



See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 21<sup>st</sup> October 2025**



**BAKERS CLOSE, COMBERTON, CAMBRIDGE, CB23**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

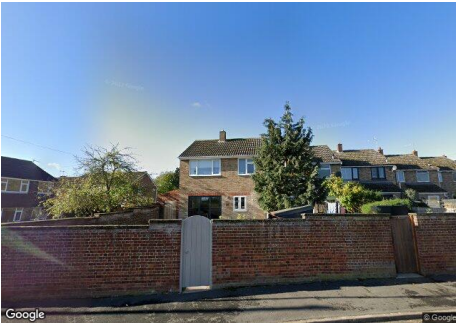
01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk






Powered by  
**aprift**  
Know any property instantly

















## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	828 ft <sup>2</sup> / 77 m <sup>2</sup>		
Plot Area:	0.06 acres		
Year Built :	1967-1975		
Council Tax :	Band C		
Annual Estimate:	£2,146		
Title Number:	CB3853		

## 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	Very low			

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

Planning records for: **2 Bakers Close Comberton Cambridge Cambridgeshire CB23 7DJ**

Reference - 22/0616/TTCA	
Decision:	Decided
Date:	30th May 2022
Description:	Leylandii (T1) - Reduce this severely leaning tree by 5 metres, back to strong vertical growth. Leylandii (T2) - Remove the fractured stem which is now lodge within the crown of T1. Remove 3 to 4 metres from the height of T2.

Reference - 22/02575/HFUL	
Decision:	Decided
Date:	30th May 2022
Description:	Single storey front and rear extension

Planning records for: **4 Bakers Close Comberton Cambridge Cambridgeshire CB23 7DJ**

Reference - S/2348/12/NM	
Decision:	Decided
Date:	14th November 2012
Description:	Non-material amendment to planning permission S/1296/12 to widen rear-facing dormer

Reference - S/1431/11	
Decision:	Decided
Date:	18th July 2011
Description:	Single storey extensions to the front and side of the property.

Planning records for: **4 Bakers Close Comberton Cambridge Cambridgeshire CB23 7DJ**

Reference - S/0001296/12	
Decision:	Decided
Date:	14th June 2012
Description:	Single storey front extension and two storey side extension with rear facing dormer

Planning records for: **5 Bakers Close Comberton CB23 7DJ**

Reference - 21/05258/HFUL	
Decision:	Decided
Date:	01st December 2021
Description:	Two storey side extension and a single storey front extension with minor alterations to the existing.

Planning records for: **6 Bakers Close Comberton Cambridge Cambridgeshire CB23 7DJ**

Reference - S/2963/17/FL	
Decision:	Decided
Date:	21st August 2017
Description:	single-storey porch following demolition of existing front porch

Reference - 25/01628/CL2PD	
Decision:	Decided
Date:	28th April 2025
Description:	Certificate of lawfulness under S192 for the erection of a single storey rear extension following demolition of existing single storey rear element.

Planning records for: **7 Bakers Close Comberton Cambridgeshire CB23 7DJ**

Reference - 22/01268/HFUL	
Decision:	Decided
Date:	15th March 2022
Description:	Single storey front extension following the demolition of the existing porch.

Reference - 22/03396/HFUL	
Decision:	Decided
Date:	07th July 2022
Description:	Single storey front extension following the demolition of the existing porch and replacing the existing tiles to the front elevation with hardy board cladding/shiplap material slats. Resubmission of 22/01268/HFUL

Planning records for: **14 Bakers Close Comberton CB23 7DJ**

Reference - S/3161/18/FL	
Decision:	Decided
Date:	16th August 2018
Description:	Two storey side extension

Planning records for: **15 Bakers Close Comberton Cambridgeshire CB23 7DJ**

Reference - 25/03062/CL2PD	
Decision:	Awaiting decision
Date:	04th August 2025
Description:	Certificate of lawfulness under S192 for the conversion of existing integral garage into habitable living space.

Planning records for: **18 Bakers Close Comberton Cambridge Cambridgeshire CB23 7DJ**

Reference - S/1116/13/FL	
Decision:	Decided
Date:	22nd May 2013
Description:	Single storey rear extension

Planning records for: **21 Bakers Close Comberton CB23 7DJ**

Reference - 21/02207/HFUL	
Decision:	Decided
Date:	12th May 2021
Description:	Demolition of front porch and erection of a single storey front extension





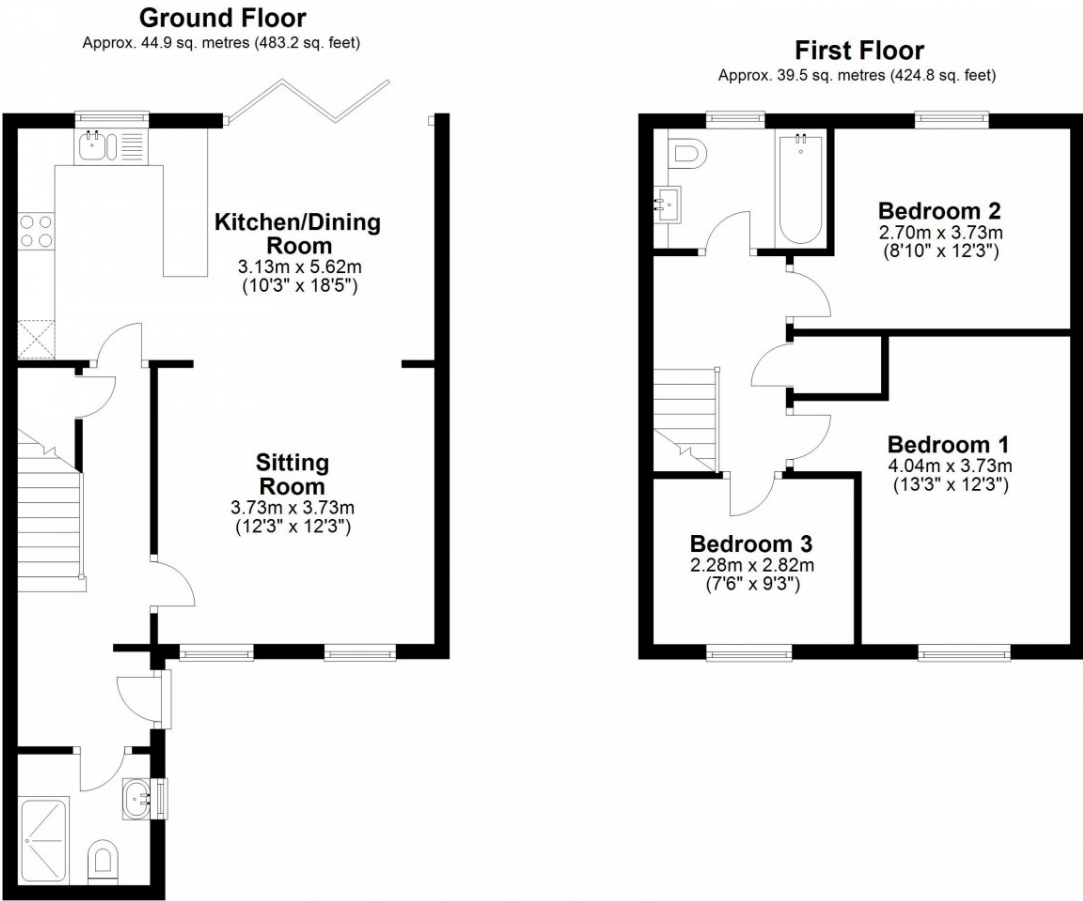






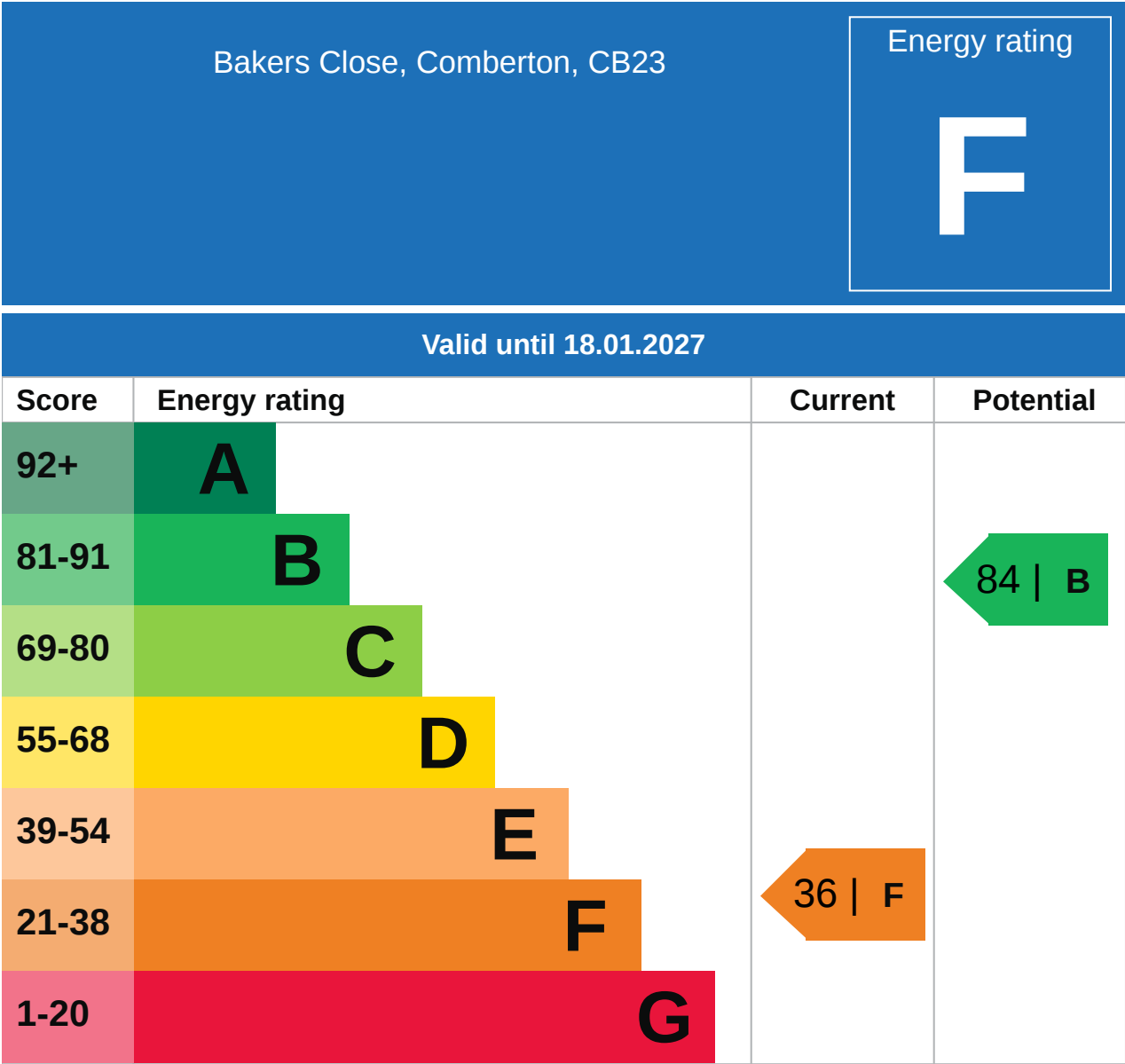


BAKERS CLOSE, COMBERTON, CAMBRIDGE, CB23



Total area: approx. 84.4 sq. metres (908.1 sq. feet)

Drawings are for guidance only.  
Plan produced using PlanUp.





### Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 50 mm loft insulation
<b>Roof Energy:</b>	Poor
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in 22% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	77 m <sup>2</sup>

---

## Accessibility / Adaptations

---

Internal wall removed with RSJ added. Extension built to provide downstairs bathroom and new entrance.

Central Heating

Yes





### 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



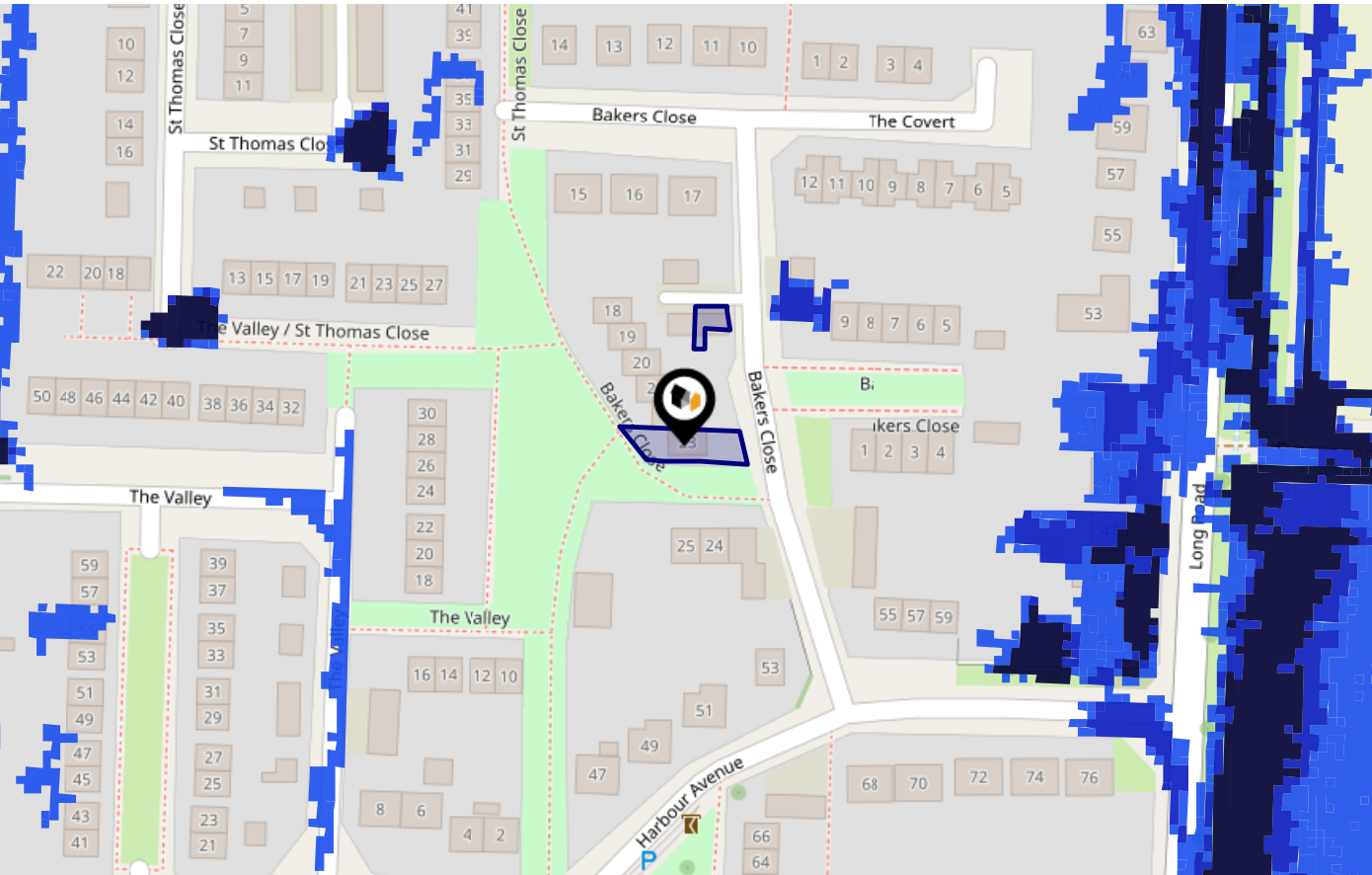
/cookecurtisco

# 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.

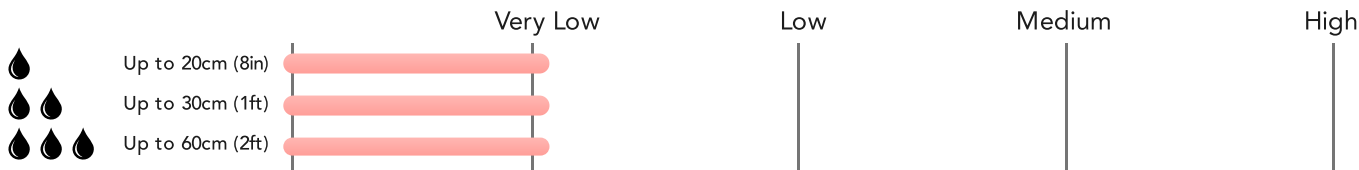


Risk Rating: Very low

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:



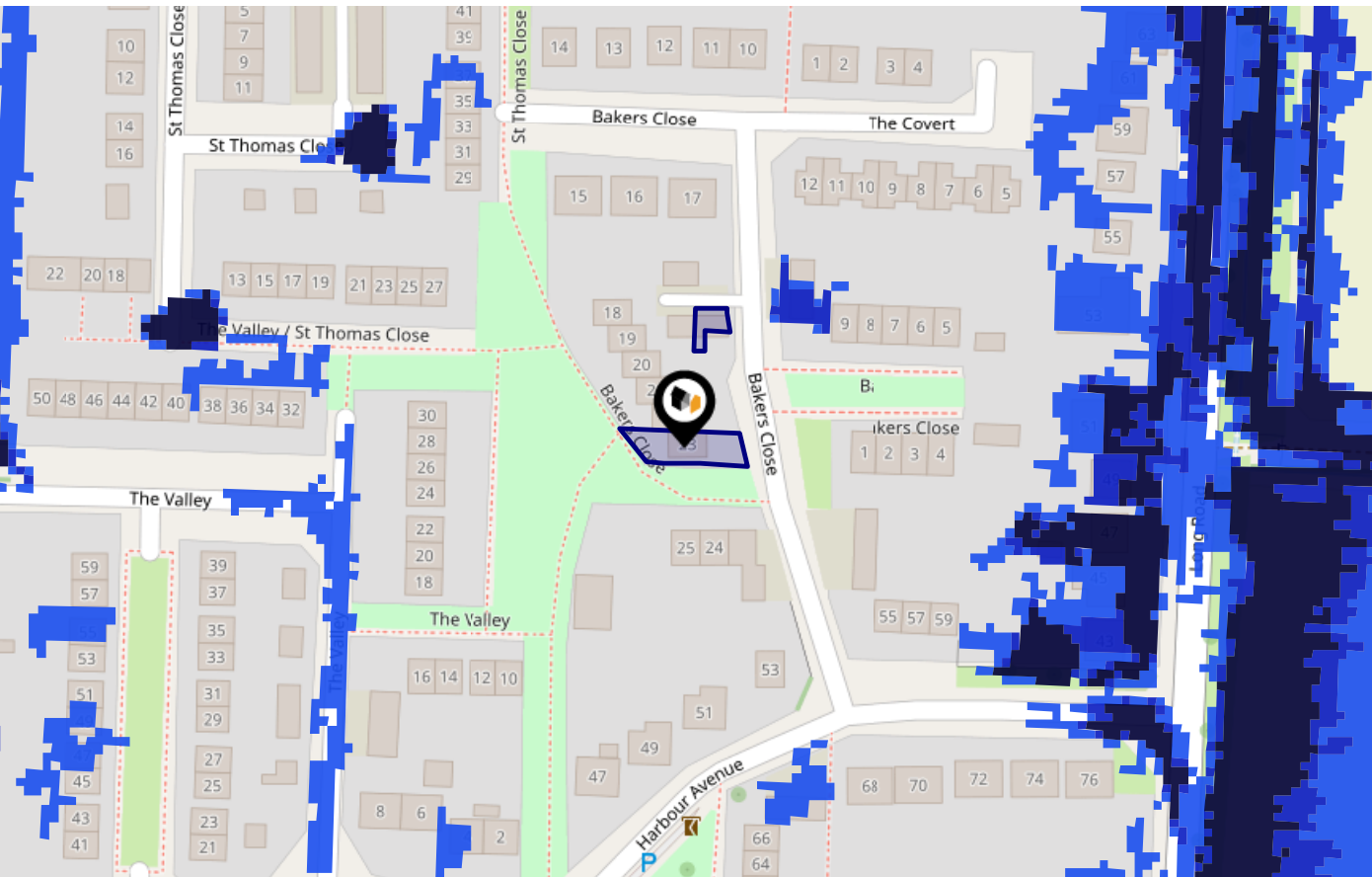


# Flood Risk

## 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.

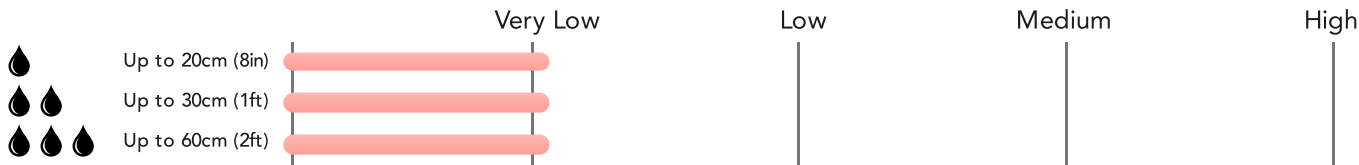


Risk Rating: Very low

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:

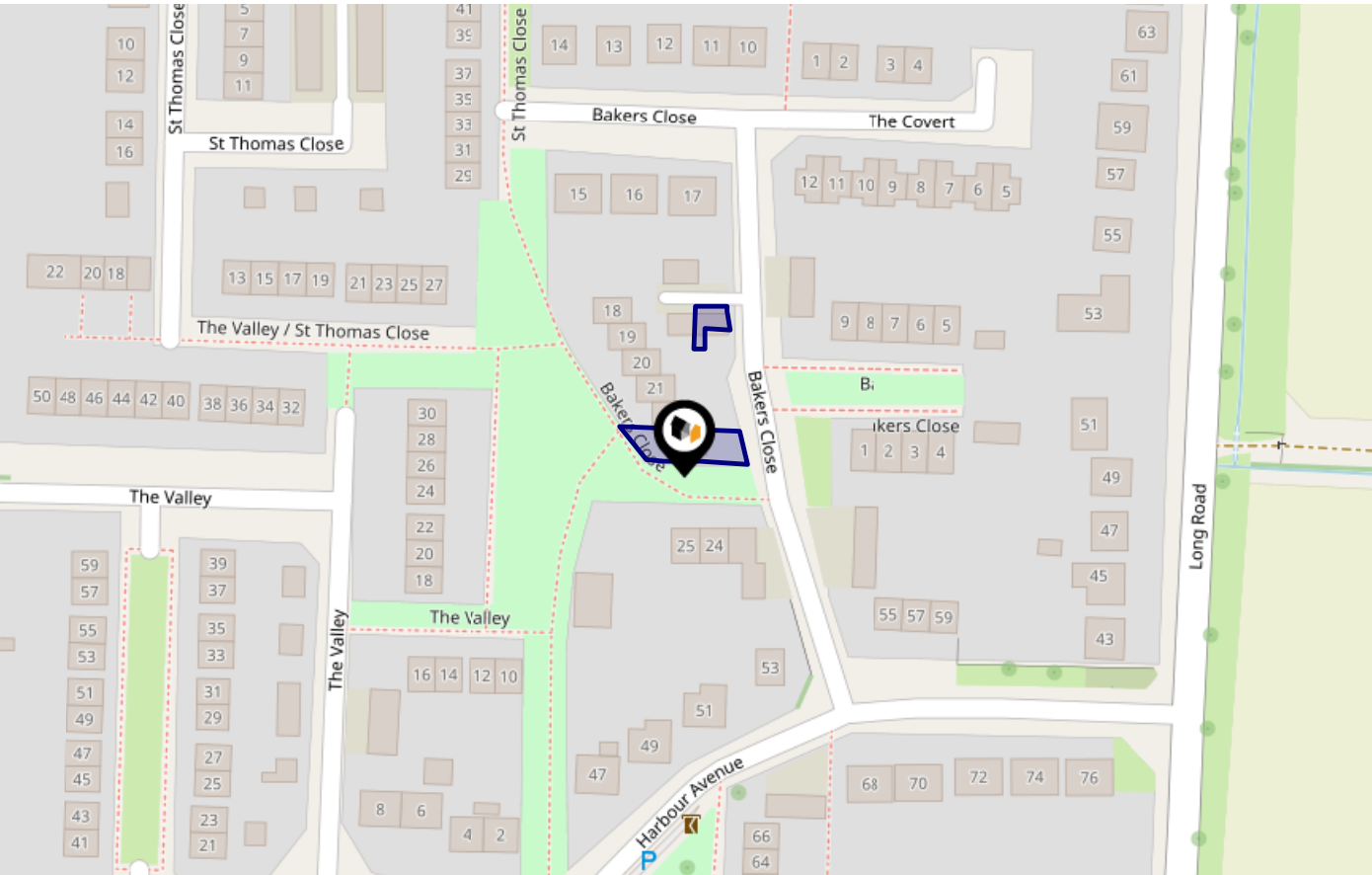


# Flood Risk

## Rivers & Seas - Flood Risk



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

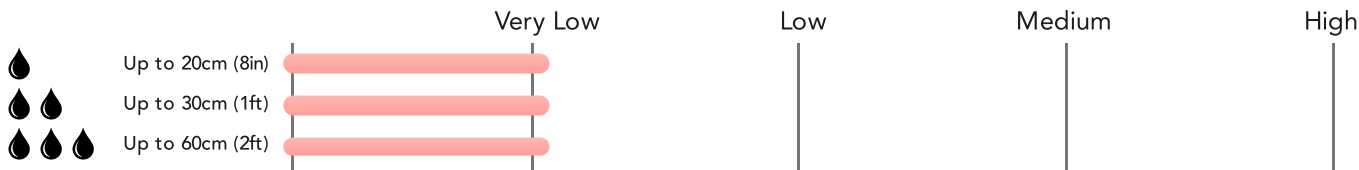


**Risk Rating:** Very low

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:

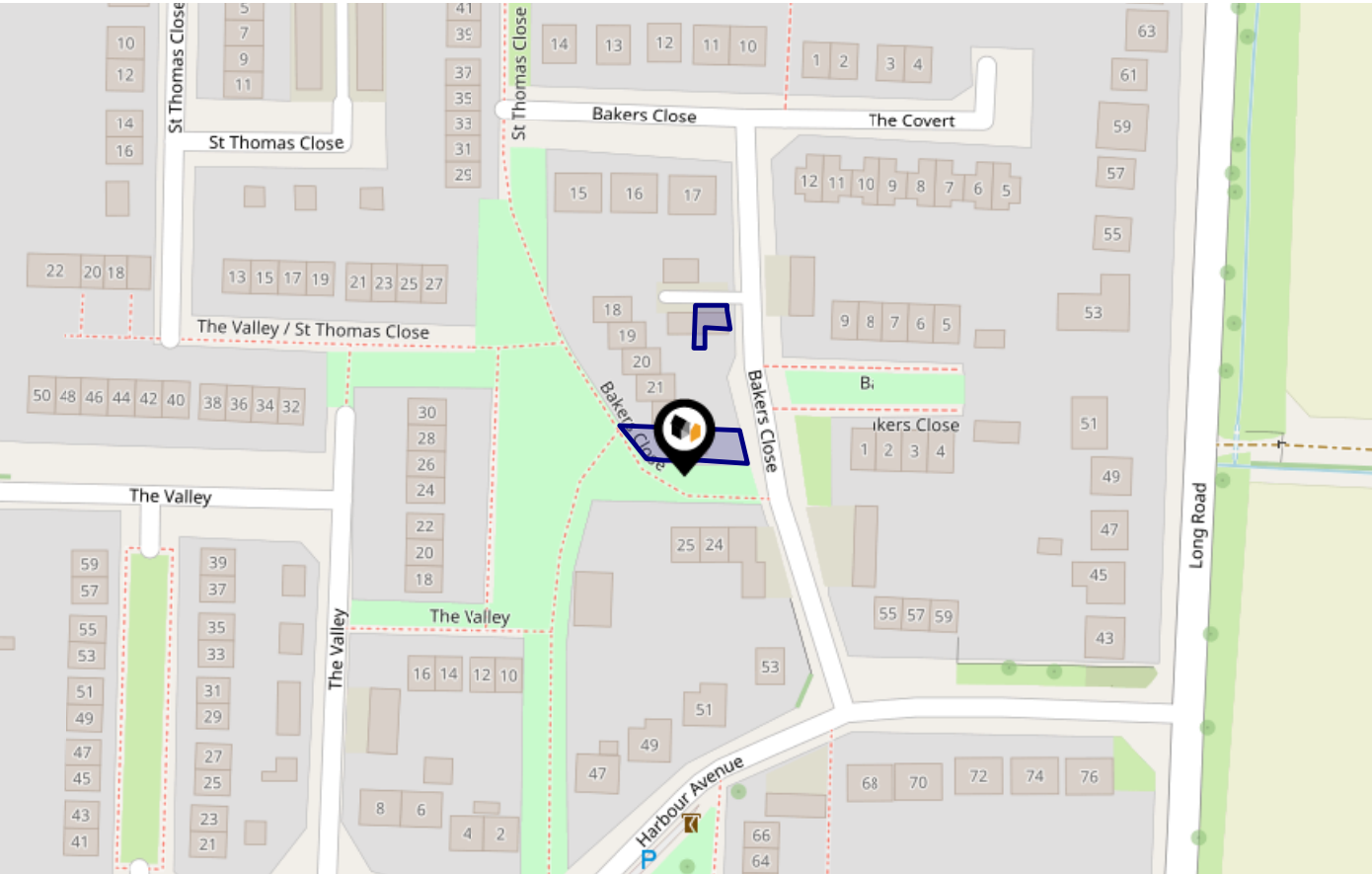


# Flood Risk

## 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.

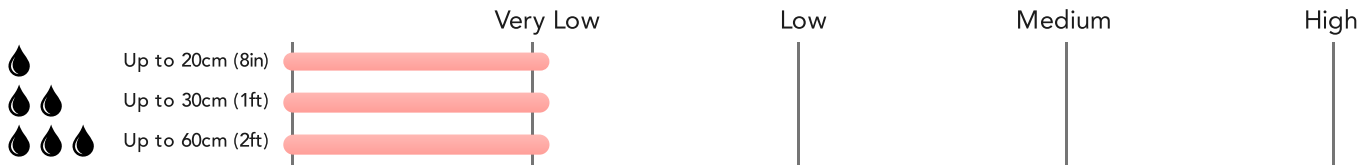


Risk Rating: Very low

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.

- 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:



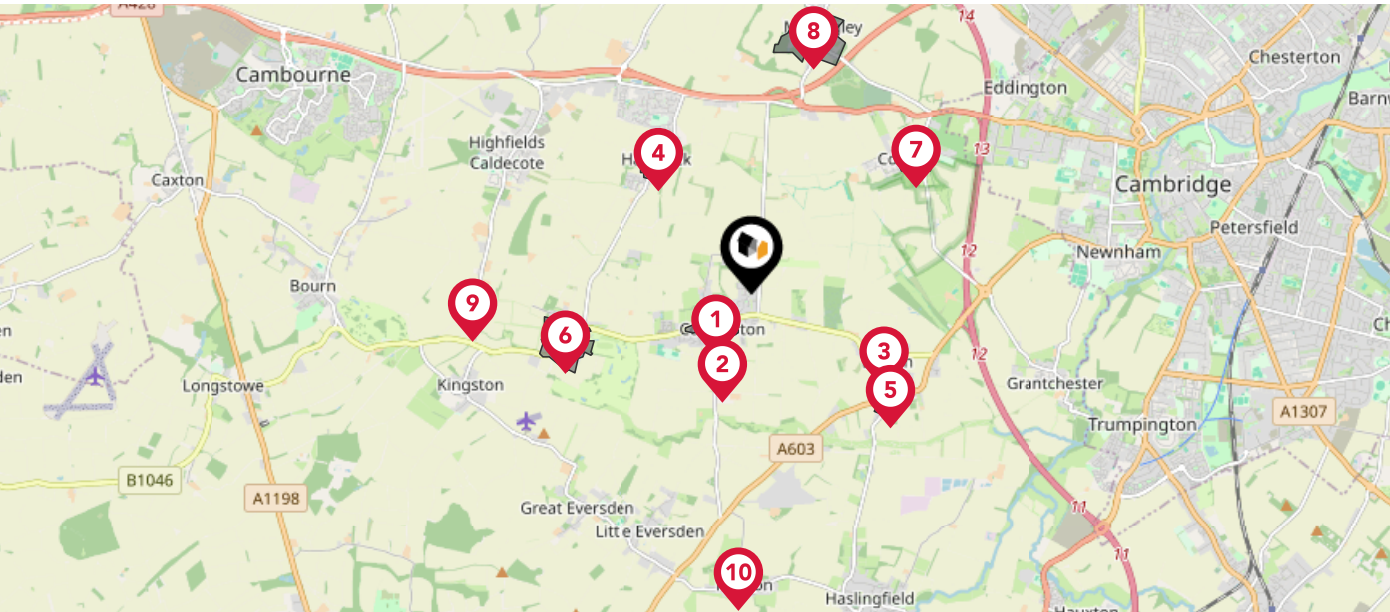


# Maps

## Conservation Areas



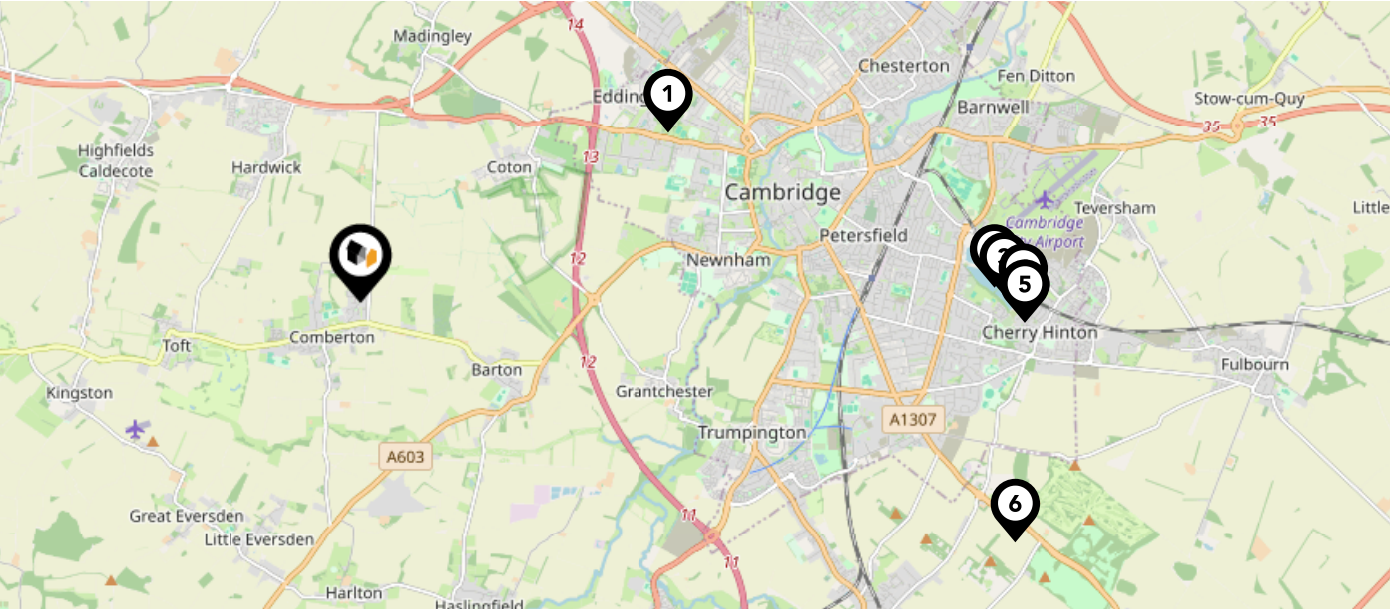
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### 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.



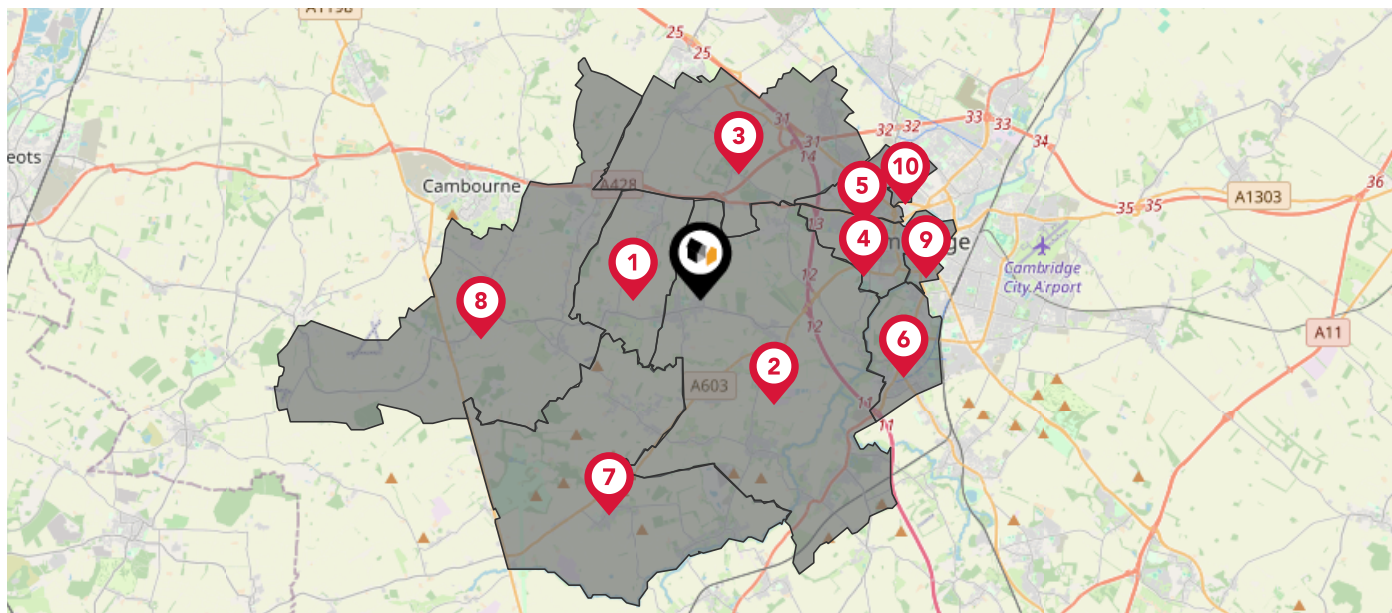
### Mine Entry

- ✕ 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



Trumpington Ward



Barrington Ward



Caldecote Ward



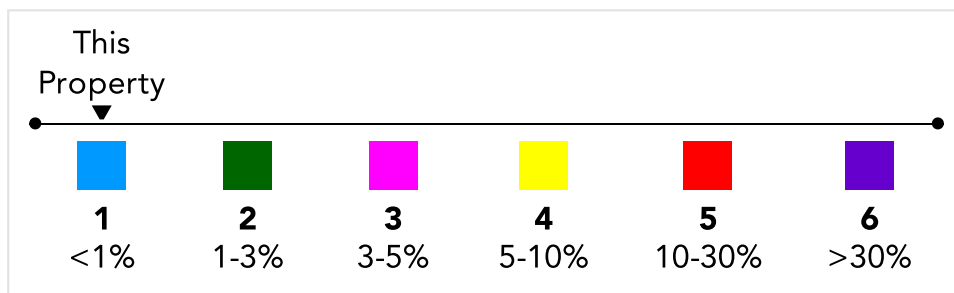
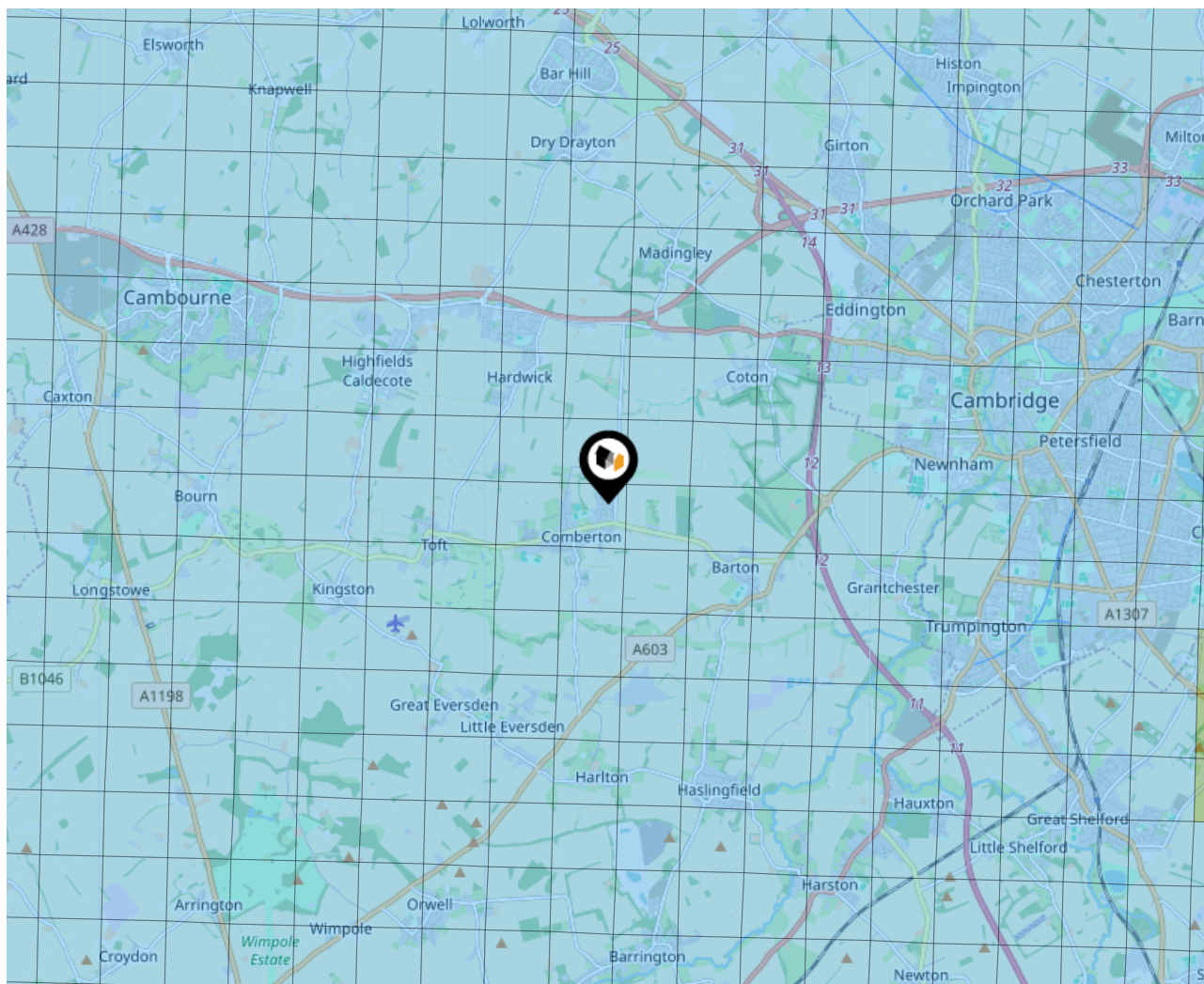
Market Ward



Arbury Ward



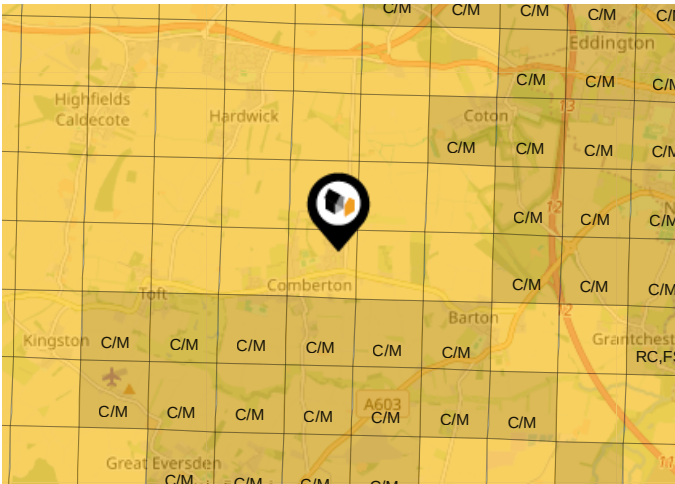
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





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		

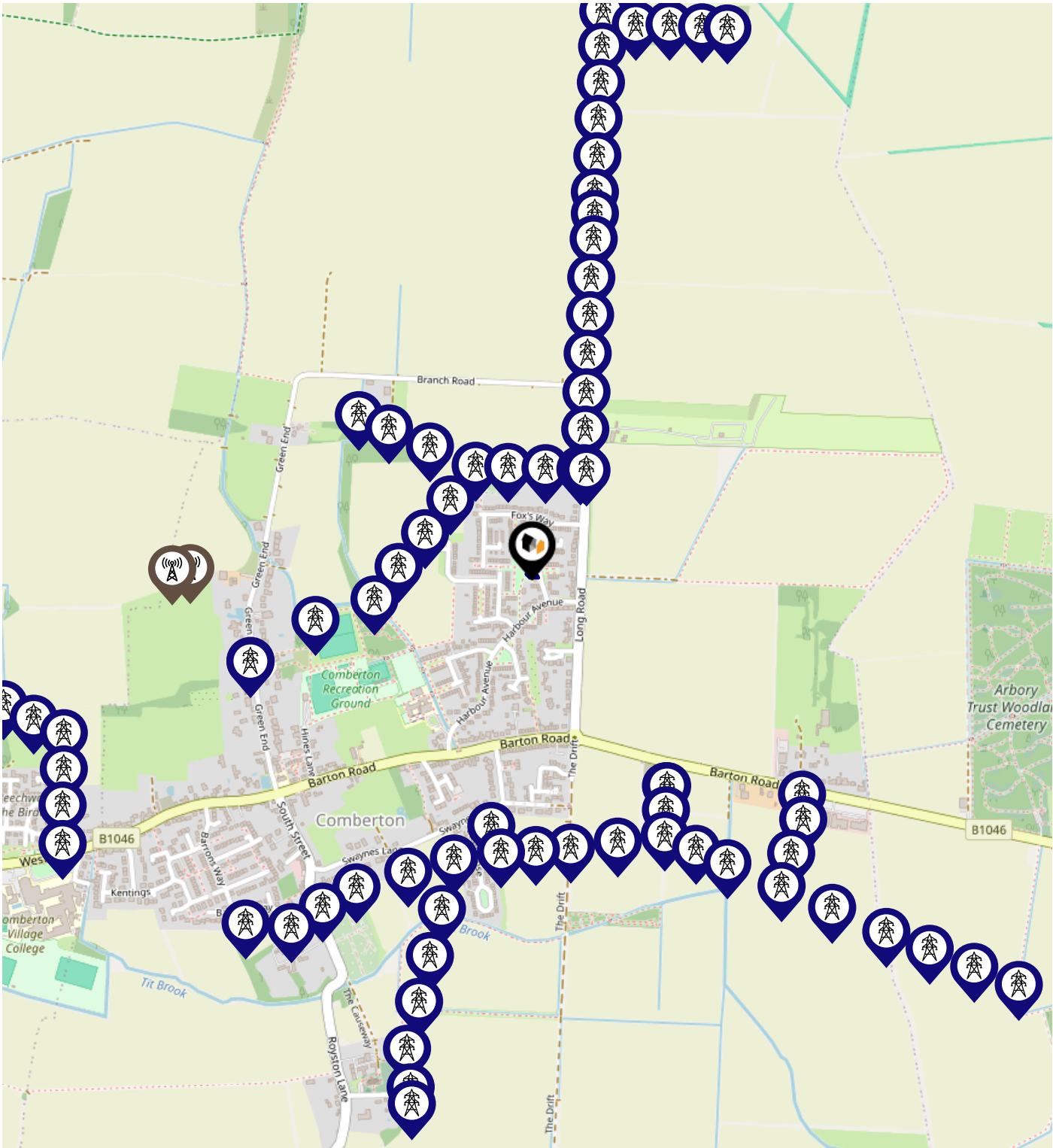


Primary Classifications (Most Common Clay Types)



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

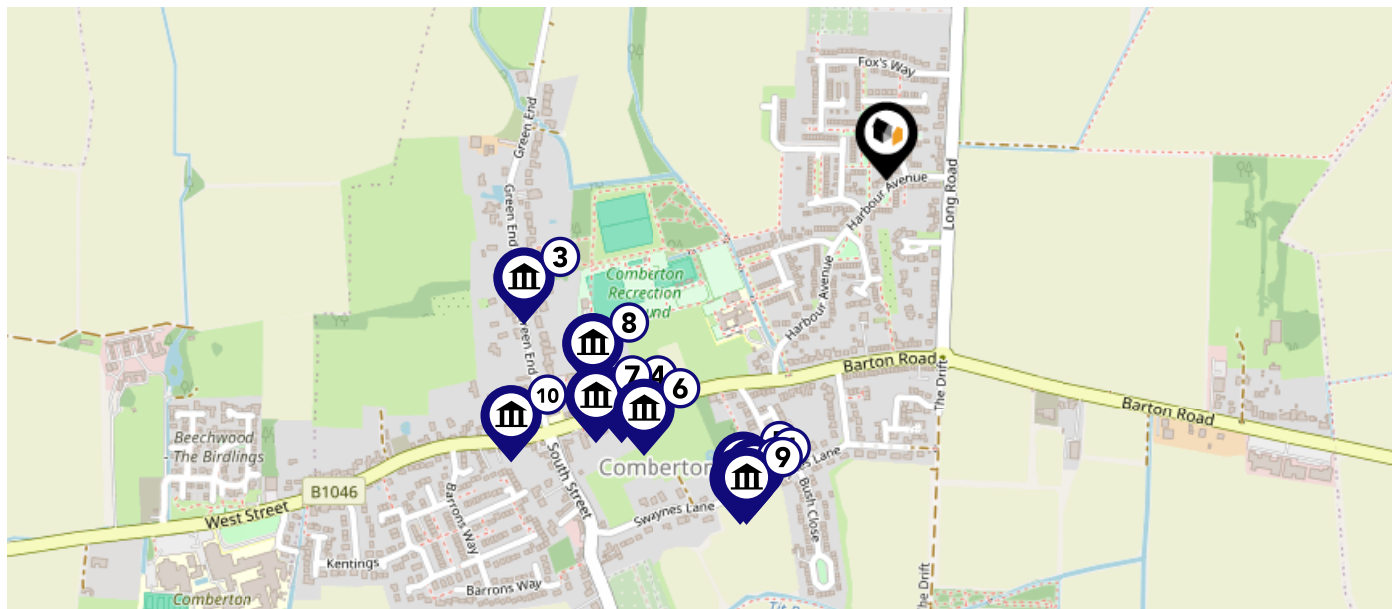
## Masts & Pylons













### Key:

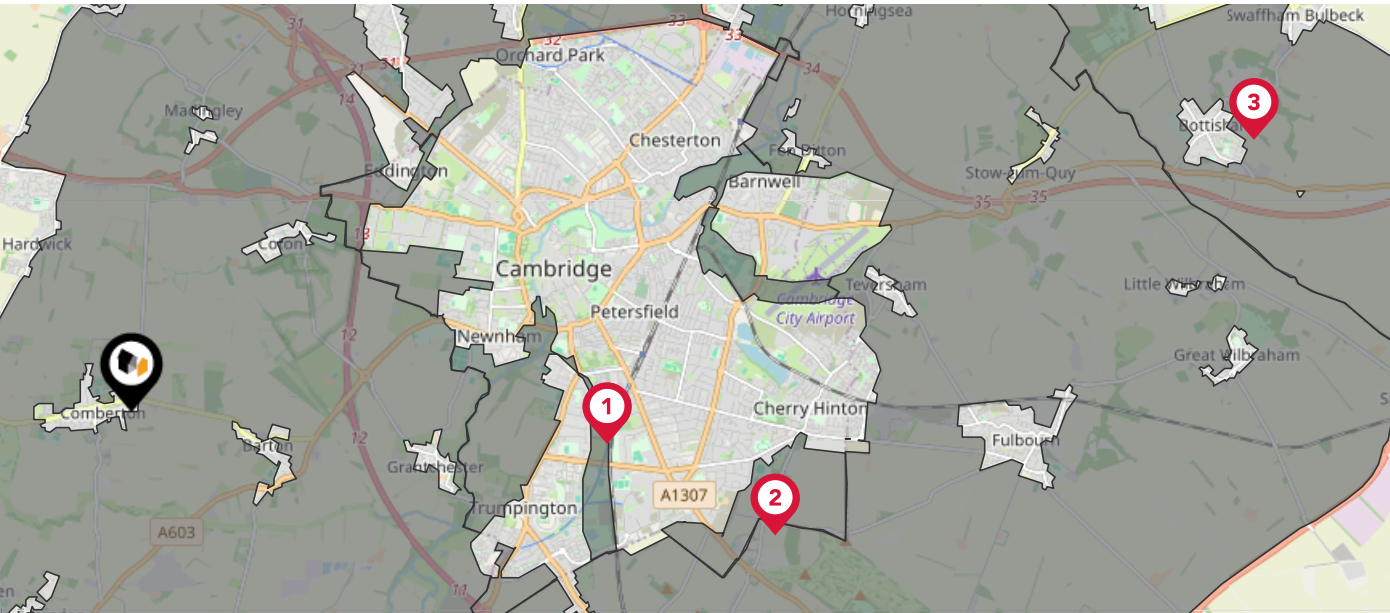
-  Power Pylons
-  Communication Masts

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	0.4 miles
	1331103 - Brocks Close	Grade II	0.4 miles
	1127800 - Apple Cottage	Grade II	0.4 miles
	1331100 - Cambridge Lane Farmhouse	Grade II	0.4 miles
	1161500 - Dove Cottage	Grade II	0.4 miles
	1127796 - Woottens Farmhouse	Grade II	0.4 miles
	1161365 - Ponders House	Grade II	0.4 miles
	1127801 - 12, Hines Lane	Grade II	0.4 miles
	1127808 - 63 And 65, Swaynes Lane	Grade II	0.4 miles
	1331104 - 2, West Street	Grade II	0.5 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
<b>1</b>	<b>Meridian Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Comberton Village College</b> Ofsted Rating: Outstanding   Pupils: 1930   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Barton CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Coton Church of England (Voluntary Controlled) Primary School</b> Ofsted Rating: Requires improvement   Pupils: 106   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hardwick and Cambourne Community Primary School</b> Ofsted Rating: Good   Pupils: 531   Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>University of Cambridge Primary School</b> Ofsted Rating: Outstanding   Pupils: 668   Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Caldecote Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Haslingfield Endowed Primary School</b> Ofsted Rating: Good   Pupils: 137   Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

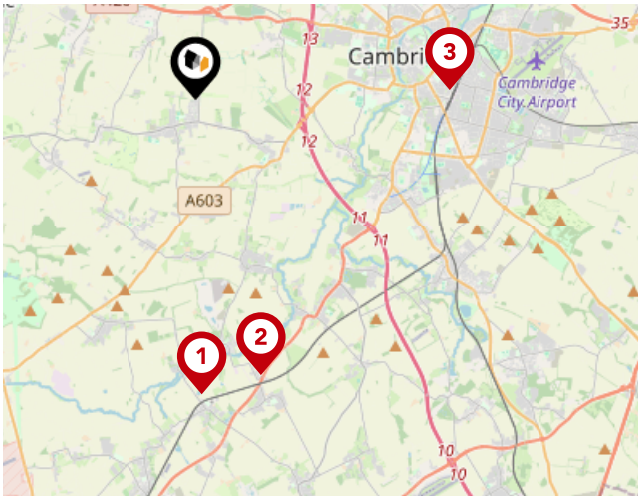




		Nursery	Primary	Secondary	College	Private
	<b>Dry Drayton CofE (C) Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King's College School</b> Ofsted Rating: Not Rated   Pupils: 414   Distance:3.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's College School</b> Ofsted Rating: Not Rated   Pupils: 435   Distance:3.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newnham Croft Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Meadows Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Vine Inter-Church Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fawcett Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Leys School</b> Ofsted Rating: Not Rated   Pupils: 570   Distance:3.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

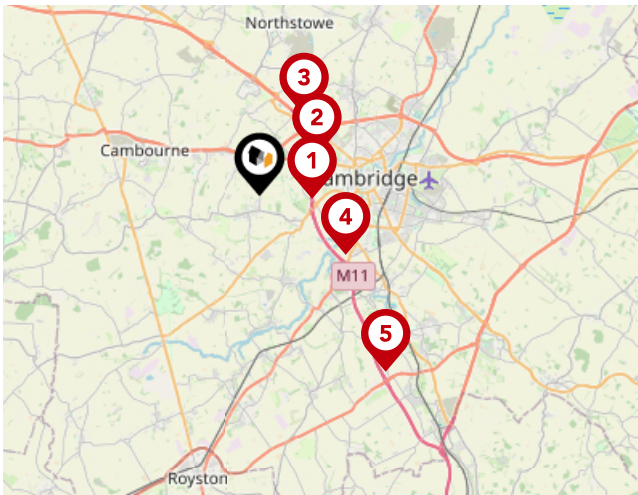
# Area

## Transport (National)



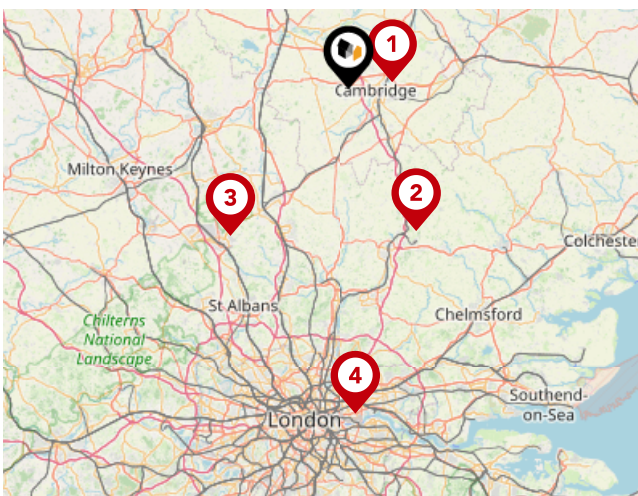
### National Rail Stations

Pin	Name	Distance
	Shepreth Rail Station	5.37 miles
	Foxton Rail Station	5.16 miles
	Cambridge Rail Station	4.63 miles



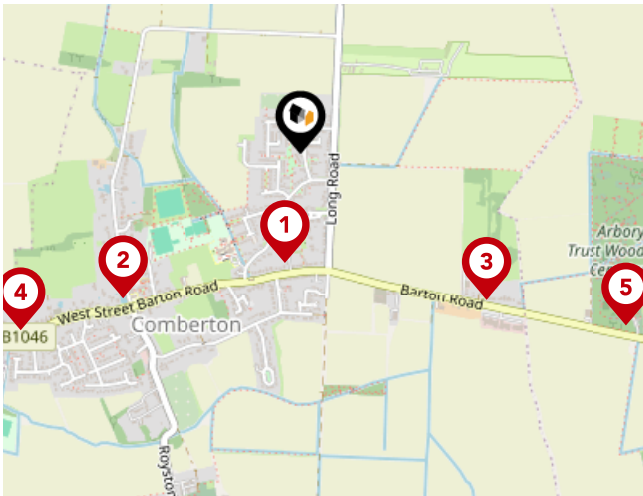
### Trunk Roads/Motorways

Pin	Name	Distance
	M11 J12	1.97 miles
	M11 J13	2.54 miles
	M11 J14	3.34 miles
	M11 J11	3.86 miles
	M11 J10	7.95 miles



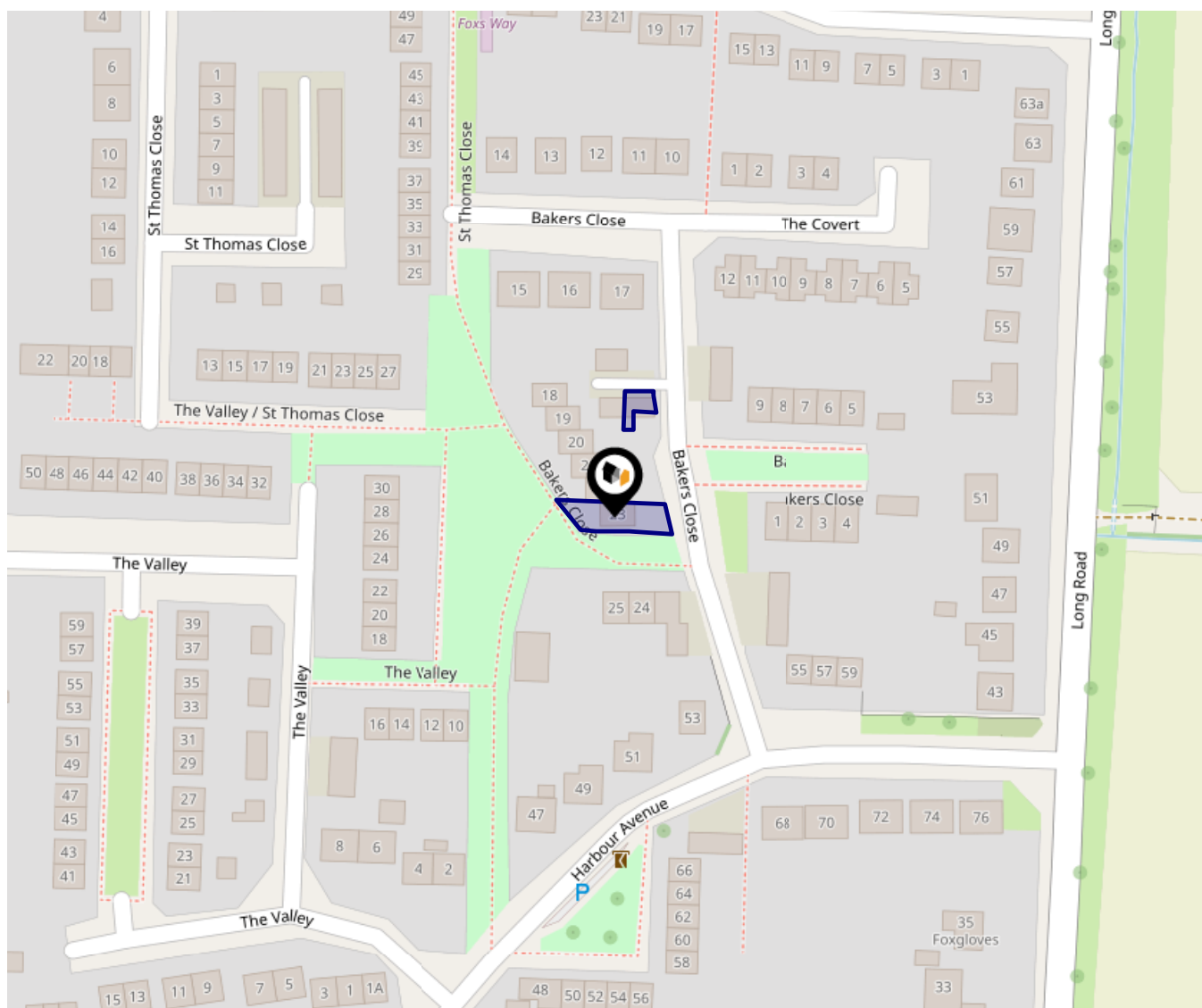
### Airports/Helipads

Pin	Name	Distance
	Cambridge	6.29 miles
	Stansted Airport	23.06 miles
	Luton Airport	27.64 miles
	Silvertown	47.63 miles



Bus Stops/Stations

Pin	Name	Distance
1	Swayne Lane	0.25 miles
2	South Street	0.52 miles
3	Horizon Park	0.54 miles
4	Kentings	0.75 miles
5	Woodland Burial Ground	0.84 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.



### **Contains public sector information licensed under the Open Government License v3.0**

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### **Cooke Curtis & Co**

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

[jessica@cookecurtis.co.uk](mailto:jessica@cookecurtis.co.uk)

[www.cookecurtis.co.uk](http://www.cookecurtis.co.uk)

