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MIR: Material Info

The Material Information Affecting this Property

Thursday 18th December 2025



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WOOTTENS CLOSE, COMBERTON, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

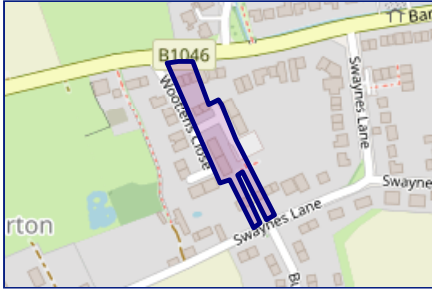
jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



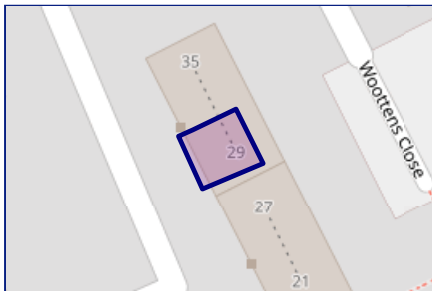
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Freehold Title Plan



CB295458

Leasehold Title Plan



CB255007



Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	505 ft ² / 47 m ²
Plot Area:	0.01 acres
Year Built :	1967-1975
Title Number:	CB255007



Tenure:	Leasehold
Term Remaining:	-

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

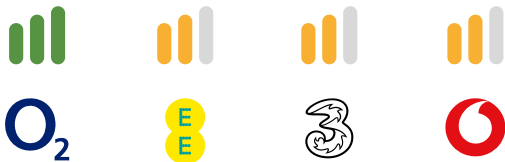
Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

15 mb/s	55 mb/s	1000 mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **10 Woottens Close Comberton Cambridge CB23 7DA**

Reference - S/4642/18/FL	
Decision:	Decided
Date:	13th December 2018
Description:	SIDE EXTENSION WITH ROOMS IN ROOF

Reference - 20/01518/HFUL	
Decision:	Decided
Date:	03rd March 2020
Description:	Side extension with rooms in roof together with amended fenestration (Re-submission of S/4642/18/FL).

Reference - S/1454/19/LD	
Decision:	Decided
Date:	19th April 2019
Description:	Certificate of lawful development for a proposed loft conversion with dormer window to rear and velux windows to front

Planning records for: **14 Woottens Close Comberton Cambridgeshire CB23 7DA**

Reference - 24/01679/HFUL	
Decision:	Decided
Date:	02nd May 2024
Description:	Relocation of front door, with canopy over and parcel drop/letter box to side

Planning records for: **14 Woottens Close Comberton Cambridge CB23 7DA**

Reference - S/3864/19/FL
<p>Decision: Decided</p>
<p>Date: 11th November 2019</p>
<p>Description: Loft conversion including new rear dormer new front porch rendered external walls and installation of air source heat pump - resubmission of S/2888/18/FL</p>
Reference - 21/02850/HFUL
<p>Decision: Decided</p>
<p>Date: 21st June 2021</p>
<p>Description: Loft conversion including new rear dormer, rendered external insulation, renewal of all fenestration and installation of Air Source Heat Pump plus solar and PV panels. Conversion of existing garage</p>
Reference - 22/05277/HFUL
<p>Decision: Decided</p>
<p>Date: 06th December 2022</p>
<p>Description: First floor side extension, conversion of garage to a bedroom and en-suite, single storey rear extension and internal reconfiguration to private house</p>
Reference - 22/05285/S73
<p>Decision: Decided</p>
<p>Date: 06th December 2022</p>
<p>Description: S73 application to vary condition 2 (Approved plans) of planning permission 21/02850/HFUL (Loft conversion including new rear dormer, rendered external insulation, renewal of all fenestration and installation of Air Source Heat Pump plus solar and PV panels. Conversion of existing garage) to change the design and reduce the size of the rear dormer, remove the chimney and add in a window on the north side of the roof.</p>

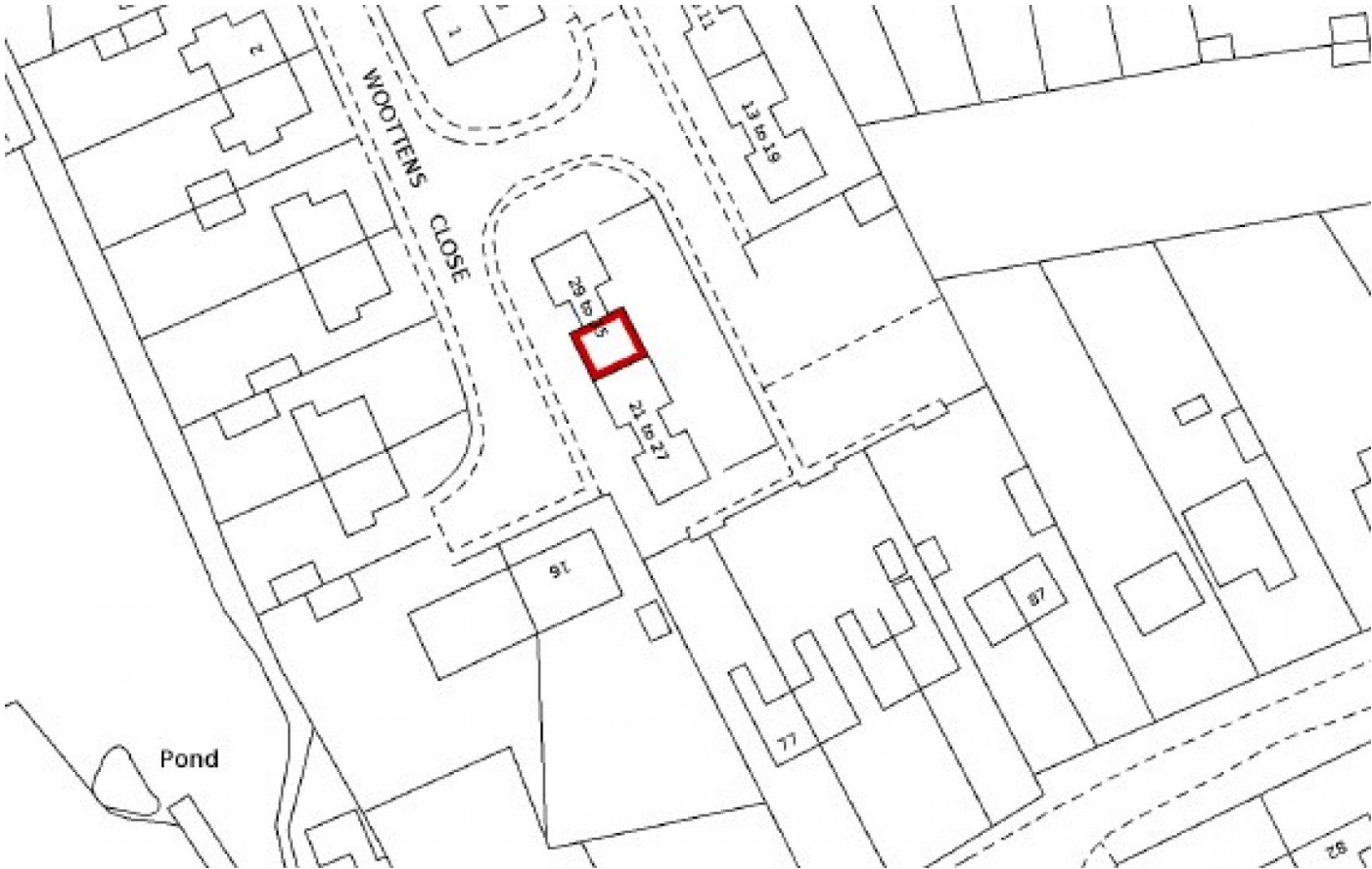
Planning records for: **14 Woottens Close Comberton Cambridge CB23 7DA**

Reference - S/2888/18/FL	
Decision:	Decided
Date:	27th July 2018
Description:	Loft conversion including new rear dormer

Planning records for: **6 Woottens Close Comberton Cambridge Cambridgeshire CB23 7DA**

Reference - S/3700/18/FL	
Decision:	Decided
Date:	27th September 2018
Description:	Single Storey Rear Extension

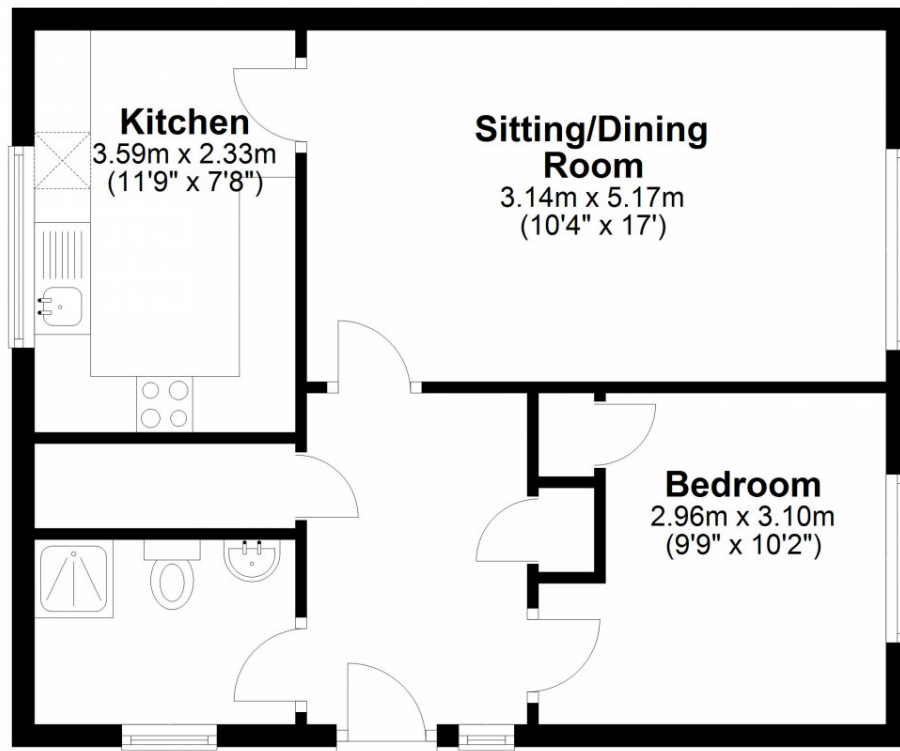
WOOTTENS CLOSE, COMBERTON, CAMBRIDGE, CB23



WOOTTENS CLOSE, COMBERTON, CAMBRIDGE, CB23

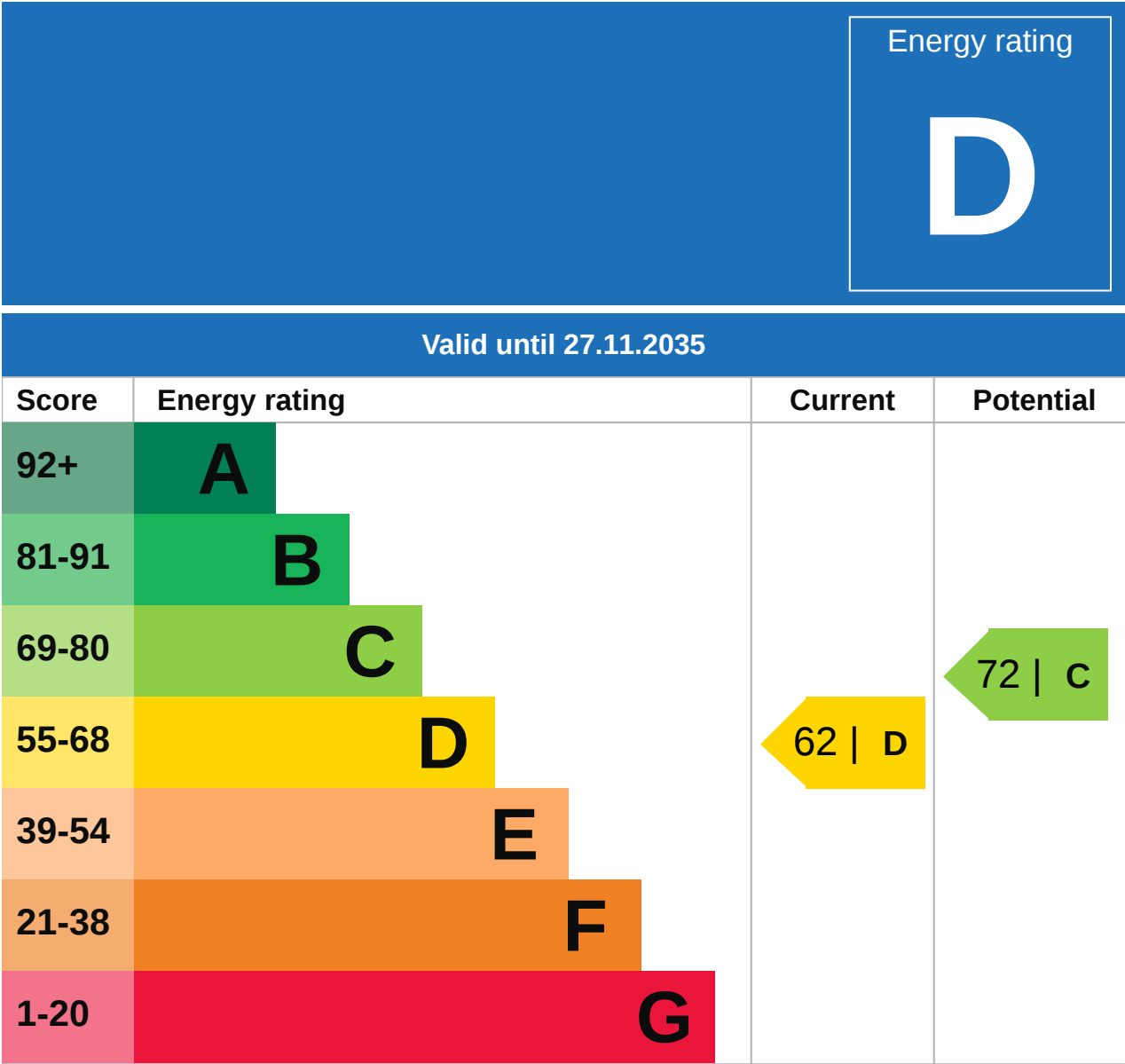
Ground Floor

Approx. 47.0 sq. metres (506.4 sq. feet)



Total area: approx. 47.0 sq. metres (506.4 sq. feet)

Drawings are for guidance only.
Plan produced using PlanUp.



Additional EPC Data

Property Type:	Ground-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, filled cavity
Walls Energy:	Cavity wall, filled cavity
Roof:	(another dwelling above)
Roof Energy:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Electric immersion, off-peak
Lighting:	Good lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	47 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Standard brick

Property Lease Information

125 year lease - 101 Years remaining
Ground rent: £421.37

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Ovo Energy

Gas Supply

Central Heating

Economy 7 heaters

Water Supply

Anglian Water

Drainage



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

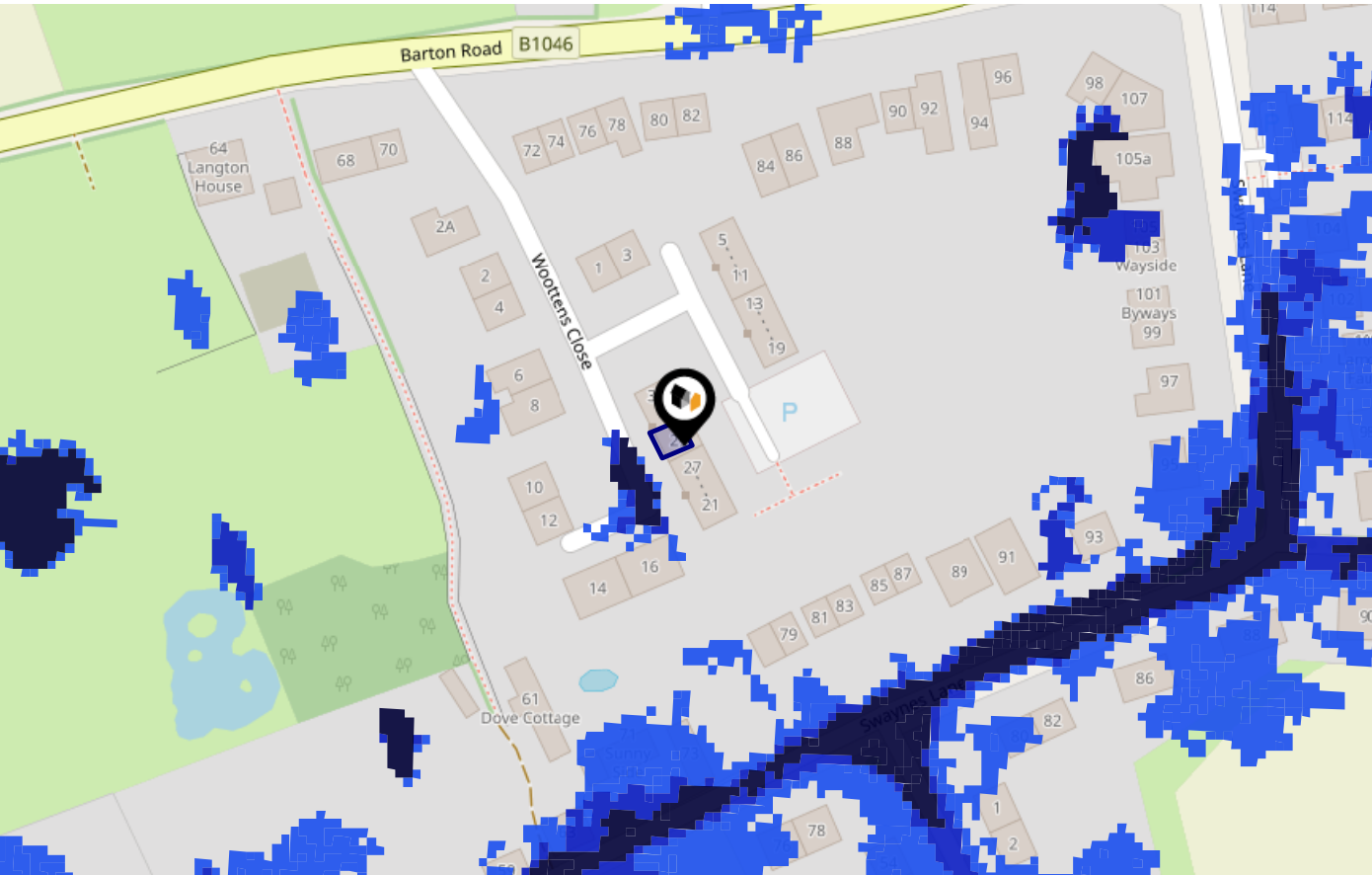
Important - Please read

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.

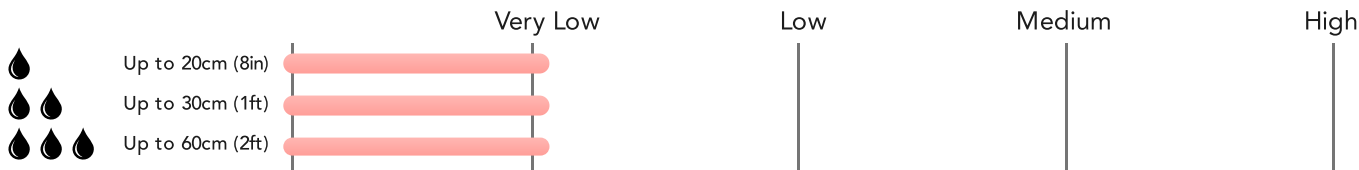


Risk Rating: Very low

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:

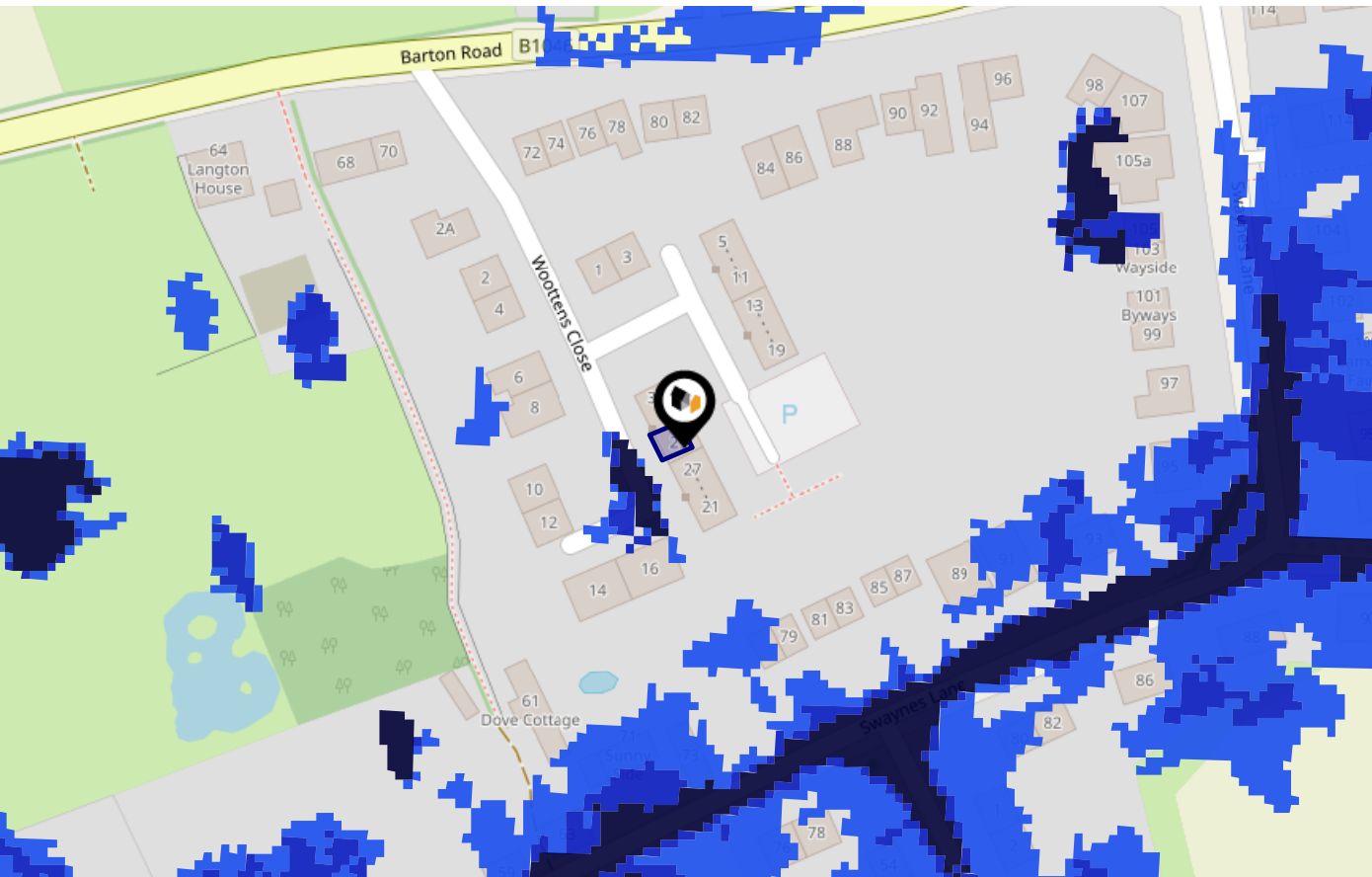


Flood Risk

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.

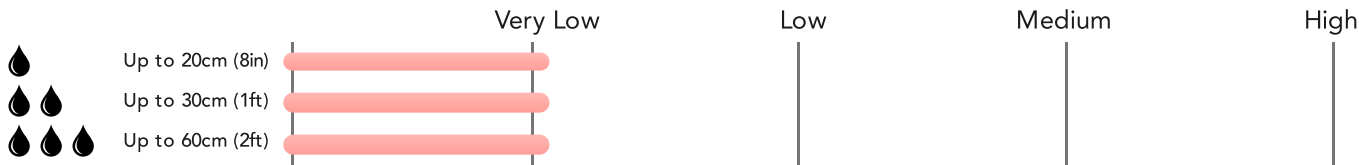


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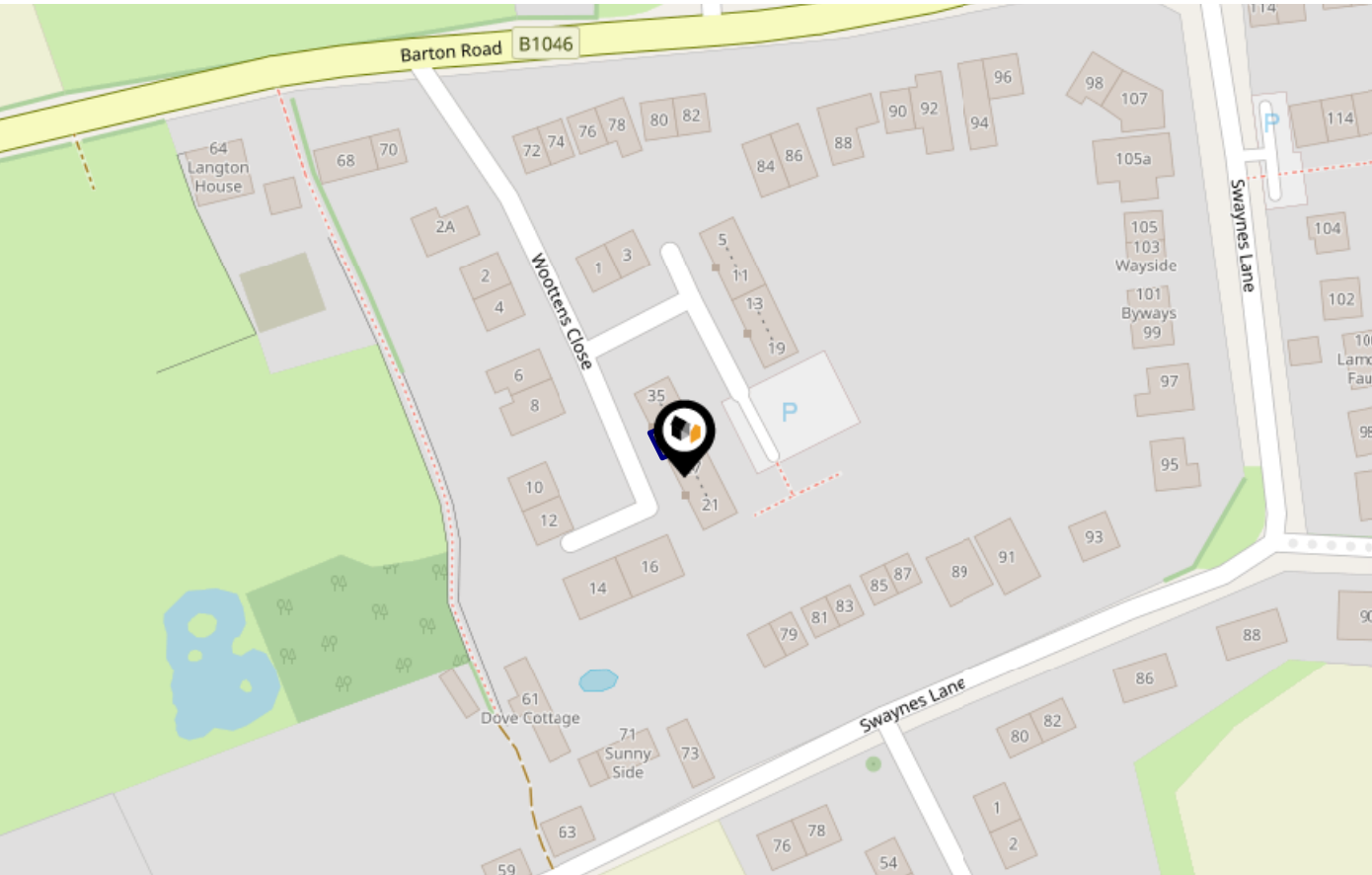


Flood Risk

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.

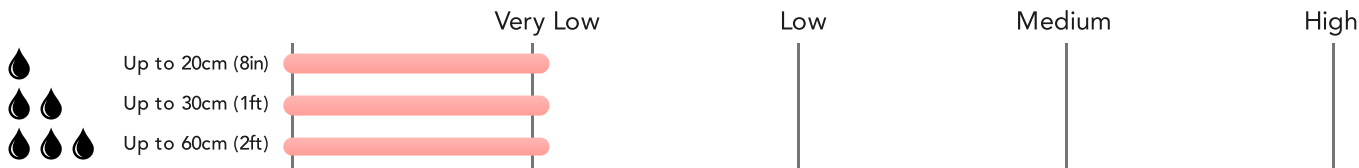


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

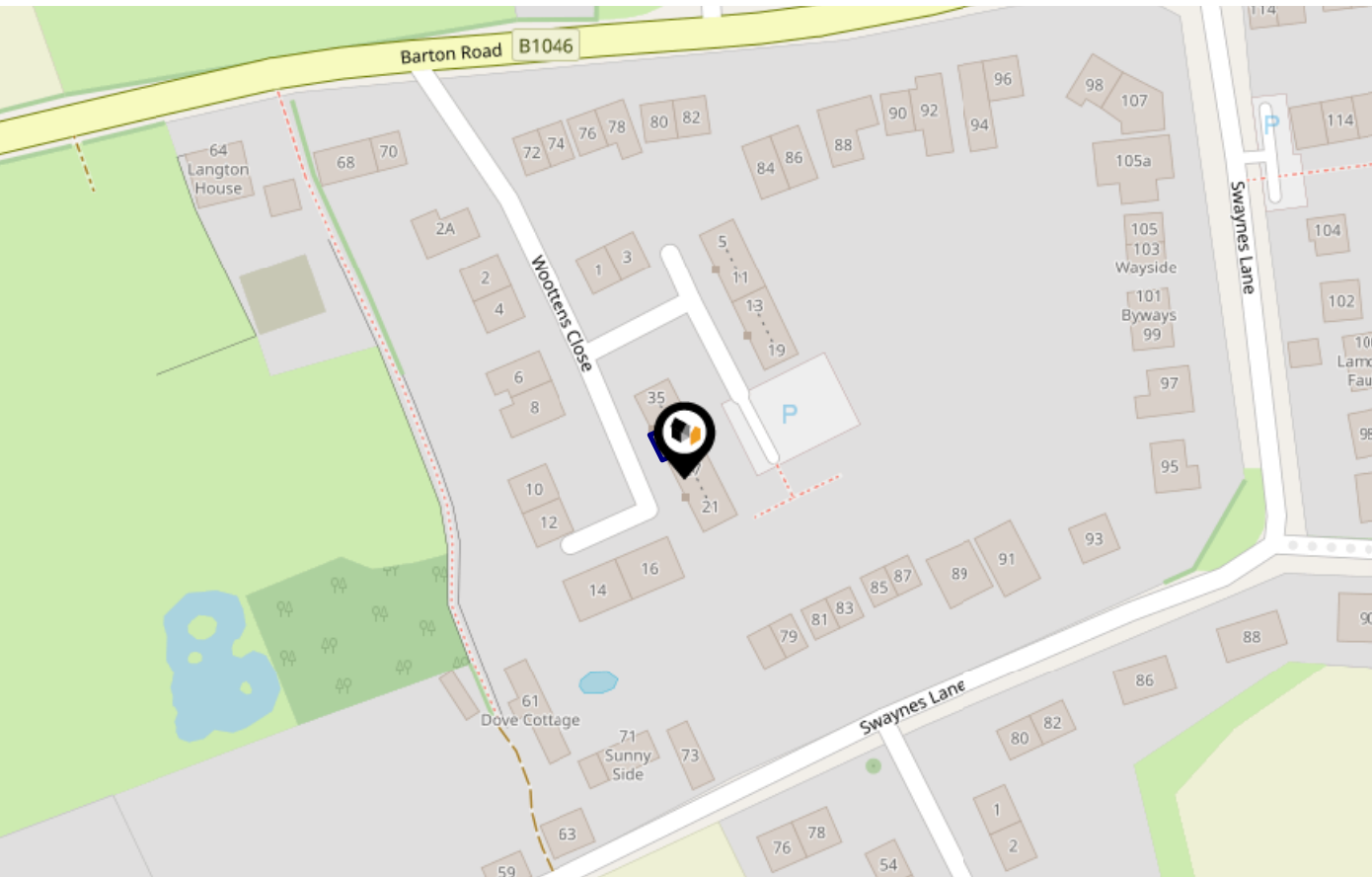


Flood Risk

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.

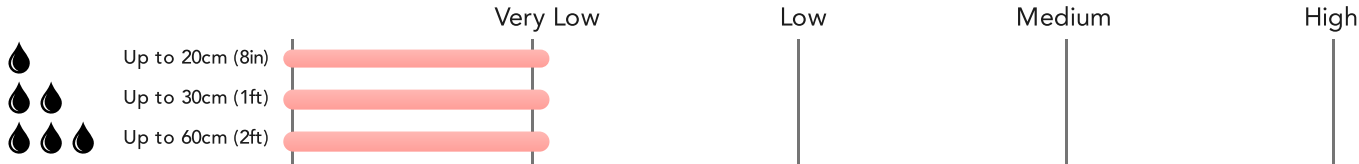


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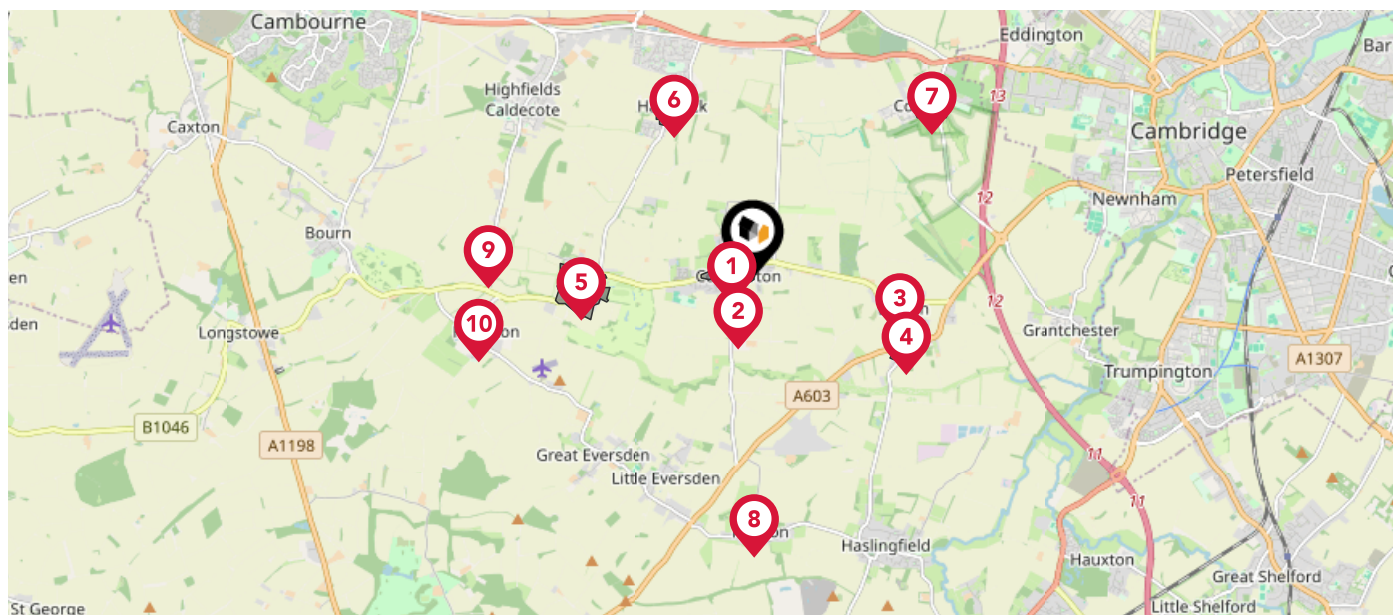


Maps

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



Comberton Village



Comberton St Mary's



Barton St Peter's



Barton Wimpole Road



Toft



Hardwick



Coton



Harlton



Caldecote



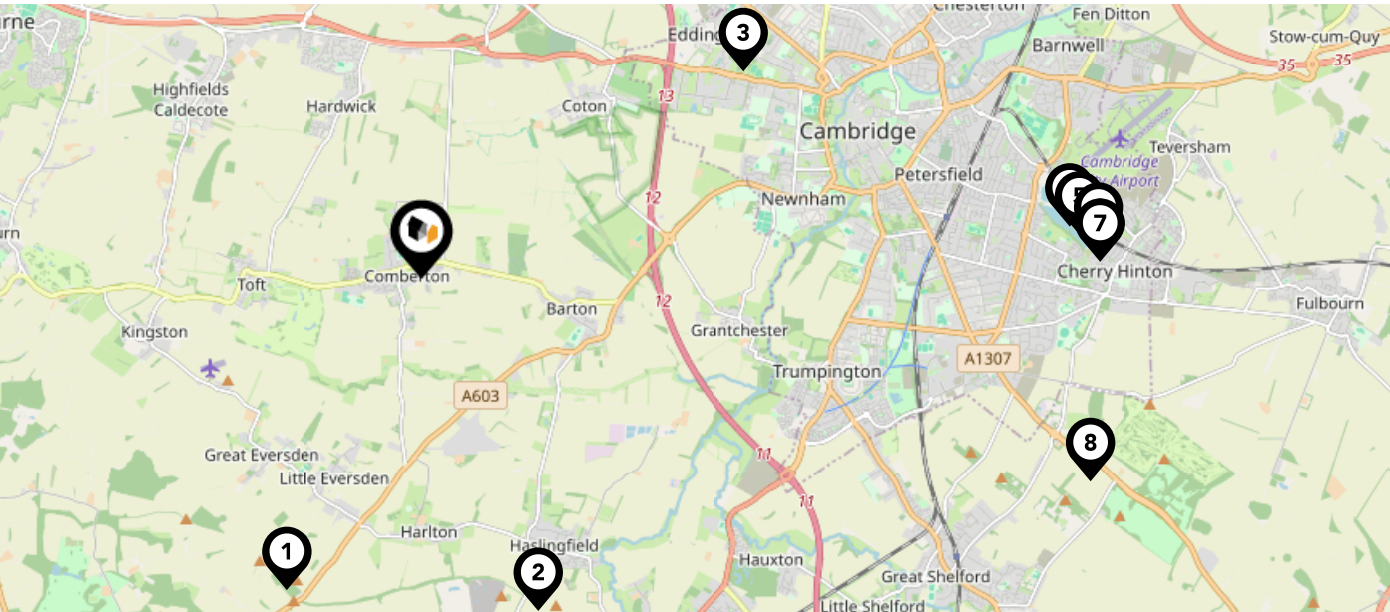
Kingston

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

This map displays nearby coal mine entrances and their classifications.

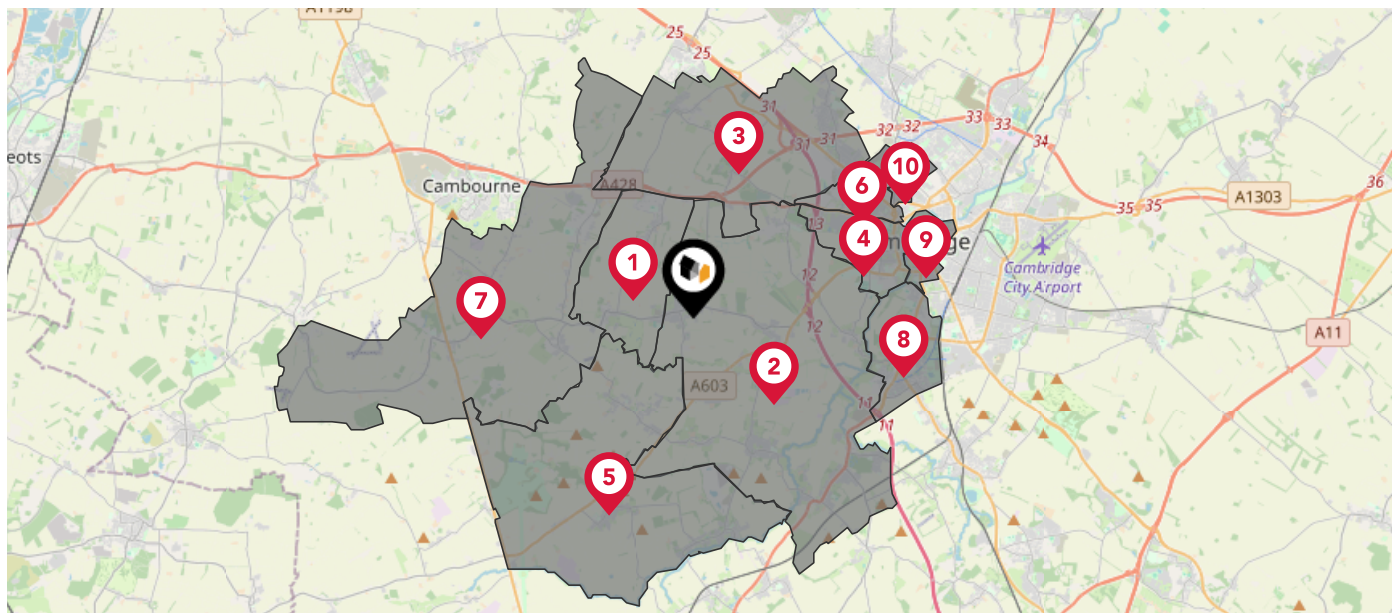
Mine Entry

- ✕ 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



Caldecote Ward



Trumpington Ward



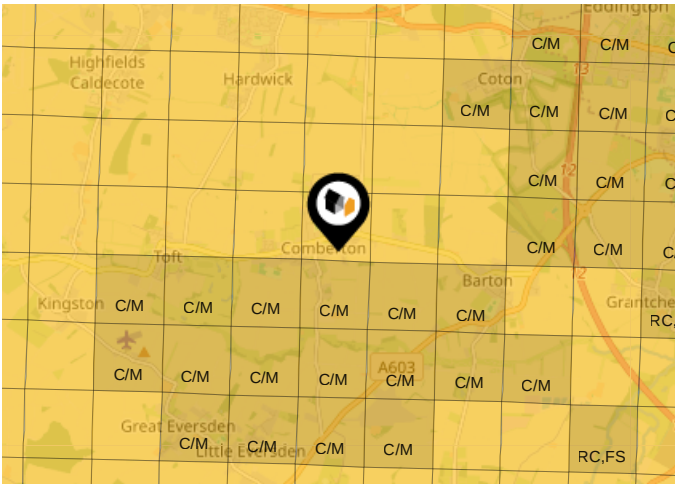
Market Ward



Arbury Ward

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		

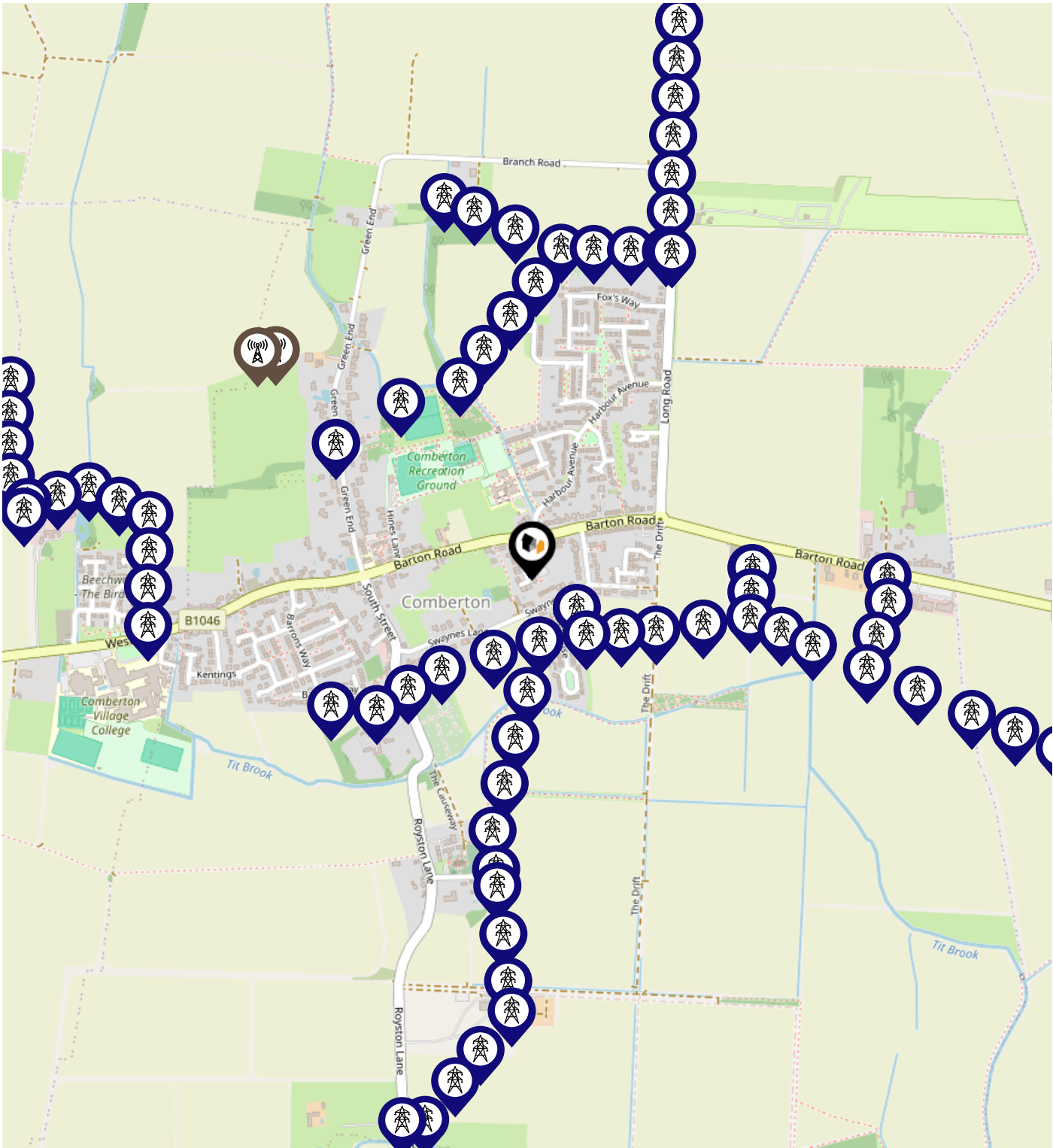


Primary Classifications (Most Common Clay Types)



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:

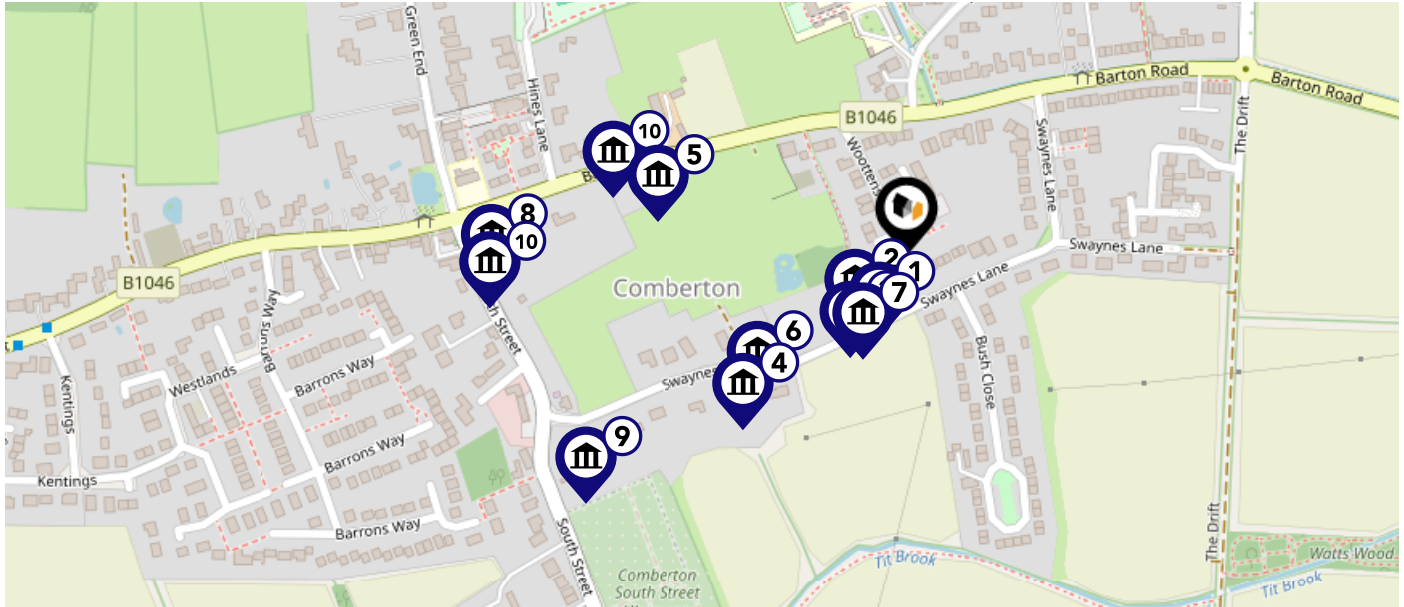
-  Power Pylons
-  Communication Masts












Maps

Listed Buildings

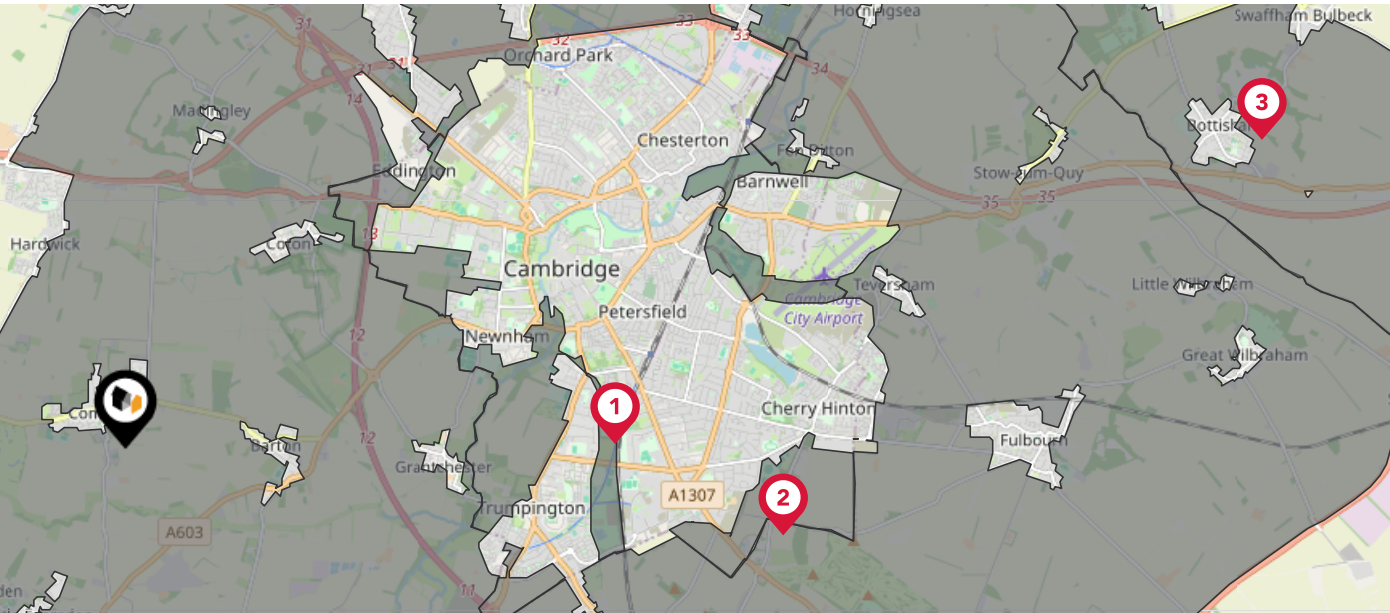


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

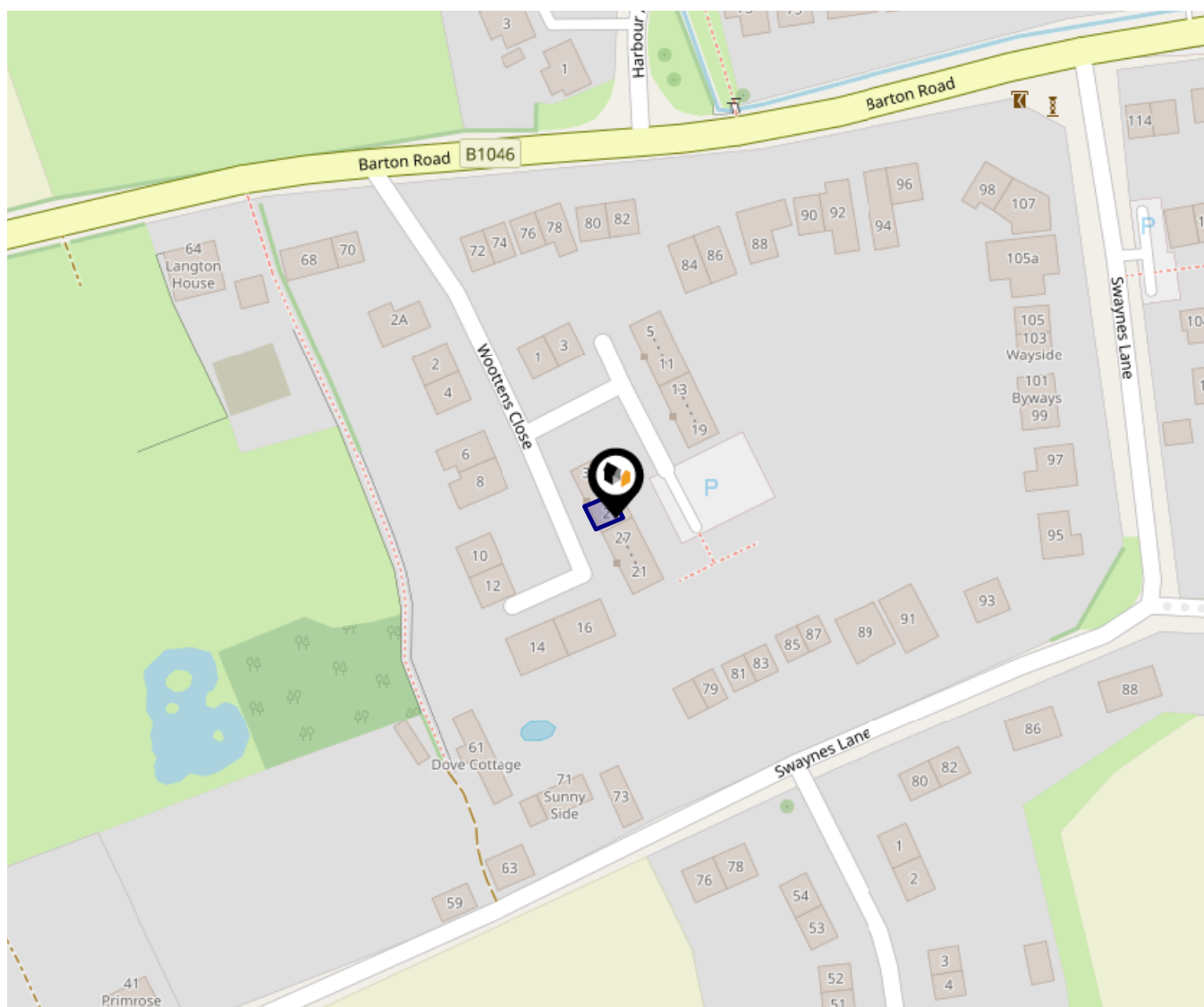


Listed Buildings in the local district		Grade	Distance
	1310078 - Sunnyside	Grade II	0.0 miles
	1161500 - Dove Cottage	Grade II	0.0 miles
	1331103 - Brocks Close	Grade II	0.1 miles
	1127807 - Greenways	Grade II	0.1 miles
	1127796 - Woottens Farmhouse	Grade II	0.1 miles
	1161491 - 41, Swaynes Lane	Grade II	0.1 miles
	1127808 - 63 And 65, Swaynes Lane	Grade II	0.1 miles
	1127804 - Cross Farmhouse	Grade II	0.2 miles
	1331102 - The Cottage	Grade II	0.2 miles
	1331100 - Cambridge Lane Farmhouse	Grade II	0.2 miles
	1127805 - Stables	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



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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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.



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Valuation Office
Agency

