

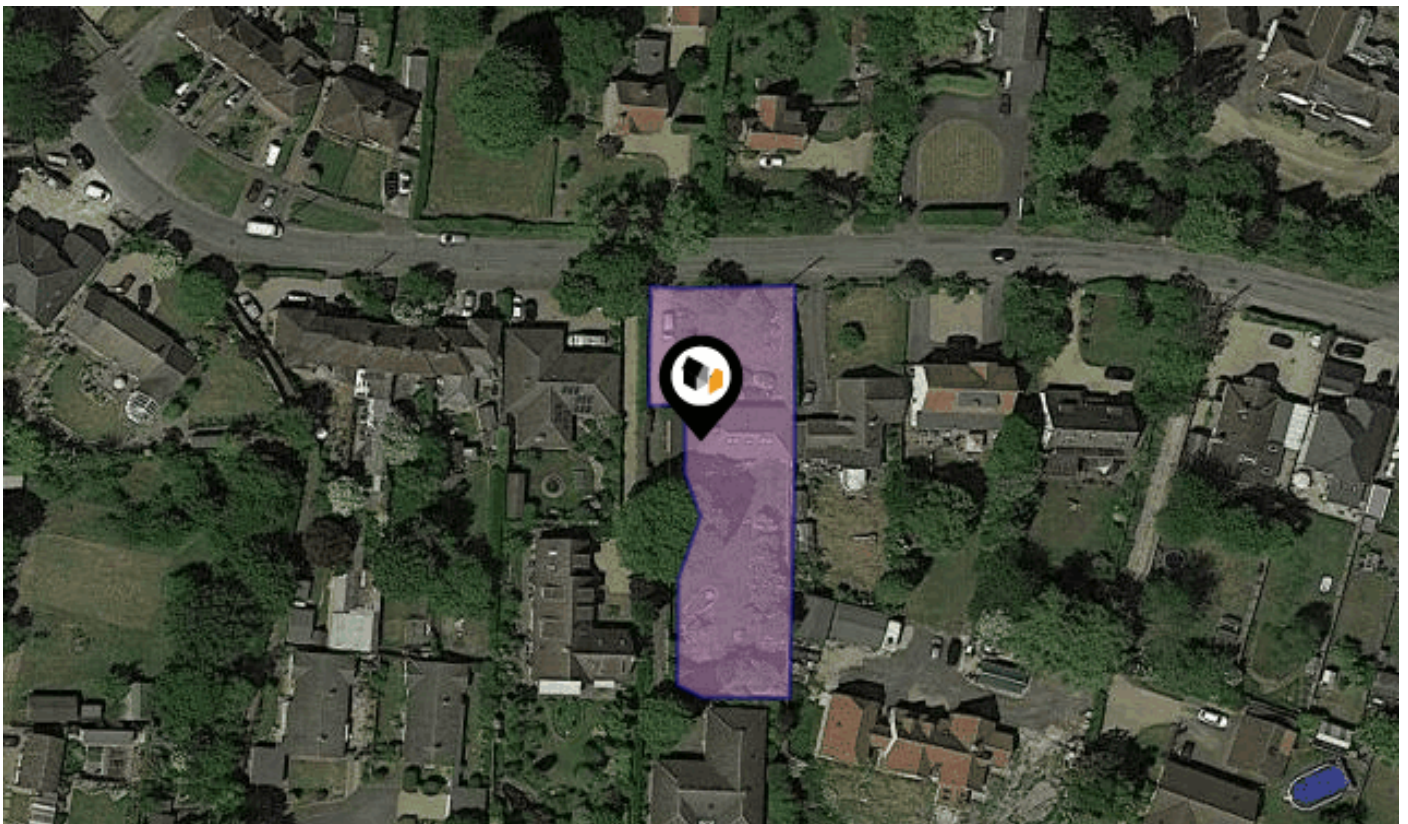


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 14th October 2024



NEW ROAD, HASLINGFIELD, CAMBRIDGE, CB23

Cooke Curtis & Co

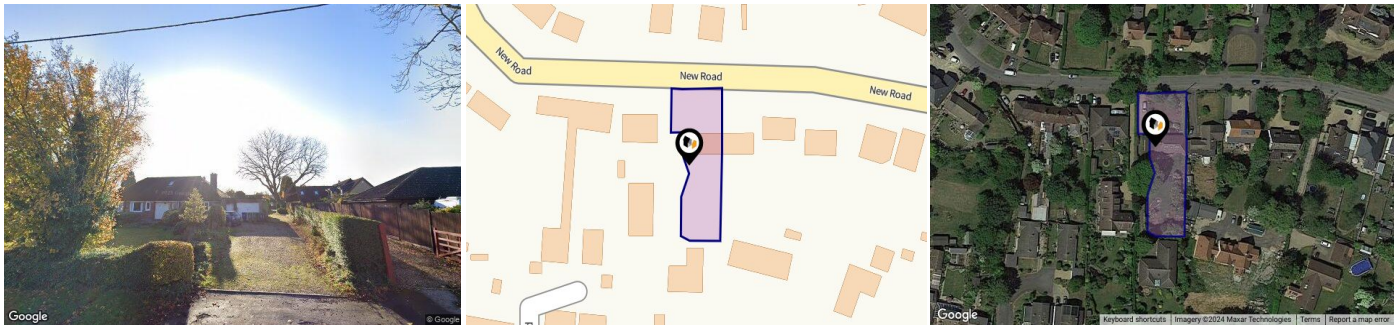
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,625 ft ² / 151 m ²		
Plot Area:	0.34 acres		
Year Built :	1950-1966		
Council Tax :	Band F		
Annual Estimate:	£3,328		
Title Number:	CB139962		

Local Area

Local Authority:	South cambridgeshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	42 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *New Road, Haslingfield, Cambridge, CB23*

Reference - S/2043/19/FL
Decision: Decided
Date: 10th June 2019
Description: Two storey side front and rear extensions new dormers on north and south elevation to replace rooflights. New timber framed garage to the front of the property.
Reference - S/3838/19/FL
Decision: Decided
Date: 07th November 2019
Description: First floor extension and new timber framed garage to the front of the property
Reference - 20/02522/HFUL
Decision: Decided
Date: 28th May 2020
Description: Alterations and extensions to existing chalet style bungalow including construction of double garage

Planning records for: ***Paddock House 93B New Road Haslingfield CB23 1LP***

Reference - 20/03130/HFUL	
Decision:	Decided
Date:	18th July 2020
Description:	Replacement of existing garage and outbuilding with new garage and fitness room

Reference - 21/02109/S73	
Decision:	Decided
Date:	07th May 2021
Description:	Variation of condition 2 (approved plans) of planning permission 20/03130/HFUL (Replacement of existing garage and outbuilding with new garage and fitness room) to change external appearance

Planning records for: ***64 New Road Haslingfield Cambridgeshire CB23 1LP***

Reference - S/0043/10/F	
Decision:	Decided
Date:	14th January 2010
Description:	Extensions

Planning records for: ***66 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP***

Reference - S/2411/19/FL	
Decision:	Decided
Date:	16th July 2019
Description:	Two storey rear extension

Planning records for: *67 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - S/3053/18/FL	
Decision:	Decided
Date:	08th August 2018
Description:	Detached two storey dwelling and double garage

Reference - 21/04292/CONDA	
Decision:	Decided
Date:	11th February 2022
Description:	Submission of details of conditions 5 (Surface water and foul water drainage), 12 (Lighting scheme), 14 (Biodiversity Enhancement Layout), 16 (Energy Statement) and 17 (Water Efficiency) of planning permission 21/04292/FUL.

Reference - 21/02396/FUL	
Decision:	Withdrawn
Date:	21st May 2021
Description:	Erection of 1no 4bed dwelling together with associated infrastructure works. Demolition of existing garage including part of kitchen and single storey rear extension to existing dwelling.

Reference - 22/00687/S73	
Decision:	Decided
Date:	11th February 2022
Description:	S73 variation of condition 16 (Bin stores) of planning permission 21/00759/FUL (Part conversion of an existing building from supported living to independent living apartments with associated alterations to bin/bike/plant store and parking) to provide 3 no 240 litre bins (Black, blue and Green) storage at each maisonette located inside the gardens to each property rather than the combined bin stores.

Planning records for: **Land To The Rear Of 67 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/1205/18/FL
Decision: Withdrawn
Date: 27th March 2018
Description: DETACHED TWO STOREY DWELLING

Reference - 21/04292/FUL
Decision: Decided
Date: 24th September 2021
Description: Erection of 1no 3bed dwelling with associated infrastructure works and extension to existing dwelling following demolition of garage and kitchen area.

Planning records for: **69 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/2168/13/FL
Decision: Decided
Date: 11th October 2013
Description: Two Storey Side Extension

Planning records for: **Land to the rear of 71 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/2232/13/NM
Decision: Decided
Date: 22nd October 2013
Description: Alterations to roof pitch and parapet walls of planning approval S/1930/12/FL

Planning records for: *73 NEW ROAD Haslingfield CAMBS CB23 1LP*

Reference - S/1938/08/F	
Decision:	Decided
Date:	06th November 2008
Description:	PROPOSED SINGLE STOREY REAR EXTENSION.

Reference - 20/01994/HFUL	
Decision:	Decided
Date:	07th April 2020
Description:	Demolition of existing garage and single storey rear extension and construction of replacement garage to side and two storey rear extension

Planning records for: *75 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - S/2420/14/FL	
Decision:	Decided
Date:	10th October 2014
Description:	Construction of timber garden studio

Reference - S/2308/13/FL	
Decision:	Decided
Date:	28th October 2013
Description:	Studio extension to existing garage

Planning records for: *76 New Road Haslingfield CB23 1LP*

Reference - 20/02369/FUL
Decision: Decided
Date: 13th May 2020
Description: Erection of 4 new detached dwellings including garages, replacing existing bungalow
Reference - 22/05449/FUL
Decision: Decided
Date: 16th December 2022
Description: Demolition and replacement of existing bungalow with 2 new dwellings to include a 4 bed detached dwelling with separate garage to the New Road frontage and a 4 bed detached dwelling with separate garage to the current rear garden.
Reference - F/YR24/0149/F
Decision: Decided
Date: 25th January 2024
Description: Erect a first-floor extension and a 2-storey extension to side of existing dwelling including demolition of existing lean-to
Reference - 24/00159/TRCA
Decision: Decided
Date: 25th January 2024
Description: DD. 5 Day Notice. Fell 2 x dead Silver Birch.

Planning records for: **76 New Road Haslingfield Cambridgeshire CB23 1LP**

Reference - 23/04502/S73
Decision: Decided
Date: 24th November 2023
Description: S73 to vary condition 2 (Approved plans) and 3 (Materials) of planning permission 23/01088/S73 (S73 to vary condition 2 (approved drawings) of ref: 22/05449/FUL (Demolition and replacement of existing bungalow with 2 new dwellings to include a 4 bed detached dwelling with separate garage to the New Road frontage and a 4 bed detached dwelling with separate garage to the current rear garden) - Plot 1 - simplified front elevation, removing the box projections to create a flat faced gable, Plot 2 - 4 velux windows added within the rear roof elevation, allowing for the loft space to incorporate a home cinema/office) Internal and external alterations to plots 1 and 2.
Reference - S/4104/18/FL
Decision: Withdrawn
Date: 29th October 2018
Description: First floor extension and addition of detached double garage and pool in rear garden
Reference - 23/01088/S73
Decision: Decided
Date: 21st March 2023
Description: S73 to vary condition 2 (approved drawings) of ref: 22/05449/FUL (Demolition and replacement of existing bungalow with 2 new dwellings to include a 4 bed detached dwelling with separate garage to the New Road frontage and a 4 bed detached dwelling with separate garage to the current rear garden) - Plot 1 - simplified front elevation, removing the box projections to create a flat faced gable, Plot 2 - 4 velux windows added within the rear roof elevation, allowing for the loft space to incorporate a home cinema/office.
Reference - 21/03456/FUL
Decision: Decided
Date: 26th July 2021
Description: Demolition of existing bungalow and the erection of a replacement bungalow and the erection of 2 No. dwellings to rear garden.

Planning records for: **76 New Road Haslingfield Cambridgeshire CB23 1LP**

Reference - 23/04502/CONDA	
Decision:	Decided
Date:	25th January 2024
Description:	Submission of details required by condition 4 (External lighting), 9 (Surface Water Drainage), 10 (Foul Water Drainage), 11 (Biodiversity Enhancement Plan), 12 (Biodiversity Net Gain (BNG) Plan), 14 (Construction Environment Management Plan), 16 (Energy Statement), 18 (Hard and Soft landscaping), 20 (EV charging) and 23 (Water Efficiency) of planning permission 23/04502/S73

Planning records for: **82 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/0333/17/FL	
Decision:	Decided
Date:	02nd February 2017
Description:	Addition of an upper storey to the central part of a bungalow.

Planning records for: **85 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/2614/14/FL	
Decision:	Decided
Date:	30th October 2014
Description:	Erection of two storey side and rear extension and single storey rear extension

Reference - S/0910/15/NM	
Decision:	Decided
Date:	15th April 2015
Description:	Non Material Amendment - Relocation of small opaque window on proposed west side elevation to north front elevation - Pursuant to S/2614/14 - Two storey side and rear extension and single storey rear extension

Planning records for: **89 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/1833/15/FL	
Decision:	Decided
Date:	12th January 2016
Description:	External wall insulation to the front side and rear elevations

Planning records for: **91 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/3666/17/NM	
Decision:	Decided
Date:	17th October 2017
Description:	Non material amendment of condition 2 of planning permission S/0065/17/FL

Reference - S/0065/16/FL	
Decision:	Decided
Date:	11th January 2016
Description:	Demolition of existing bungalow and erection of detached two-storey dwelling and carport

Reference - S/1492/17/DC	
Decision:	Decided
Date:	27th April 2017
Description:	Discharge of Conditions 3 (Materials) of planning permission S/0065/16/FL

Planning records for: **93A New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/1459/15/FL	
Decision:	Decided
Date:	10th June 2015
Description:	Single storey side extension

Planning records for: **93 New Road Haslingfield Cambridgeshire CB23 1LP**

Reference - 23/03801/S73	
Decision:	Decided
Date:	06th October 2023
Description:	S73 to vary condition 3 of ref: 22/00842/HFUL (Erection of double garage with home office on existing front drive) to seek approval for use of the home office as a bedroom.

Reference - S/1855/09/F	
Decision:	Decided
Date:	16th December 2009
Description:	Extension

Reference - 22/00842/HFUL	
Decision:	Decided
Date:	18th February 2022
Description:	Erection of double garage with home office on existing front drive.

Planning records for: *93 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - S/1510/13/FL	
Decision:	Decided
Date:	11th July 2013
Description:	Single storey side and rear extension to dwelling with rear veranda

Reference - 22/00838/HFUL	
Decision:	Decided
Date:	18th February 2022
Description:	Demolition of existing store. Single storey side & rear extension.

Reference - 22/00195/VAR	
Decision:	Decided
Date:	18th February 2022
Description:	Variation of condition 1 (Approved plans) of previously approved 20/00269/VAR for Variation of condition 1 (Approved plans) of previously approved 19/00622/VAR To Vary Condition 1 (Approved plans) of previously approved 18/00850/FUL for 2 storey side and rear extension and alterations

Reference - 22/00842/CONDA	
Decision:	Withdrawn
Date:	29th August 2023
Description:	Submission of details required by condition 3 (Garage with Home Office) of planning permission 22/00842/HFUL

Planning records for: *97 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - S/1732/14/LD
Decision: Decided
Date: 22nd August 2014
Description: Use of Building 'A' and land shaded pink for commercial storage and associated vehicle parking. Use of Building 'B' and land shaded yellow for vehicle repairs and associated vehicle parking. Use of Building 'C' and land shaded blue and green as residential garden and associated vehicle parking.
Reference - S/1573/13/FL
Decision: Decided
Date: 18th July 2013
Description: Erection of dwelling with attached garage incorporating annexe accommodation
Reference - S/0420/17/FL
Decision: Decided
Date: 02nd February 2017
Description: Proposed dwelling and garaging
Reference - S/1700/19/VC
Decision: Decided
Date: 13th May 2019
Description: Variation of Conditions of 2 (Approved plans) condition 3 (External materials) condition 5 (Tree protection) & condition 6 (Archaeology) of planning permission S/2230/17/VC

Planning records for: **97 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/2799/18/DC	
Decision:	Decided
Date:	19th July 2018
Description:	Discharge of conditions 3 (materials) 5 (Tree protection plan) and 6 (Written scheme of archaeological investigation) of planning permission S/0420/17/FL

Reference - S/2191/18/VC	
Decision:	Decided
Date:	07th June 2018
Description:	Variation of condition 2 (Approved plans) of planning permission S/2230/17/VC

Reference - S/0678/18/DC	
Decision:	Decided
Date:	21st February 2018
Description:	Discharge of conditions 3 (External materials) 5 (Tree protection plan) and 12 (Written scheme of archaeological investigation) of planning permission S/2230/17/VC

Planning records for: **106 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/2326/19/FL	
Decision:	Decided
Date:	04th July 2019
Description:	Two storey rear extension

Planning records for: *115 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - S/2689/15/FL	
Decision:	Decided
Date:	19th October 2015
Description:	To demolish the existing bungalow and replace with a two storey dwelling

Planning records for: *122 New Road Haslingfield Cambridge CB23 1LP*

Reference - S/2572/17/FL	
Decision:	Decided
Date:	19th July 2017
Description:	TO REMOVE EXISTING AND ERECT NEW PVCU CONSERVATORY TO THE REAR OF THE PROPERTY

New Road, Haslingfield, CB23

Energy rating

D

Valid until 18.10.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Lightning:	Low energy lighting in 53% of fixed outlets
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Floors:	Solid, no insulation (assumed)
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Total Floor Area:	151 m ²

Electricity Supply

Bulb energy

Gas Supply

Bulb Energy

Central Heating

Gas central heating

Water Supply

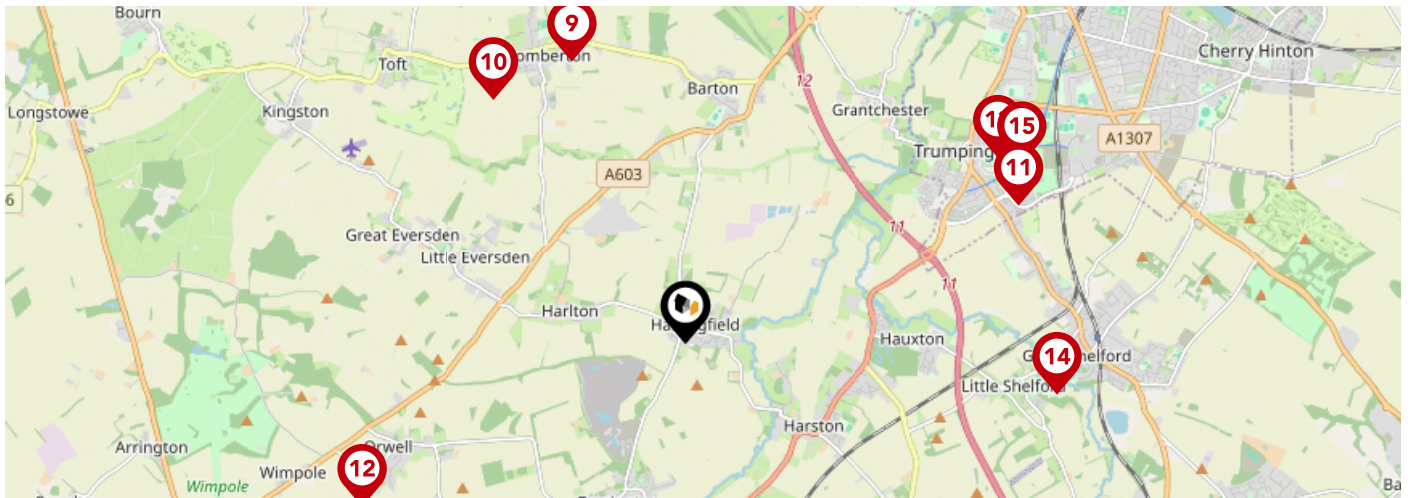
Cambridge Water

Drainage

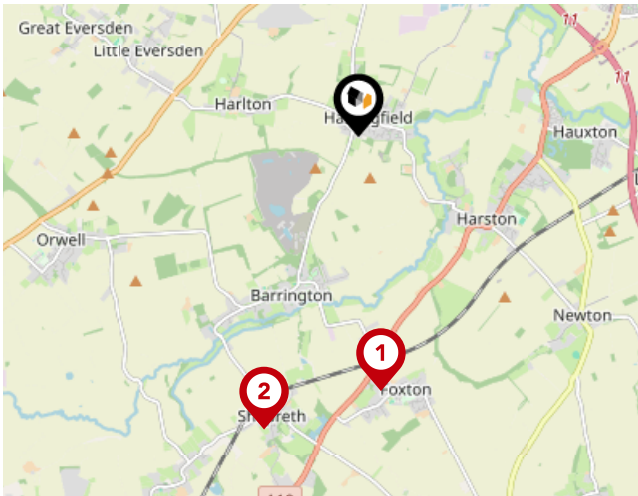
Anglian Water



		Nursery	Primary	Secondary	College	Private
	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:2.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

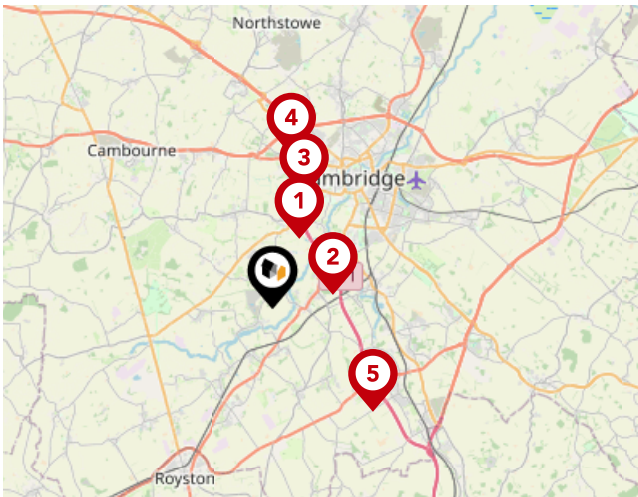


		Nursery	Primary	Secondary	College	Private
	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:2.82	<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:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 121 Distance:3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:3.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



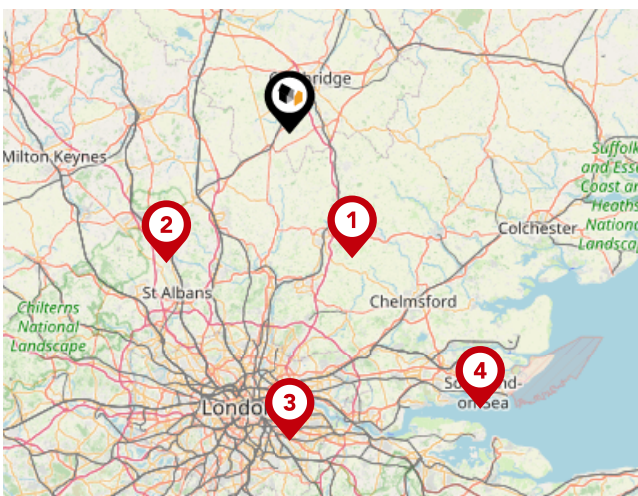
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	2.32 miles
2	Shepreth Rail Station	2.8 miles
3	Cambridge Rail Station	4.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	2.75 miles
2	M11 J11	2.27 miles
3	M11 J13	4.27 miles
4	M11 J14	5.64 miles
5	M11 J10	5.24 miles

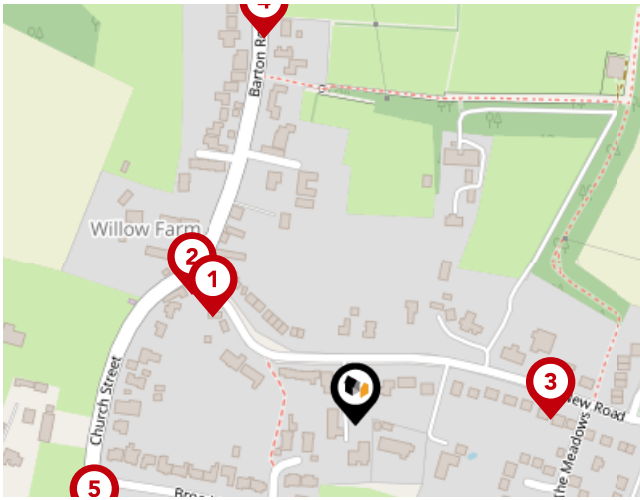


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	20.31 miles
2	Luton Airport	26.21 miles
3	Silvertown	44.91 miles
4	Southend-on-Sea	49.06 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Barton Road	0.1 miles
2	Post Office	0.12 miles
3	The Meadows	0.11 miles
4	Pates Close	0.23 miles
5	Broad Lane	0.16 miles



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.



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 and to act as a guide to the best way to market your property for the asking price.

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

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

