

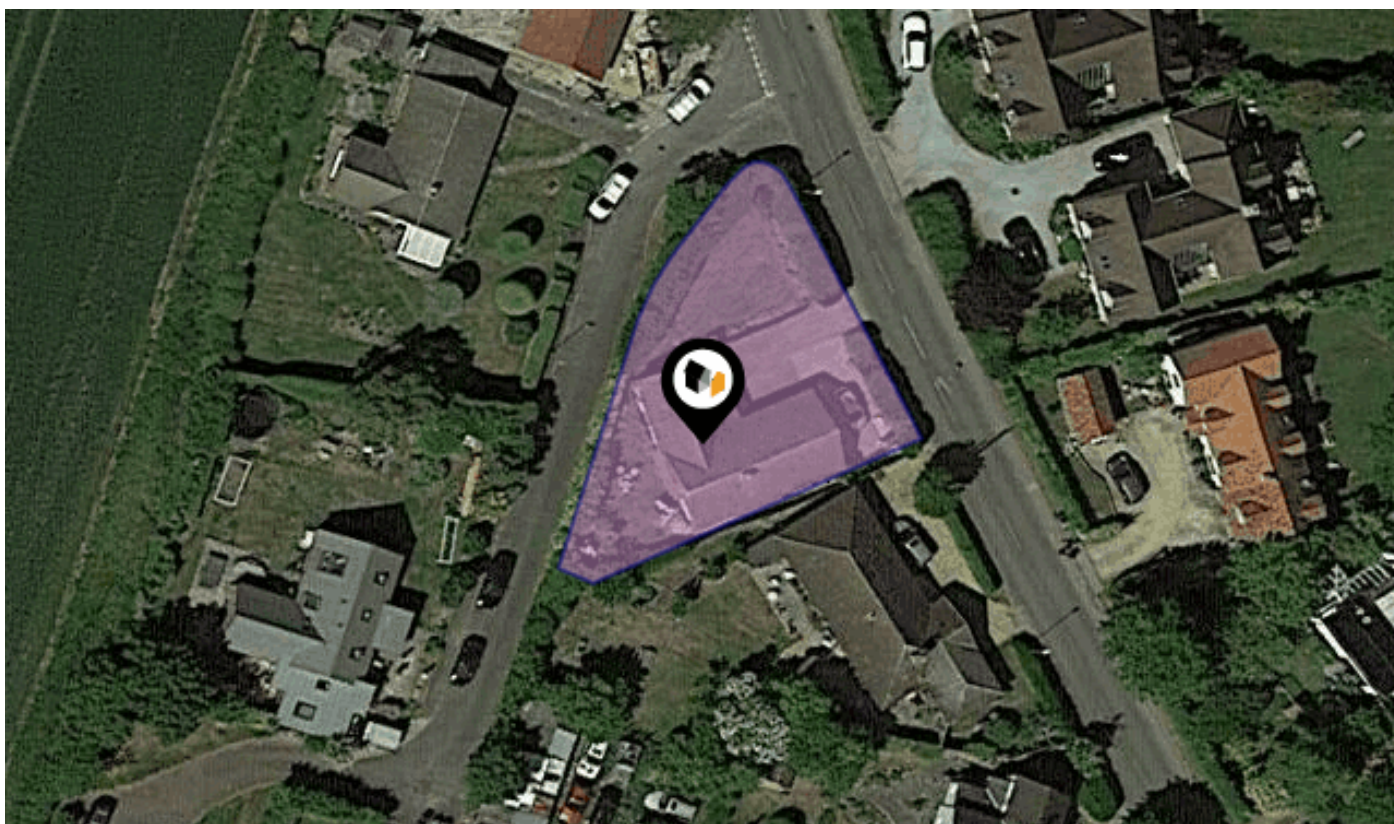


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 25th September 2024



CHURCH STREET, HASLINGFIELD, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,194 ft ² / 111 m ²		
Plot Area:	0.14 acres		
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£2,816		
Title Number:	CB367338		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	76 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **22 Church Street Haslingfield Cambridge Cambridgeshire CB23 1JE**

Reference - S/3587/17/FL	
Decision:	Decided
Date:	12th October 2017
Description:	Single storey side extension and new front porch along with internal alterations and associated external works.

Planning records for: **25 Church Street Haslingfield Cambridgeshire CB23 1JE**

Reference - S/0877/10/F	
Decision:	Decided
Date:	16th August 2010
Description:	Extension

Planning records for: **1 Grove Farm Barns Church Street Haslingfield CB23 1JE**

Reference - S/4177/18/FL	
Decision:	Decided
Date:	09th November 2018
Description:	Creation of garaging and garden/cycle/bin store. Materials and construction method to match existing property.

Planning records for: **2 Grove Farm Barns Church Street Haslingfield CB23 1JE**

Reference - S/4176/18/FL	
Decision:	Decided
Date:	09th November 2018
Description:	Creation of garaging and garden/cycle/bin store. Materials and construction method to match existing property.

Planning records for: **6 Church Street Haslingfield Cambridge Cambridgeshire CB23 1JE**

Reference - S/0287/16/FL	
Decision:	Decided
Date:	17th February 2016
Description:	Front extension and extension to rear dormer including re-cladding and staining of existing rear dormer.

Reference - S/1424/18/TC	
Decision:	Decided
Date:	12th April 2018
Description:	2 Malus on right hand boundary - crown reduce by 2m back to previous pruning points Holly - reduce height by 1.5 and trim all round mixed hedge on front boundary - reduce height down to top of adjacent gate post trim back on both sides

Planning records for: **10 Church Street Haslingfield Cambridge Cambridgeshire CB23 1JE**

Reference - S/3337/16/TP	
Decision:	Decided
Date:	01st December 2016
Description:	Box Elder crown reduce height by 4m cut back lateral limbs by 2.5m excessive shading to lawn and neighbours house

Reference - S/0501/16/FL	
Decision:	Decided
Date:	22nd February 2016
Description:	Loft conversion removal of the garden room two storey rear extension and alterations

Planning records for: *Wendovers 10 Church Street Haslingfield Cambridge Cambridgeshire CB23 1JE*

Reference - S/1829/16/FL	
Decision:	Decided
Date:	02nd August 2016
Description:	Two Storey Rear Extension

Reference - S/0874/17/FL	
Decision:	Decided
Date:	09th March 2017
Description:	Complete demolition of the existing house and the construction of a new and larger single two-storey detached dwelling

Reference - S/3592/17/DC	
Decision:	Decided
Date:	22nd September 2017
Description:	Discharge of condition 5 (Materials) of planning permission S/0874/17/FL

Planning records for: *11 Church Street Haslingfield Cambridge Cambridgeshire CB23 1JE*

Reference - S/1368/18/FL	
Decision:	Decided
Date:	17th April 2018
Description:	To demolish large damaged shed and replace with a wooden garden home office

Planning records for: **12 Church Street Haslingfield Cambridgeshire CB23 1JE**

Reference - S/1449/09/F	
Decision:	Decided
Date:	22nd October 2009
Description:	Erection of Fence and Access Gates

Reference - S/1325/10	
Decision:	Decided
Date:	29th July 2010
Description:	Extensions and Alterations

Planning records for: **14 Church Street Haslingfield Cambridgeshire CB23 1JE**

Reference - S/1381/08/F	
Decision:	Decided
Date:	07th August 2008
Description:	Extension

Planning records for: **19 Church Street Haslingfield Cambridgeshire CB23 1JE**

Reference - 24/02530/HFUL	
Decision:	Awaiting decision
Date:	04th July 2024
Description:	Single storey front infill and first floor front gable extensions and application of external cladding and render. Part two storey, part single storey side and rear extension, and alterations to fenestration.

Planning records for: *21 Church Street Haslingfield Cambridge Cambridgeshire CB23 1JE*

Reference - S/2411/12/FL	
Decision:	Decided
Date:	12th December 2012
Description:	Pool house

Reference - S/1452/15/FL	
Decision:	Decided
Date:	13th July 2015
Description:	Conversion of existing accommodation above and behind the shop (currently a single dwelling) into 2 flats erection of new dwelling formation of new parking spaces and associated works.

Reference - 24/00017/S73	
Decision:	Decided
Date:	03rd January 2024
Description:	S73 to vary condition 5 (Hard and Soft Landscaping) of ref: S/0611/18/FL (Demolition of the majority of the single storey extension behind the existing shop for parking waste management and bicycle park whilst retaining the back wall. Proposed dwelling and associated garage to be erected in the garden behind the flat and shop).

Reference - S/1147/16/FL	
Decision:	Decided
Date:	20th May 2016
Description:	Conversion of dwelling to two flats

Planning records for: **21 Church Street Haslingfield Cambridge Cambridgeshire CB23 1JE**

Reference - S/0611/18/FL	
Decision:	Decided
Date:	15th February 2018
Description:	Demolition of the majority of the single storey extension behind the existing shop for parking waste management and bicycle park whilst retaining the back wall. Proposed dwelling and associated garage to be erected in the garden behind the flat and shop.

Reference - 24/01427/PRIOR	
Decision:	Decided
Date:	16th April 2024
Description:	Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3).

Planning records for: **26 Church Street Haslingfield Cambridgeshire CB23 1JE**

Reference - S/0179/09/F	
Decision:	Decided
Date:	11th February 2009
Description:	Two Dormer Windows

Planning records for: **34 Church Street Haslingfield Cambridge Cambridgeshire CB23 1JE**

Reference - S/2672/14/LD	
Decision:	Decided
Date:	17th November 2014
Description:	Lawful Development Certificate for a single storey rear extension

Planning records for: **34 Church Street Haslingfield Cambridge Cambridgeshire CB23 1JE**

Reference - S/1948/13/FL	
Decision:	Decided
Date:	01st October 2013
Description:	Single Storey Front Extension

Planning records for: **39 Church Street Haslingfield Cambridgeshire CB23 1JE**

Reference - 22/02610/HFUL	
Decision:	Decided
Date:	01st June 2022
Description:	Erection of a conservatory to the rear.

Planning records for: **44 Church Street Haslingfield Cambridge Cambridgeshire CB23 1JE**

Reference - S/2737/17/TP	
Decision:	Decided
Date:	03rd August 2017
Description:	Horse Chestnut (T.3) Crown reduce tree by 2M in height and 2M Lateral branches to improve light to front garden/house.

Reference - S/0886/09/F	
Decision:	Decided
Date:	12th June 2009
Description:	Porch

Planning records for: **44 Church Street Haslingfield Cambridgeshire CB23 1JE**

Reference - S/2050/08/F	
Decision:	Decided
Date:	02nd December 2008
Description:	Extension and Outbuilding

Reference - S/2051/08/LB	
Decision:	Decided
Date:	20th January 2009
Description:	Internal and External Alterations to Cottage & Extension for Kitchen Dining Utility with Stair to Bedroom 3 & En-suite.

Planning records for: **45 Church Street Haslingfield CB23 1JE**

Reference - S/3622/16/FL	
Decision:	Decided
Date:	28th December 2016
Description:	Demolition of existing bungalow and construction of 2no. two storey detached houses.

Planning records for: **48 Church Street Haslingfield Cambridge Cambridgeshire CB23 1JE**

Reference - S/3881/18/FL	
Decision:	Decided
Date:	15th October 2018
Description:	Box dormers to the front of the garage

Energy rating

D

Valid until 11.09.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Electricity Supply

Eon

Gas Supply

Eon

Central Heating

Gas central heating

Water Supply

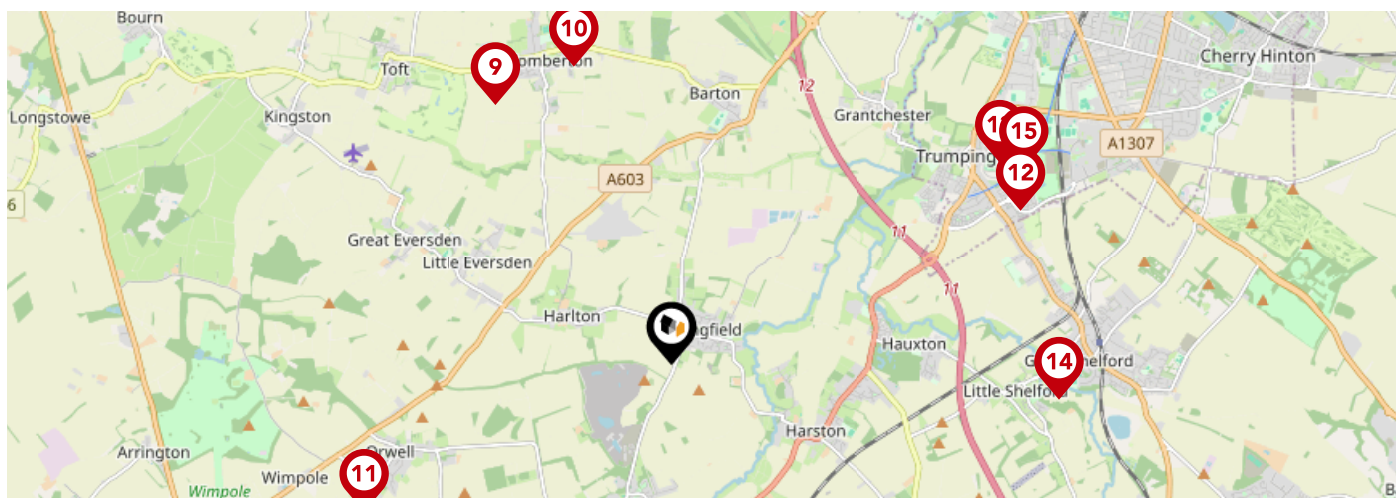
Cambridge Water

Drainage

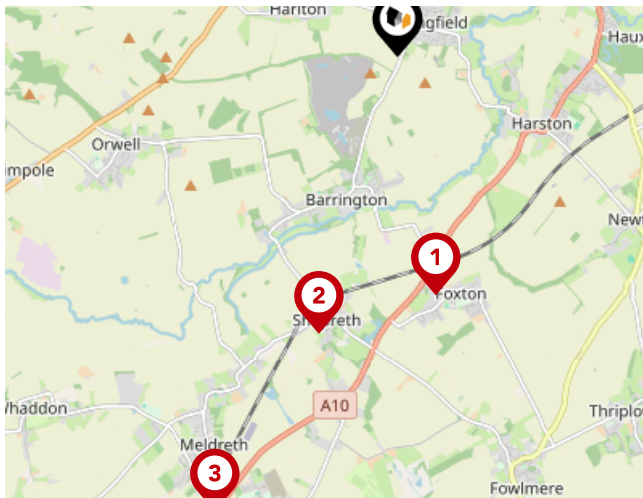
Anglian water



		Nursery	Primary	Secondary	College	Private
	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:0.23	<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:1.37	<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:1.63	<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:2.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:2.22	<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:2.4	<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:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

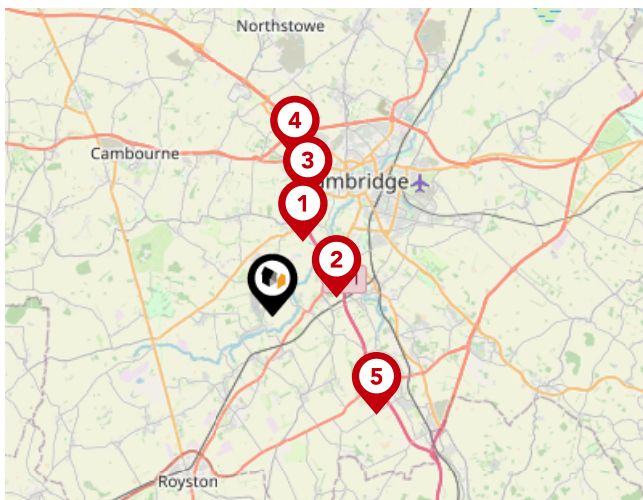


	Nursery	Primary	Secondary	College	Private
Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:2.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:2.86	<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:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:3.47	<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:3.5	<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:3.54	<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:3.66	<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:4.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



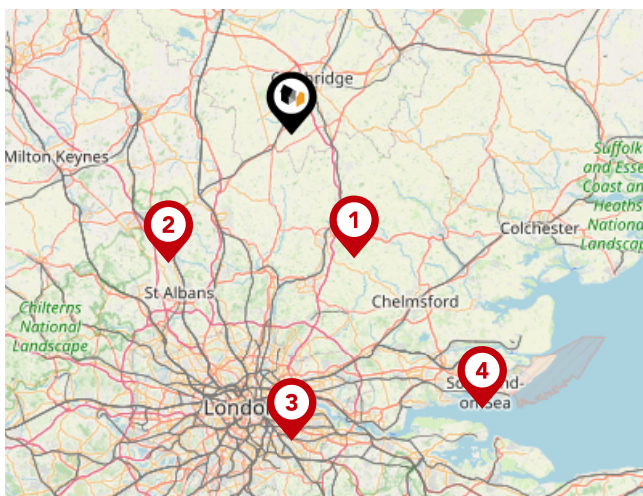
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	2.19 miles
2	Shepreth Rail Station	2.61 miles
3	Meldreth Rail Station	4.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	2.94 miles
2	M11 J11	2.44 miles
3	M11 J13	4.45 miles
4	M11 J14	5.81 miles
5	M11 J10	5.24 miles

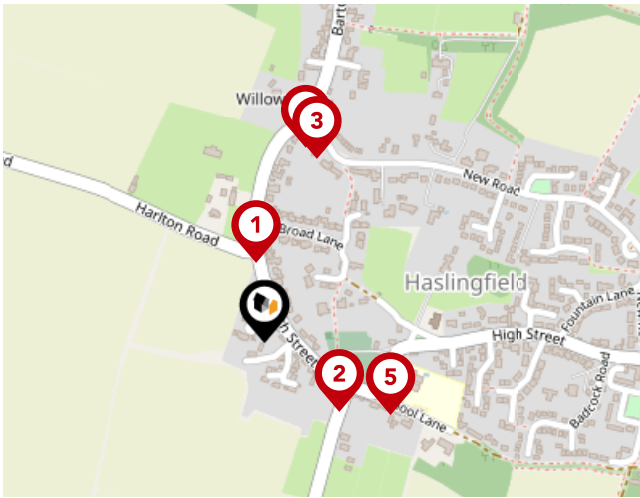


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	20.24 miles
2	Luton Airport	26.01 miles
3	Silvertown	44.76 miles
4	Southend-on-Sea	49.02 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Broad Lane	0.09 miles
2	Chapel Hill	0.12 miles
3	Barton Road	0.22 miles
4	Post Office	0.23 miles
5	School	0.17 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.



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