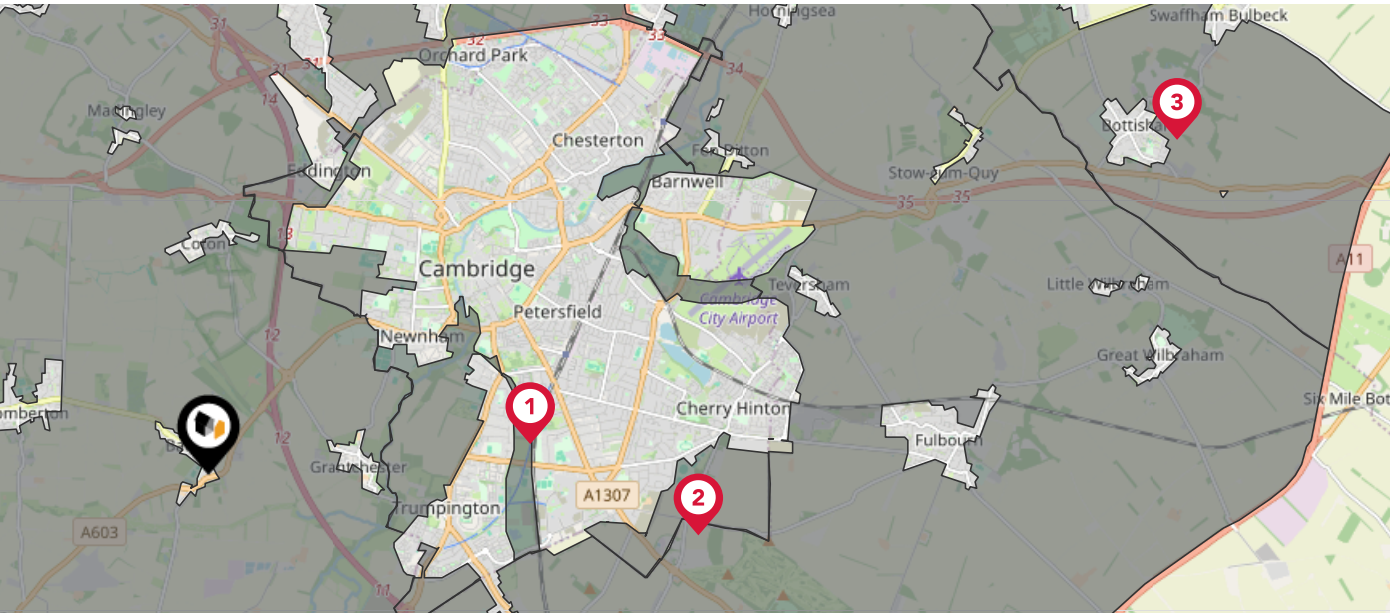
-  Power Pylons
-  Communication Masts

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

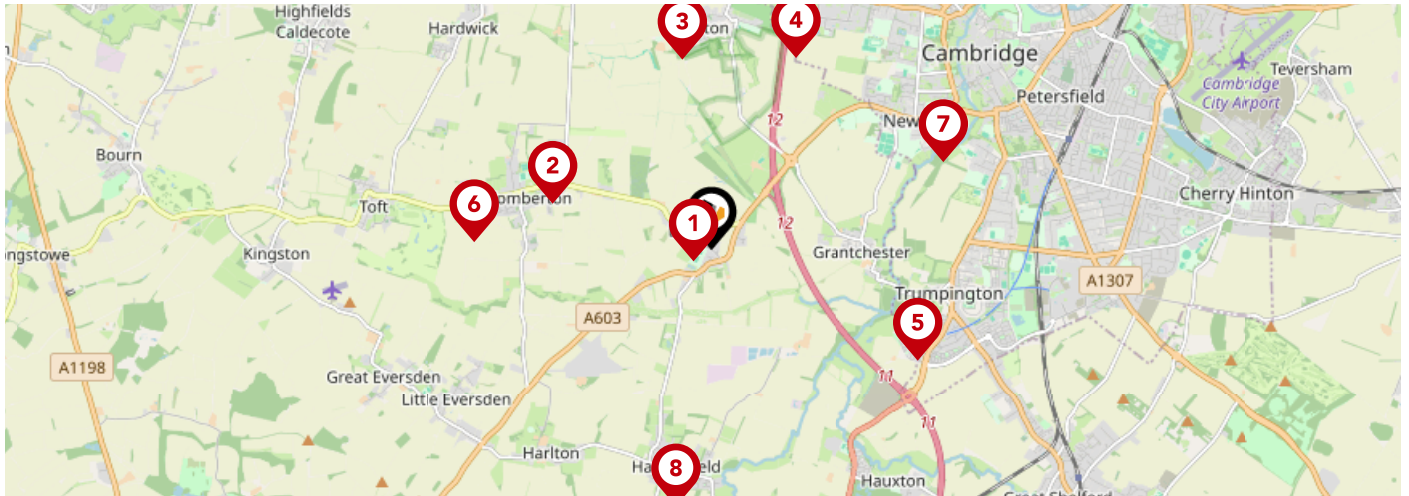


Listed Buildings in the local district		Grade	Distance
	1408391 - 39 New Road	Grade II	0.1 miles
	1331077 - Granary, At Manor Farmhouse	Grade II	0.1 miles
	1161183 - Manor Farmhouse	Grade II	0.1 miles
	1127833 - The Thatched Cottage	Grade II	0.1 miles
	1310228 - The Hoops Public House	Grade II	0.2 miles
	1127831 - 18, High Street	Grade II	0.2 miles
	1127829 - Church Of St Peter	Grade II	0.2 miles
	1161143 - Clare College Farmhouse	Grade II	0.2 miles
	1331076 - Nickersons	Grade II	0.3 miles
	1331073 - Dales Barn	Grade II	0.3 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	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 668 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:2.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:2.26	<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:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

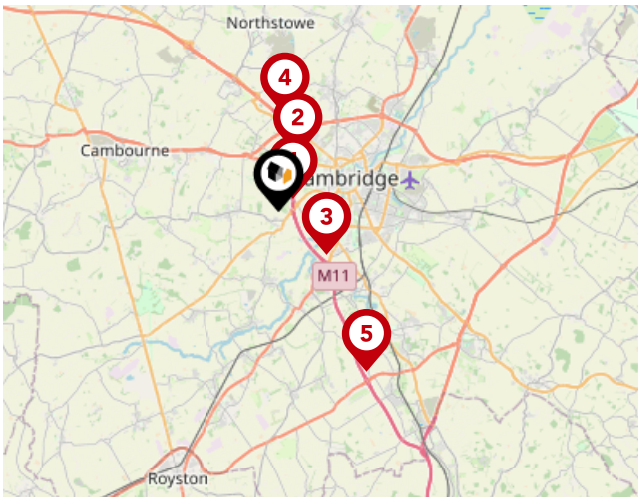


		Nursery	Primary	Secondary	College	Private
	King's College School Ofsted Rating: Not Rated Pupils: 414 Distance:2.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:2.46	<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:2.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:2.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:2.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Leys School Ofsted Rating: Not Rated Pupils: 570 Distance:2.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mander Portman Woodward Ofsted Rating: Not Rated Pupils: 211 Distance:2.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



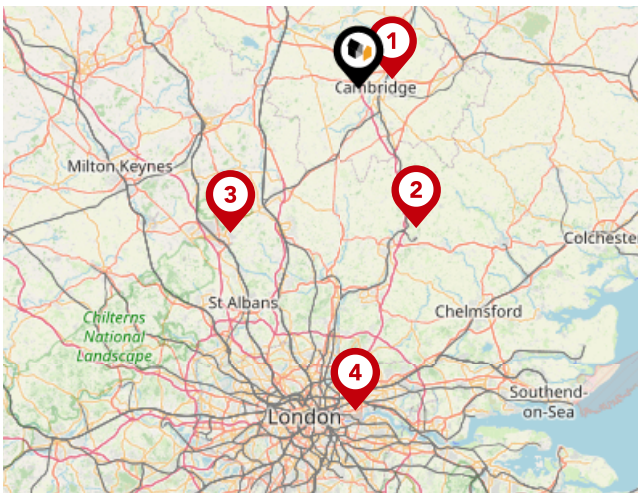
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	4.45 miles
2	Cambridge Rail Station	3.31 miles
3	Shelford (Cambs) Rail Station	4.1 miles



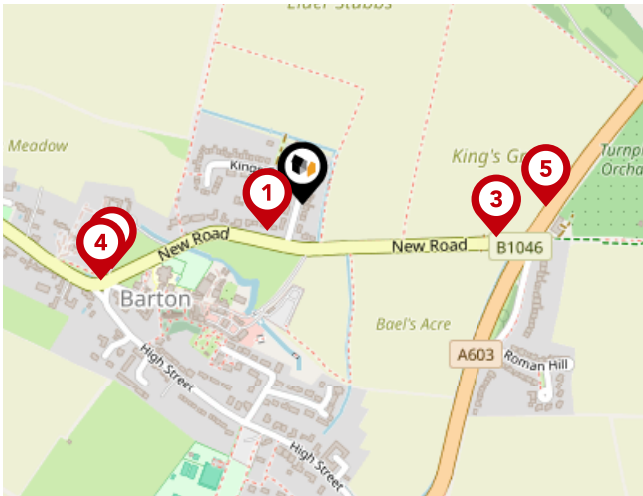
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	0.71 miles
2	M11 J13	2.11 miles
3	M11 J11	2.4 miles
4	M11 J14	3.47 miles
5	M11 J10	6.72 miles



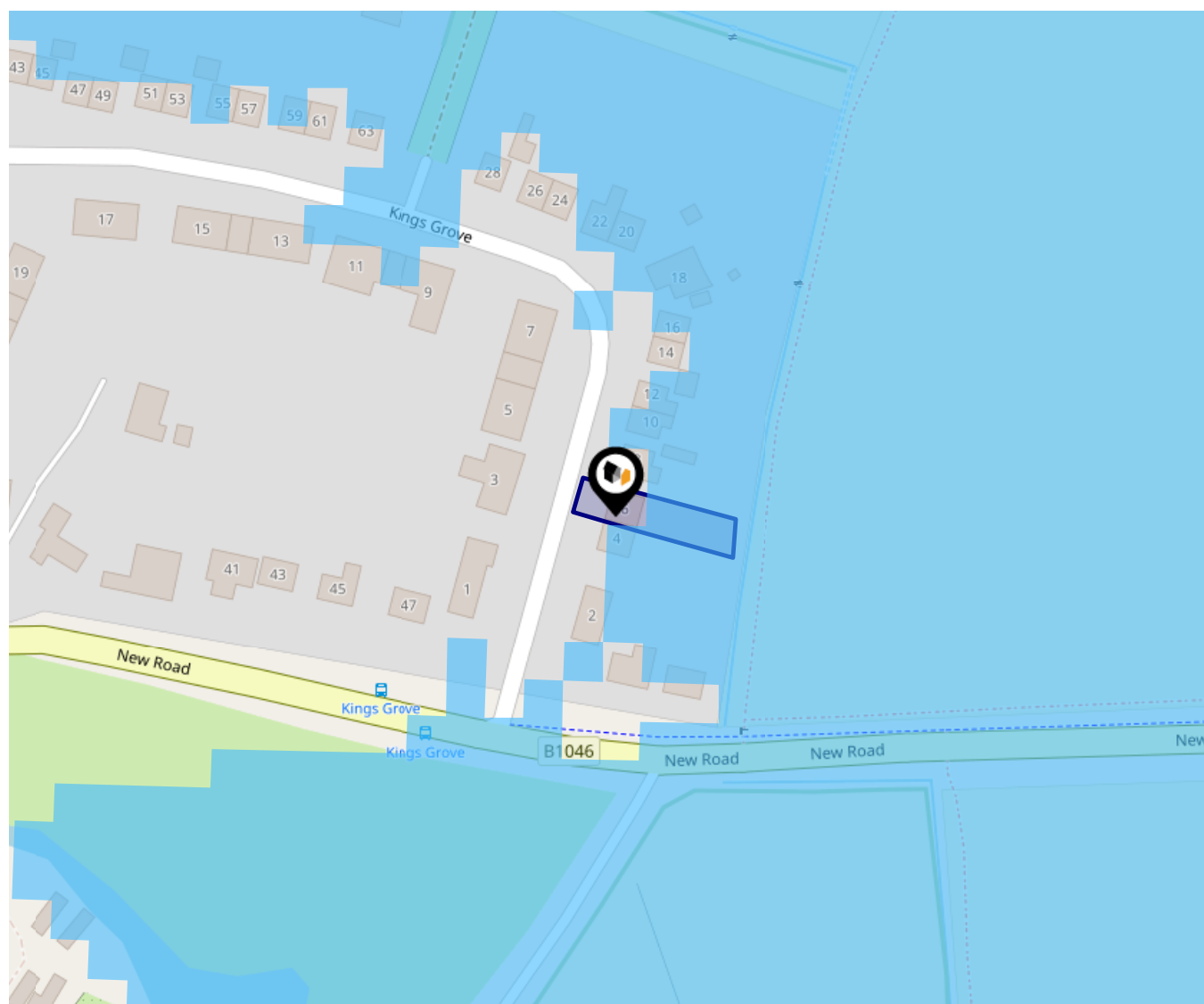
Airports/Helipads

Pin	Name	Distance
1	Cambridge	5.06 miles
2	Stansted Airport	21.96 miles
3	Luton Airport	28.11 miles
4	Silvertown	47.05 miles



Bus Stops/Stations

Pin	Name	Distance
1	Kings Grove	0.05 miles
2	High Street	0.23 miles
3	New Road	0.22 miles
4	High Street	0.24 miles
5	New Road	0.28 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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