



See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 12th January 2026



HIGH STREET, HAUXTON, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

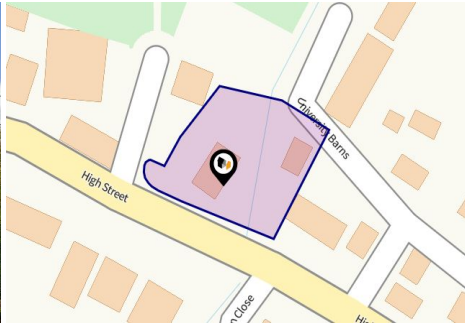
01223 508 050

jessica@cookecurtis.co.uk

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.34 acres		
Council Tax :	Band G		
Annual Estimate:	£4,024		
Title Number:	CB82768		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	Hauxton	(Standard - Superfast - Ultrafast)		
Flood Risk:		11	75	-
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				



Planning records for: ***Farm Cottage 31B 2 High Street Hauxton Cambridgeshire CB22 5HW***

Reference - 25/02920/HFUL	
Decision:	Decided
Date:	24th July 2025
Description:	Single storey rear extension.

Planning records for: ***1-3 High Street Hauxton Cambridgeshire CB22 5HW***

Reference - 22/0639/TTCA	
Decision:	Decided
Date:	07th June 2022
Description:	Gleditsia - remove deadwood Laurel - reduce height by 2.5m and spread by 1-2m Sorbus - remove Lilac - remove stems closest to greenhouse to allow more light.

Planning records for: ***5 Cambridge Cambridgeshire CB22 5HW***

Reference - S/1482/14/FL	
Decision:	Decided
Date:	18th June 2014
Description:	Erection of two storey front extension

Reference - S/0919/13/FL	
Decision:	Decided
Date:	29th April 2013
Description:	Single Storey Rear Extension

Planning records for: **7 High Street Hauxton Cambridge Cambridgeshire CB22 5HW**

Reference - S/2002/14/FL	
Decision:	Decided
Date:	18th August 2014
Description:	Erection of two storey rear extension

Reference - S/1980/15/LD	
Decision:	Decided
Date:	28th July 2015
Description:	Single Storey Extension

Reference - S/0056/14/FL	
Decision:	-
Date:	10th January 2014
Description:	Erection of Two Storey Front Extension and Single Storey Annexe in Front Garden.

Planning records for: **9 High Street Hauxton Cambridge Cambridgeshire CB22 5HW**

Reference - S/1285/12/FL	
Decision:	Decided
Date:	13th June 2012
Description:	single storey side extension

Planning records for: **9 High Street Hauxton Cambridgeshire CB22 5HW**

Reference - 23/00164/HFUL	
Decision:	Withdrawn
Date:	16th January 2023
Description:	Two storey extension to side with rear facing dormer window.

Reference - S/1878/12/FL	
Decision:	Decided
Date:	04th September 2012
Description:	Replacement of existing conservatory with single storey side extension and new vehicular access.

Reference - 23/01696/HFUL	
Decision:	Decided
Date:	03rd May 2023
Description:	Two storey side extension with rear dormer. Resubmission of 23/00164/HFUL

Planning records for: **10 High Street Hauxton Cambridge Cambridgeshire CB22 5HW**

Reference - S/0537/09/F	
Decision:	Decided
Date:	16th April 2009
Description:	Canopy

Planning records for: **11 High Street Hauxton Cambridge Cambridgeshire CB22 5HW**

Reference - S/0893/17/TC	
Decision:	Decided
Date:	14th March 2017
Description:	Hazel adjacent to gate - remove re-growth all round 2 Bramley Apples - remove re-growths all round remove epicormic growths

Planning records for: **12 High Street Hauxton Cambridge Cambridgeshire CB22 5HW**

Reference - S/0175/14/FL	
Decision:	Decided
Date:	24th January 2014
Description:	Extensions

Reference - S/2394/12/FL	
Decision:	Decided
Date:	17th November 2012
Description:	Extensions

Planning records for: **17 High Street Hauxton Cambridge Cambridgeshire CB22 5HW**

Reference - S/0224/11	
Decision:	Decided
Date:	07th February 2011
Description:	Extension and Garden Room

Planning records for: **17 High Street Hauxton Cambridge Cambridgeshire CB22 5HW**

Reference - S/1610/09/F	
Decision:	Decided
Date:	04th November 2009
Description:	Extensions

Reference - S/1547/08/F	
Decision:	Withdrawn
Date:	09th September 2008
Description:	Two Storey Side/Rear Extension to House

Planning records for: **22 High Street Hauxton Cambridge Cambridgeshire CB22 5HW**

Reference - S/1748/08/F	
Decision:	Decided
Date:	06th October 2008
Description:	Extension

Reference - S/0027/09/F	
Decision:	Decided
Date:	08th January 2009
Description:	Extension Loft Conversion & Garage Alterations

Planning records for: **26 High Street Hauxton Cambridgeshire CB22 5HW**

Reference - S/0983/09/F	
Decision:	Decided
Date:	07th July 2009
Description:	Extension (retrospective)

Planning records for: **25 High Street Hauxton Cambridgeshire CB22 5HW**

Reference - 25/03663/FUL	
Decision:	Decided
Date:	22nd September 2025
Description:	Demolition of existing dwelling and erection of a replacement self build dwelling.

Reference - 25/03981/CLUED	
Decision:	Withdrawn
Date:	13th October 2025
Description:	Certificate of lawfulness under S191 to confirm planning permission ref: 25/00344/HFUL has been lawfully commenced.

Reference - 24/02879/PRIOR	
Decision:	Decided
Date:	01st August 2024
Description:	Single storey rear extension.

Planning records for: **25 High Street Hauxton Cambridgeshire CB22 5HW**

Reference - 24/03372/CL2PD	
Decision:	Decided
Date:	09th September 2024
Description:	Certificate of lawfulness under S192 for a rear roof dormer

Reference - 24/1401/TTPO	
Decision:	Decided
Date:	28th November 2024
Description:	FIVE DAY NOTICE: Single Acer (within G2) that has totally failed in the recent bad weather and had fallen through the boundary fence of our clients as well as the neighbouring properties fence blocking their driveway. Removal of failed Acer from both fences and clearing neighbours drive.

Reference - 25/00344/HFUL	
Decision:	Decided
Date:	30th January 2025
Description:	First floor side roof extension and raising of the ridge height to the Western wing together with 4 No. dormers and First floor side roof extension and raising of the roof height and pitch to the Eastern wing together with the installation of 2 No. rooflights.

Reference - 24/02425/PRIOR	
Decision:	Withdrawn
Date:	26th June 2024
Description:	Single storey side extension.

Planning records for: **25 High Street Hauxton Cambridgeshire CB22 5HW**

Reference - 24/03933/PRIOR	
Decision:	Decided
Date:	21st October 2024
Description:	Roof extension replacing roof and raising the roof ridge height together with 2 No. dormers to front (South) elevation and 3 No. dormers and 1 No. rooflight to rear (North) elevation.

Planning records for: **Nursery School 33 High Street Hauxton Cambridgeshire CB22 5HW**

Reference - 24/01181/FUL	
Decision:	Decided
Date:	27th March 2024
Description:	Erection of a stand alone Nursery classroom with WC facilities. Ramped access provided to entrance, fire exit with landing and stepped access provided elsewhere.

Reference - S/0554/08/F	
Decision:	Withdrawn
Date:	20th March 2008
Description:	17 Affordable Dwellings

Reference - S/2025/11	
Decision:	Decided
Date:	11th October 2011
Description:	Confirmation of Discharge of All Conditions

Planning records for: *Nursery School 33 High Street Hauxton Cambridgeshire CB22 5HW*

Reference - 24/01181/CONDA	
Decision:	Decided
Date:	04th August 2025
Description:	Submission of details required by condition 7(Construction Traffic Management Plan) and 8(Biodiversity Enhancement) of planning permission 24/01181/FUL.



HIGH STREET, HAUXTON, CAMBRIDGE, CB22

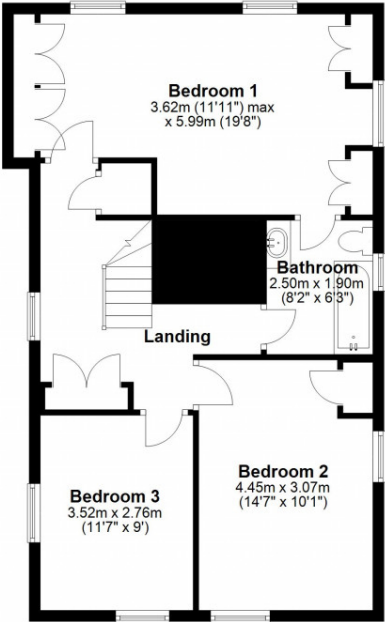
Ground Floor

Main area: approx. 86.7 sq. metres (933.1 sq. feet)
Plus annex, approx. 24.9 sq. metres (267.9 sq. feet)
Plus workshop, approx. 9.5 sq. metres (102.6 sq. feet)
Plus garden office, approx. 9.3 sq. metres (100.4 sq. feet)



First Floor

Approx. 65.3 sq. metres (703.1 sq. feet)



Main area: Approx. 152.0 sq. metres (1636.2 sq. feet)
Plus annex, approx. 24.9 sq. metres (267.9 sq. feet)
Plus workshop, approx. 9.5 sq. metres (102.6 sq. feet)
Plus garden office, approx. 9.3 sq. metres (100.4 sq. feet)

HIGH STREET, HAUXTON, CAMBRIDGE, CB22



Building Safety

Accessibility / Adaptations

internal double glazing
Loft conversion
garage conversion to spare bedroom and storage

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

c1580
Timber (Front Half)
Brick and Timber (Back Half)

Property Lease Information

Listed Building Information

Grade II listed
In a conservation area

Stamp Duty

Other

Infrastructure project, proposed on in progress: East / West Rail project

Other

Outstanding claims: Neighbour lorry damaged wall, they will repair it. Documents available.

Electricity Supply

Octopus

Gas Supply

Octopus

Central Heating

Gas boiler

Water Supply

Mains

Drainage

Mains



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

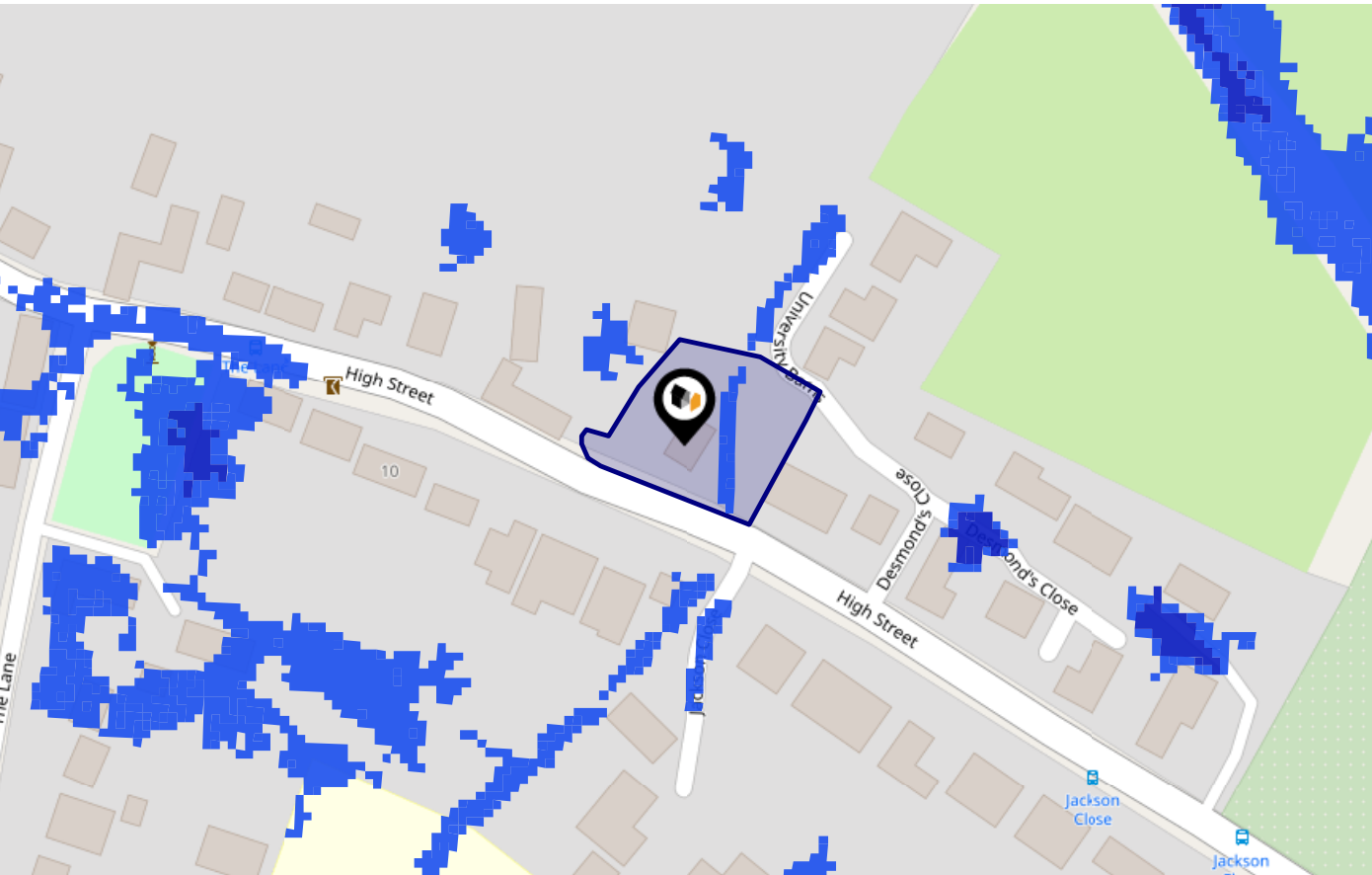
Important - Please read

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.

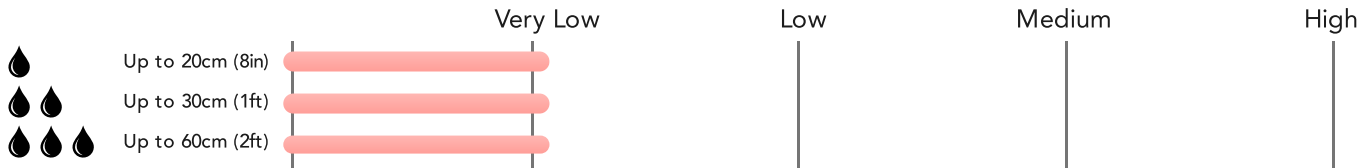


Risk Rating: Very low

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:

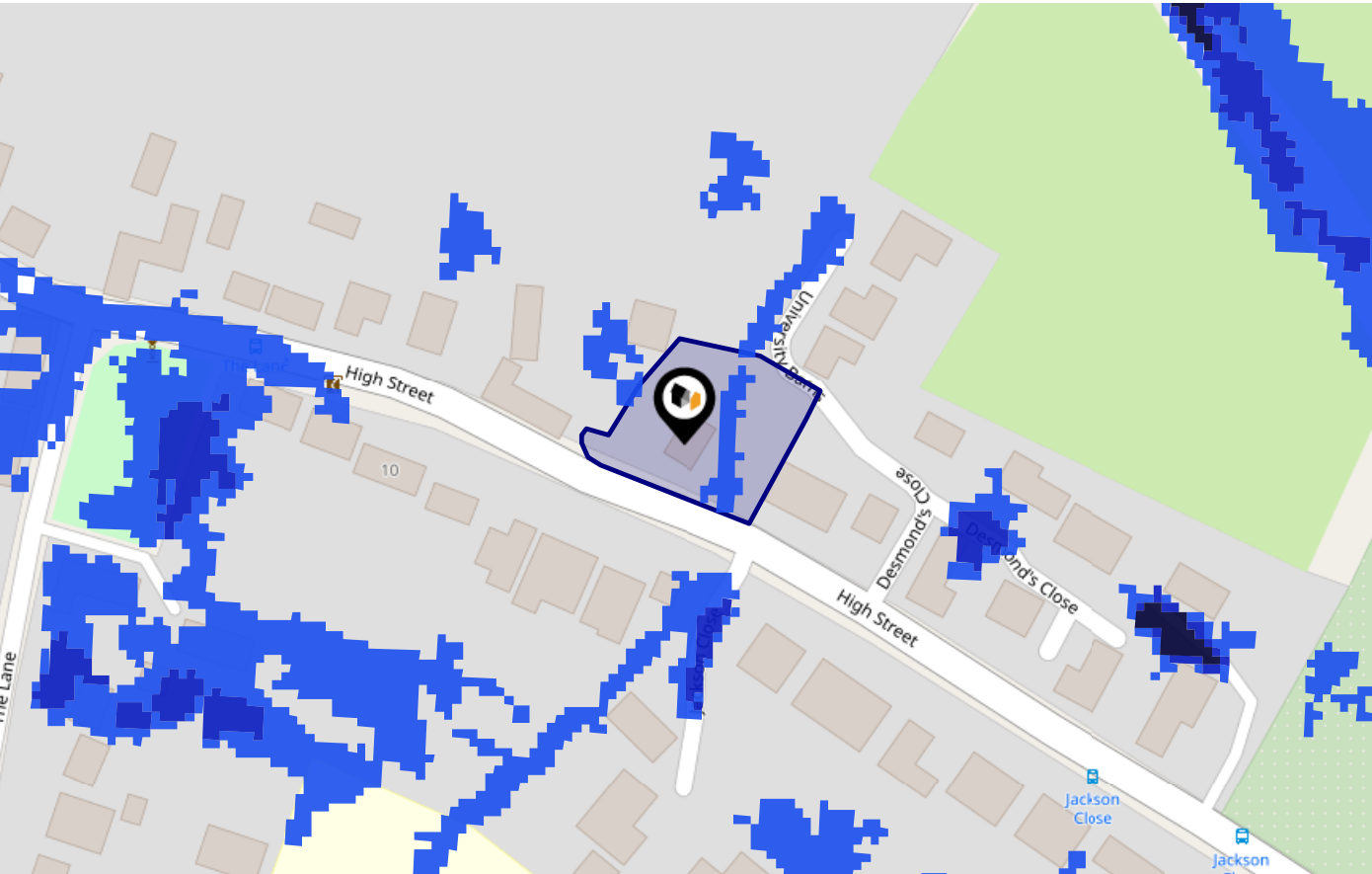


Flood Risk

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.

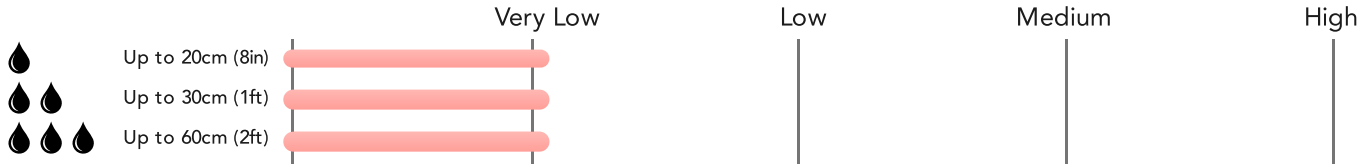


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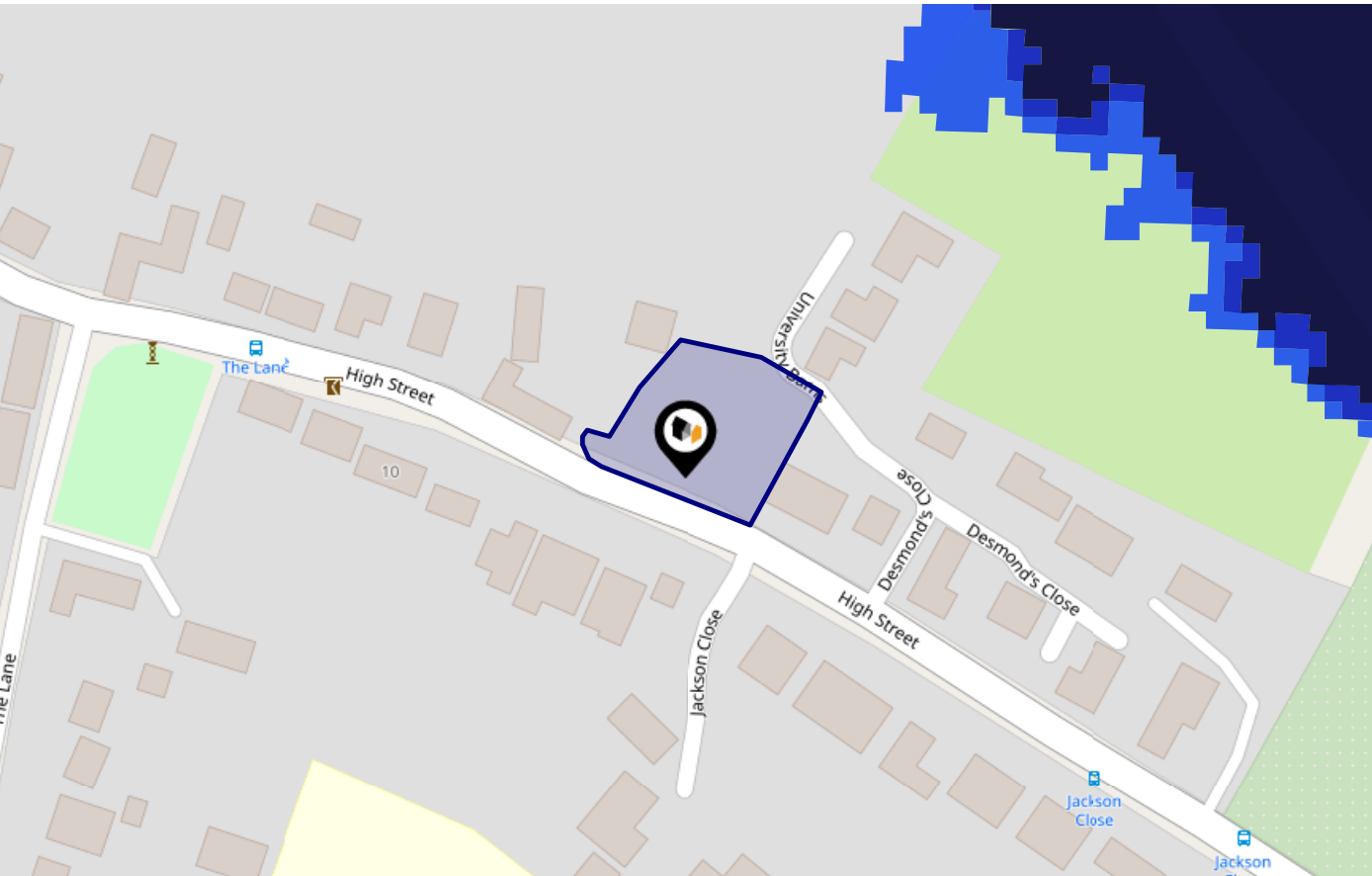


Flood Risk

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.

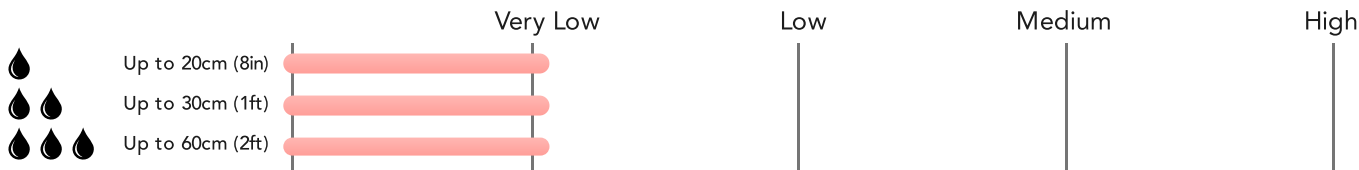


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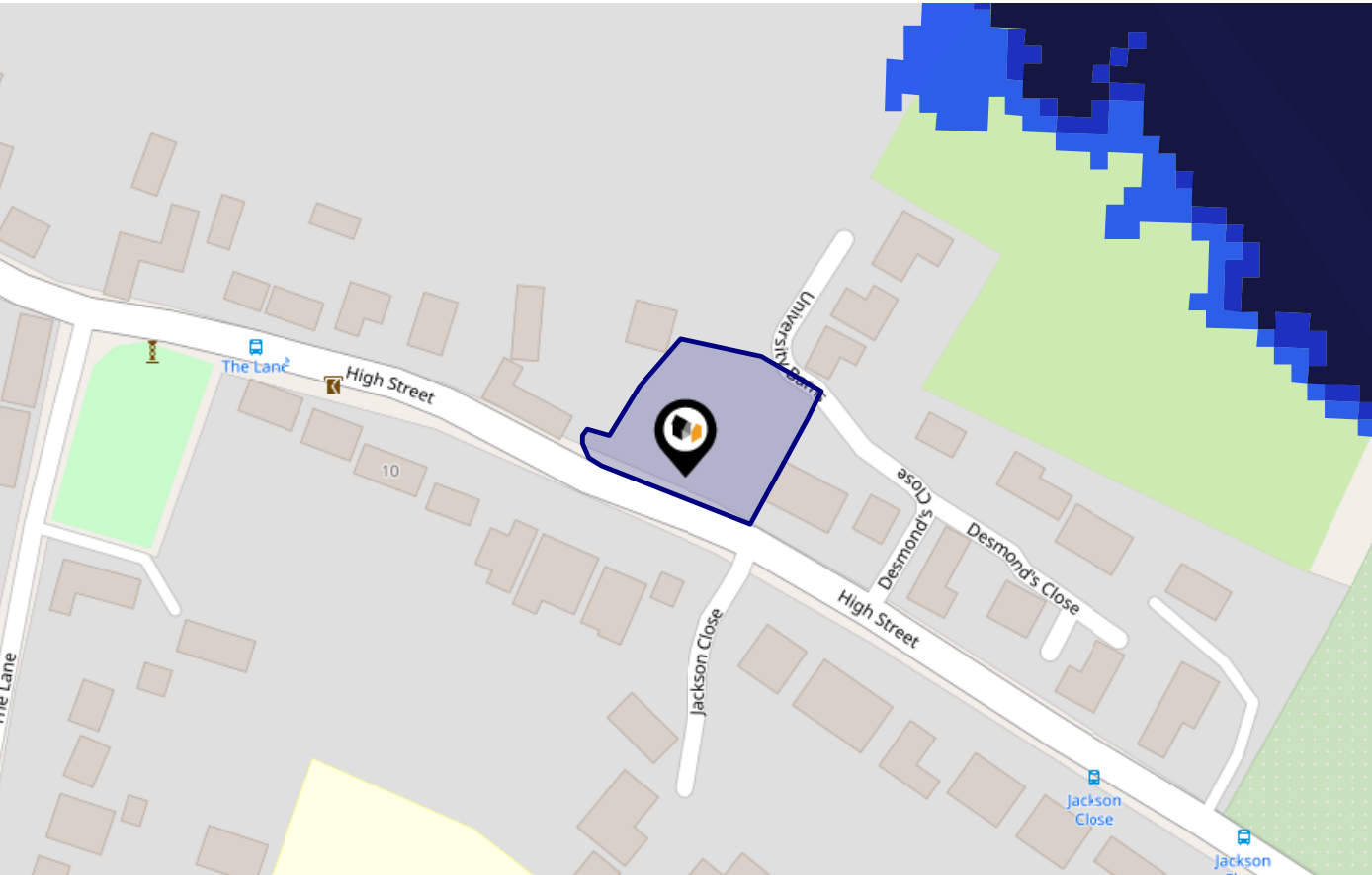


Flood Risk

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.

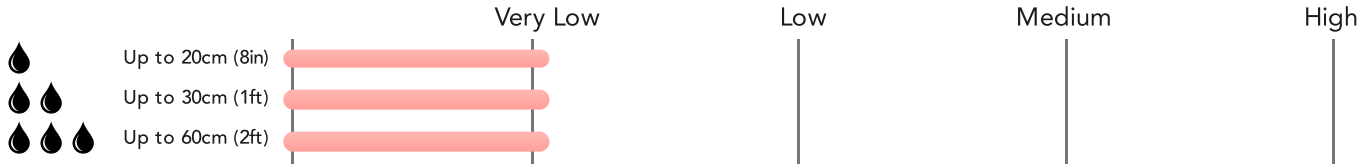


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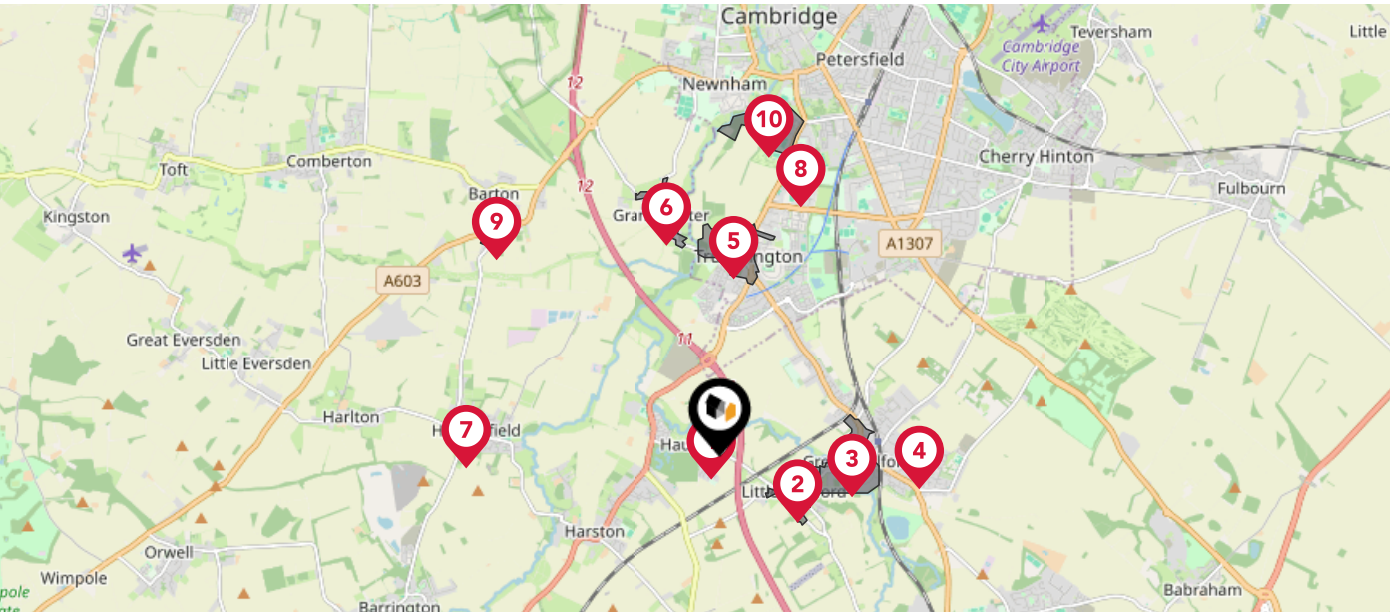


Maps

Conservation Areas

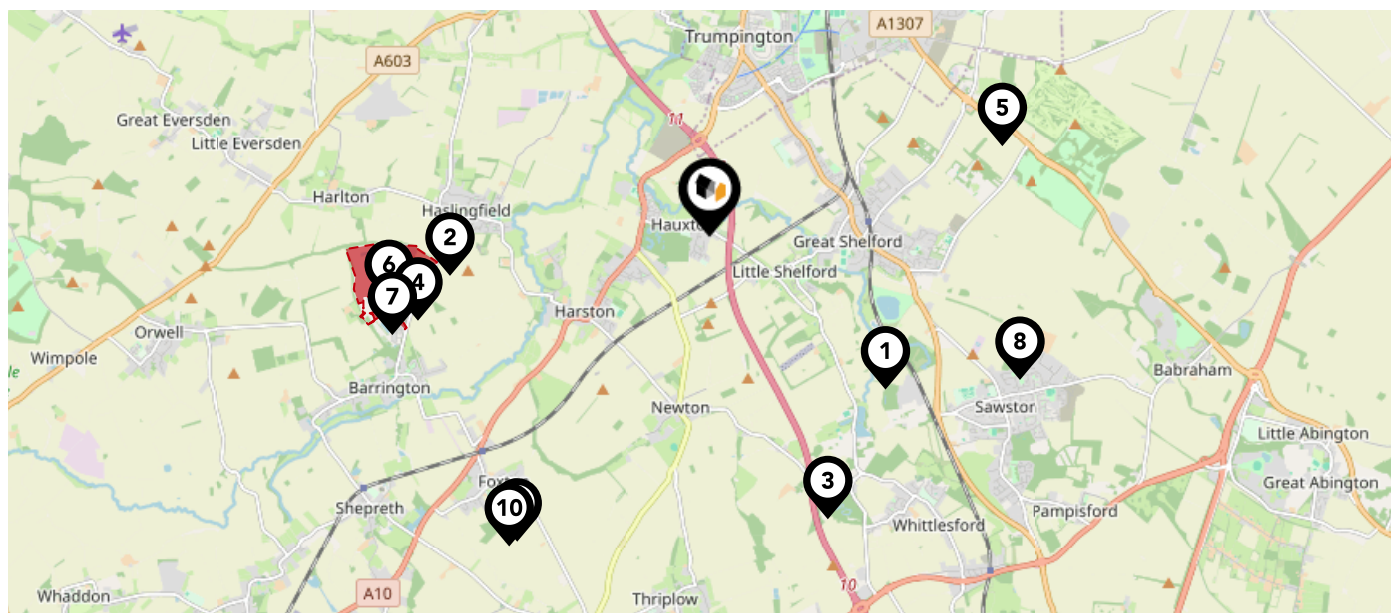


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Hauxton
2	Little Shelford
3	Great Shelford
4	Stapleford
5	Trumpington
6	Grantchester
7	Haslingfield
8	Barrow Road
9	Barton Wimpole Road
10	Southacre

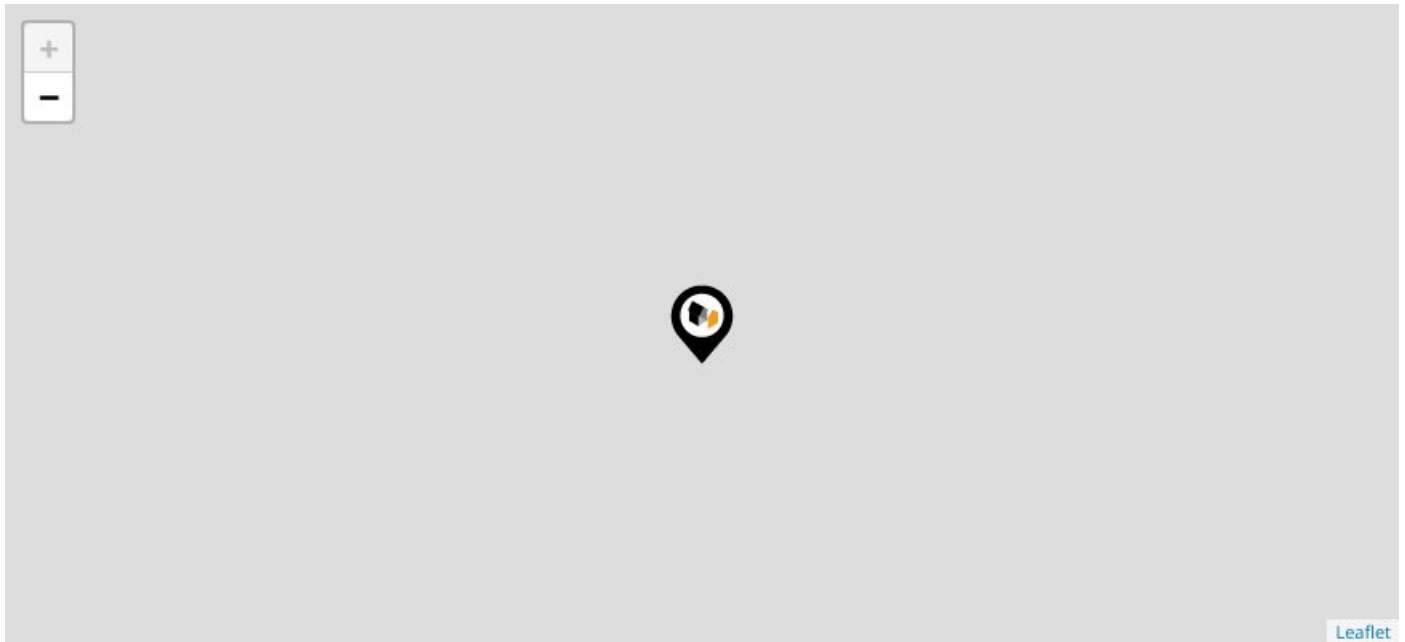
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Shelford Tip-Shelford	Historic Landfill	
2	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill	
3	Newton Road-Whittlesford	Historic Landfill	
4	Chapel Hill-Barrington	Historic Landfill	
5	Hill Trees-Stapleford	Historic Landfill	
6	No name provided by source	Active Landfill	
7	EA/EPR/FB3105UN/V002	Active Landfill	
8	Sindalls-Sawston	Historic Landfill	
9	Old Chalk Pit (Parish Clunch Pit)-Foxton	Historic Landfill	
10	Old Chalk Pit-Foxton	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



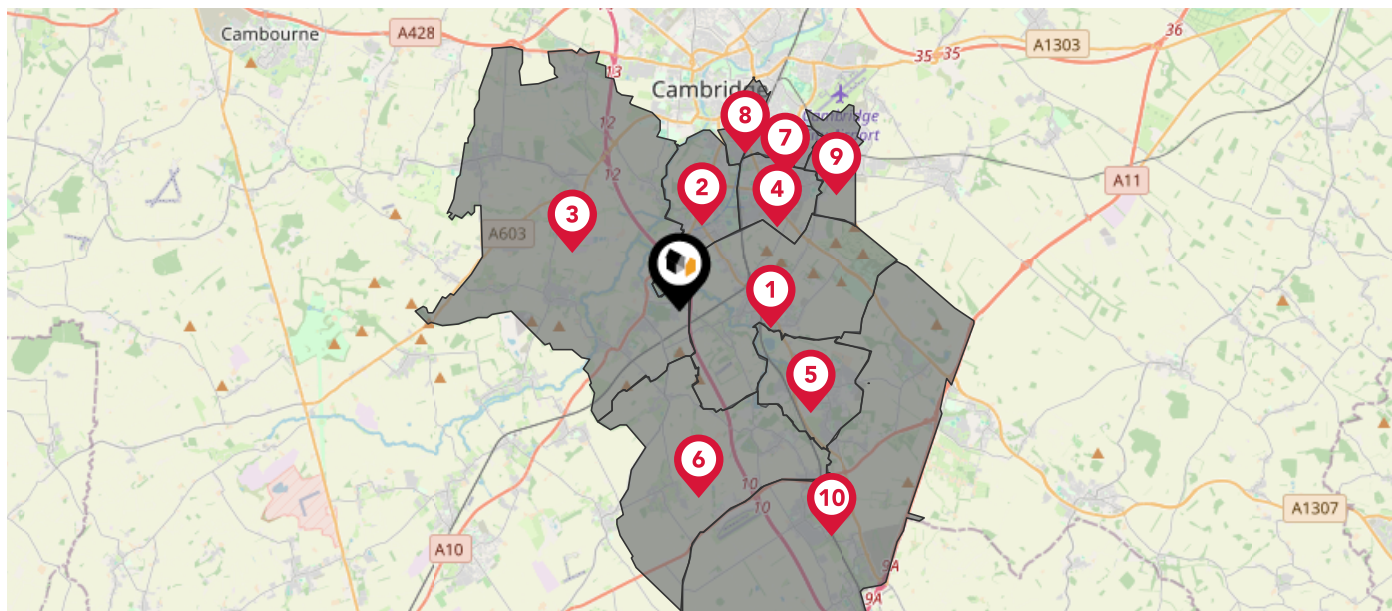
Mine Entry

- ✕ 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



Shelford Ward



Trumpington Ward



Harston & Comberton Ward



Queen Edith's Ward



Sawston Ward



Whittlesford Ward



Coleridge Ward



Petersfield Ward



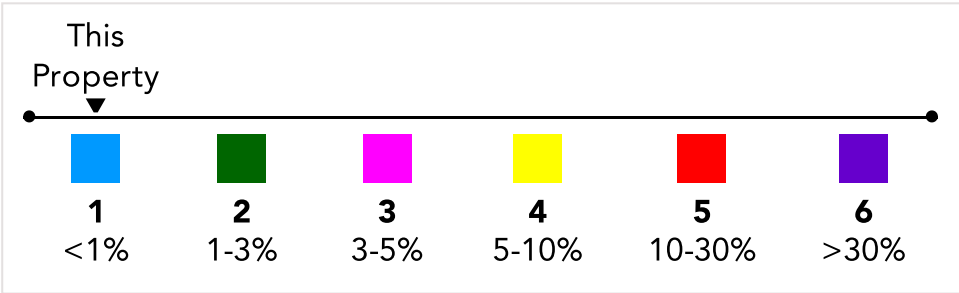
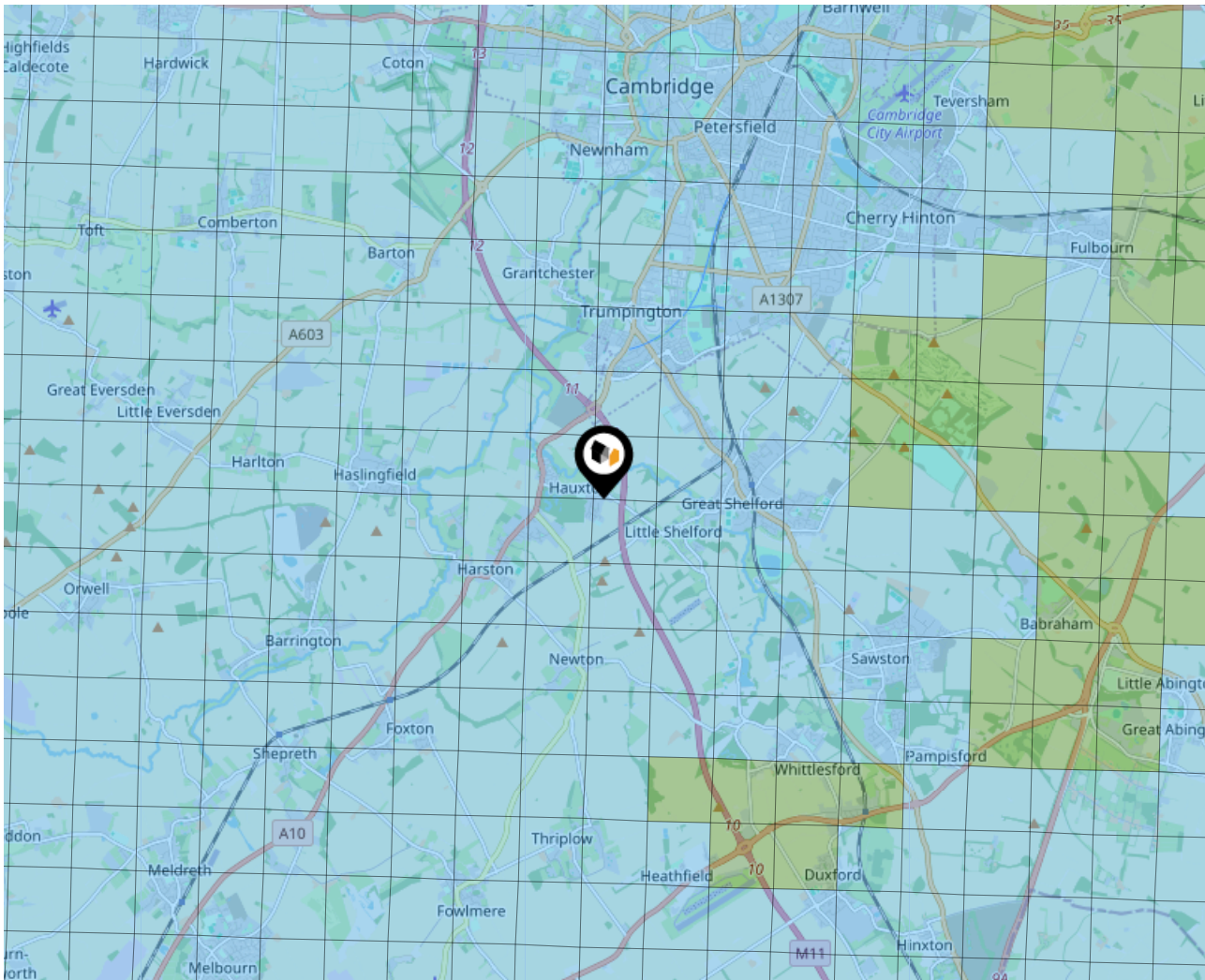
Cherry Hinton Ward



Duxford Ward

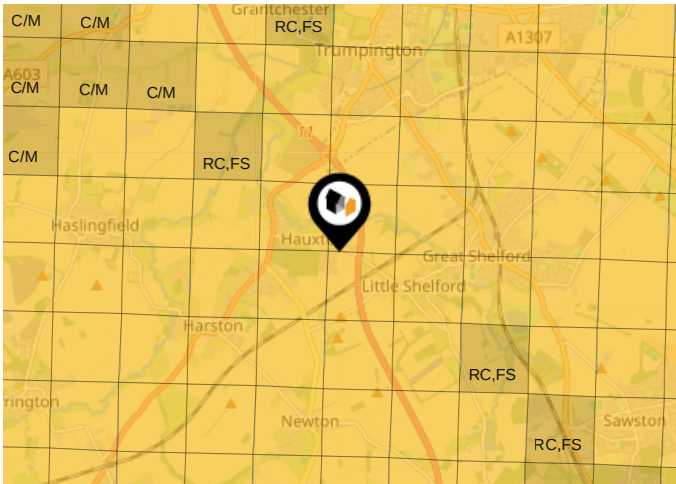
What is Radon?

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:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

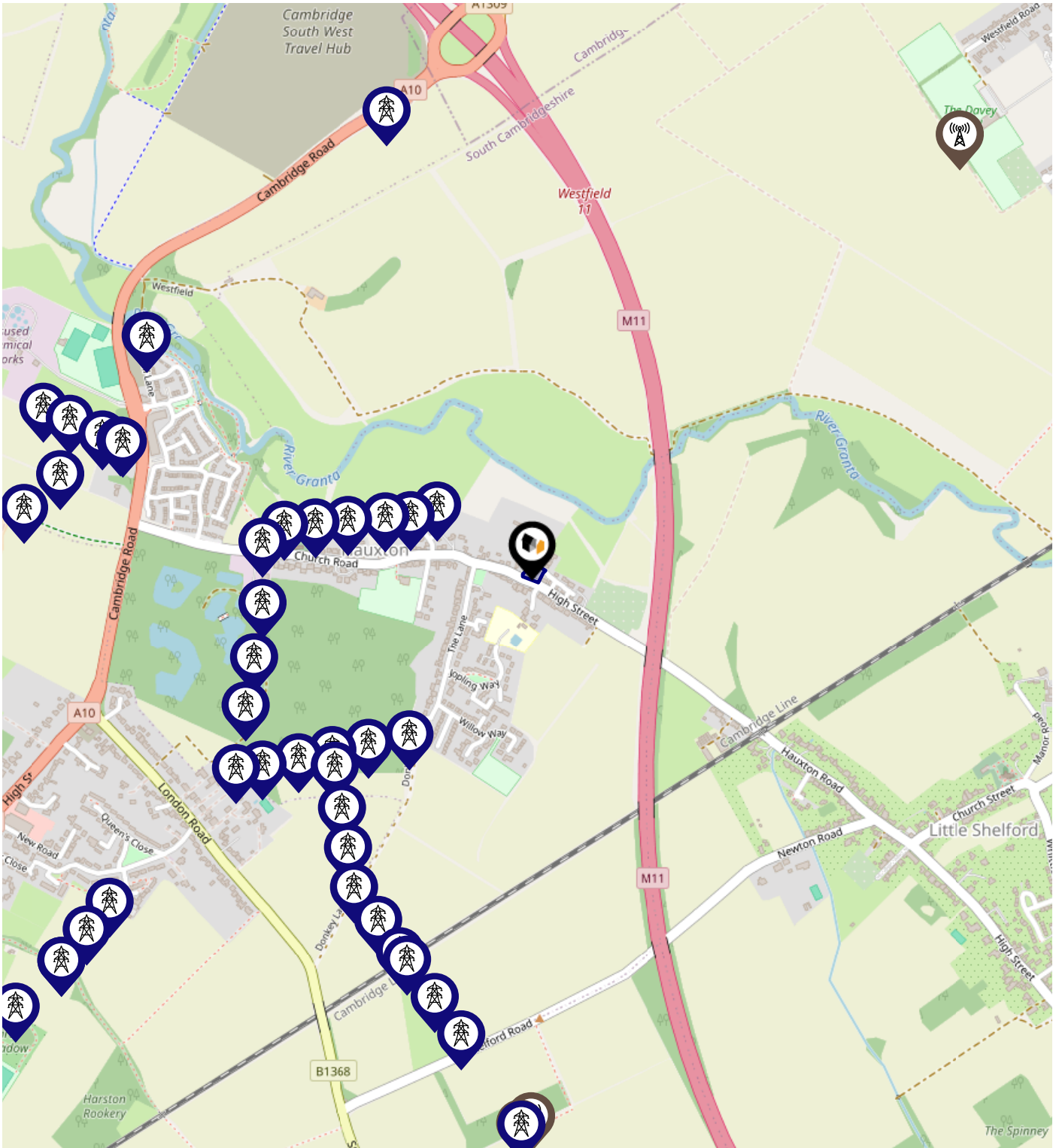


Primary Classifications (Most Common Clay Types)



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:

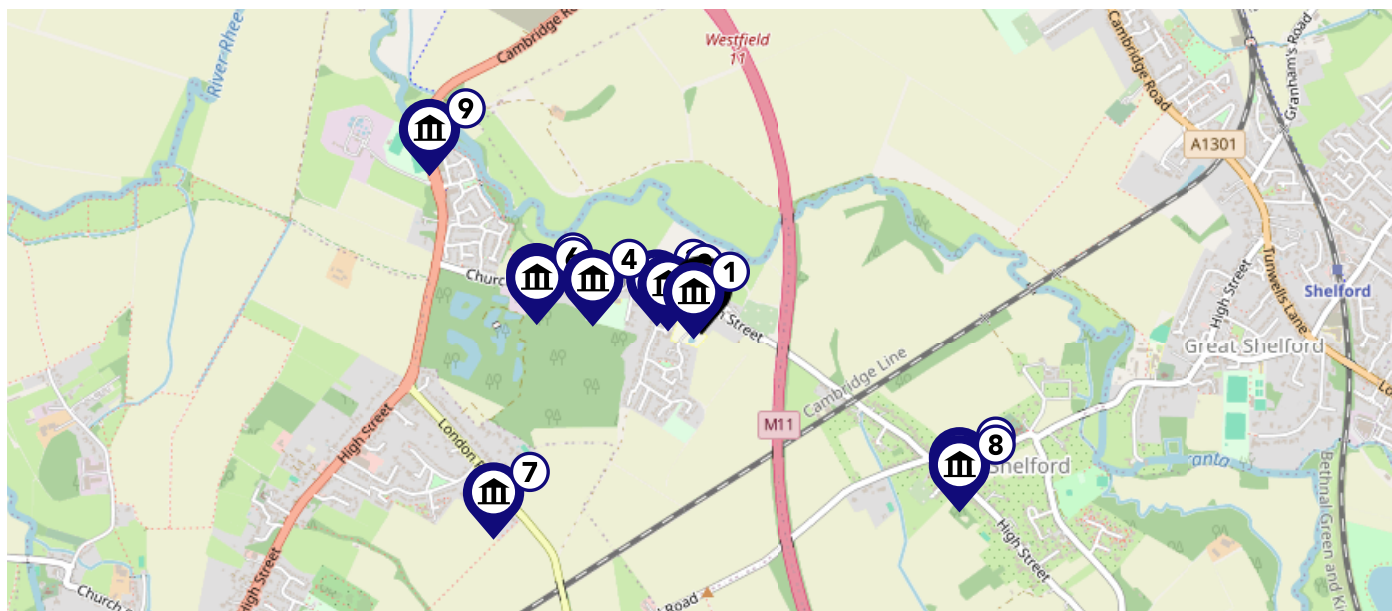
-  Power Pylons
-  Communication Masts











Maps

Listed Buildings

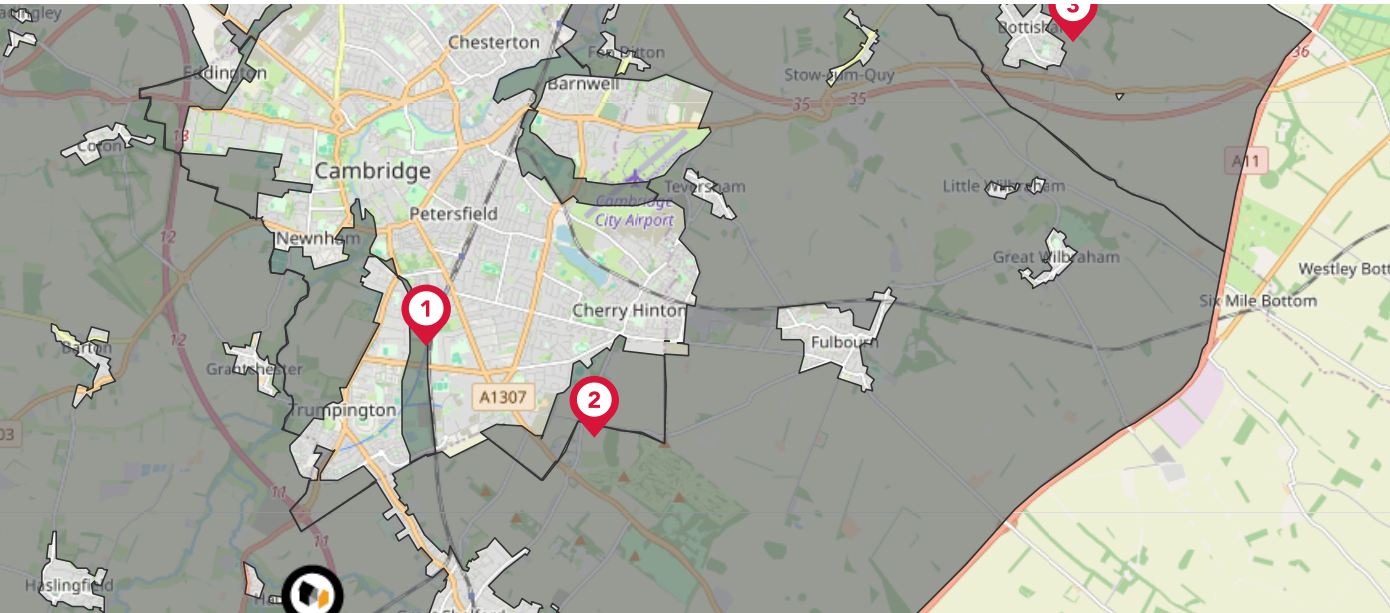


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1164811 - The Old House	Grade II	0.0 miles
	1127841 - 11, High Street	Grade II	0.1 miles
	1317657 - Tudor House	Grade II	0.1 miles
	1331082 - Little Manor House	Grade II	0.2 miles
	1164672 - Church Of St Edmund	Grade I	0.4 miles
	1425399 - Hauxton War Memorial	Grade II	0.4 miles
	1331080 - Milestone Outside Number 60	Grade II	0.6 miles
	1164864 - 6, Church Street	Grade II	0.7 miles
	1127839 - Hauxton Watermill	Grade II	0.7 miles
	1127842 - 7, Church Street	Grade II	0.7 miles

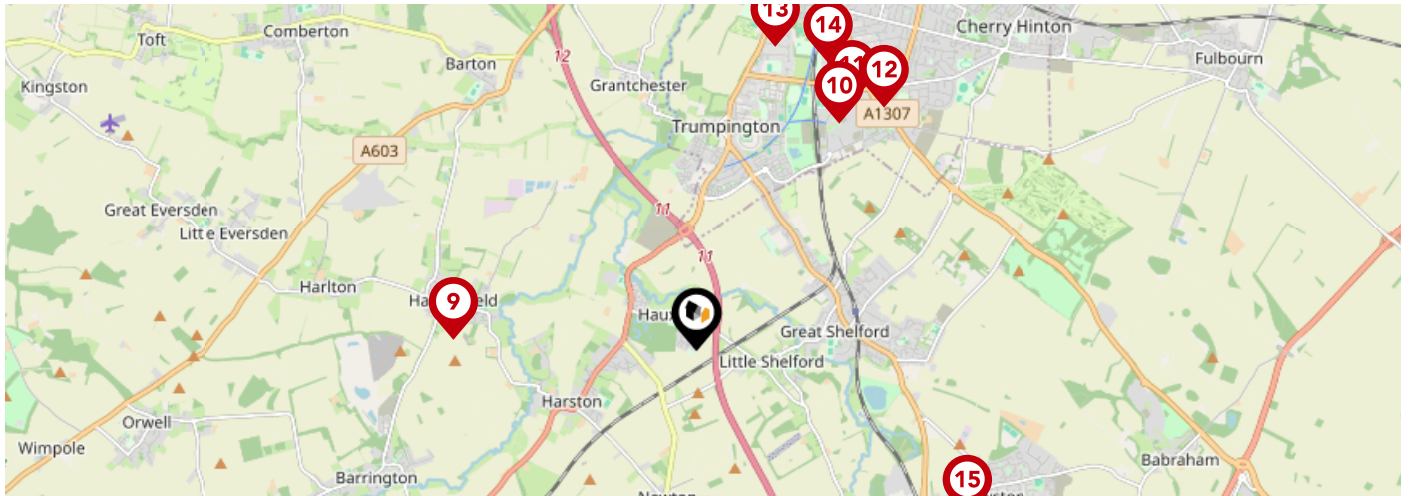
This map displays nearby areas that have been designated as Green Belt...











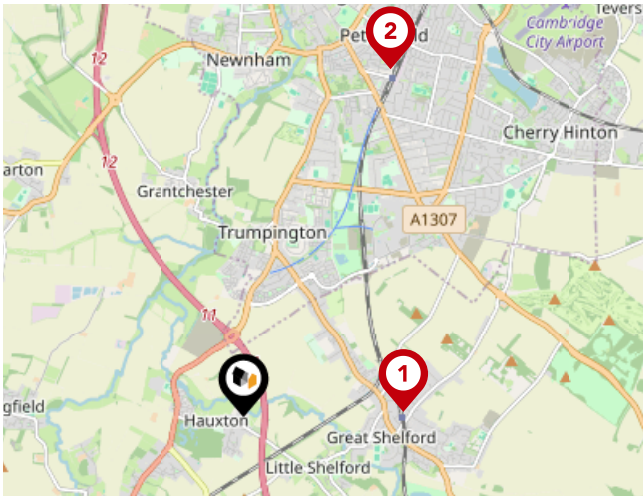
Nearby Green Belt Land	
1	Cambridge Green Belt - South Cambridgeshire
2	Cambridge Green Belt - Cambridge
3	Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:2.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

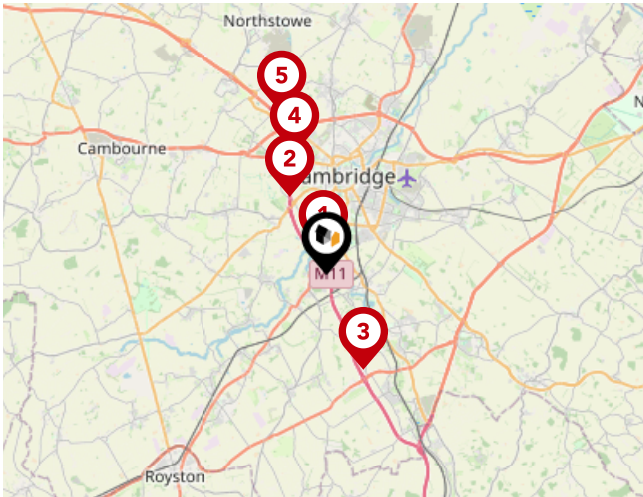


		Nursery	Primary	Secondary	College	Private
	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:2.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:2.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:2.79	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:2.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:2.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:2.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:2.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



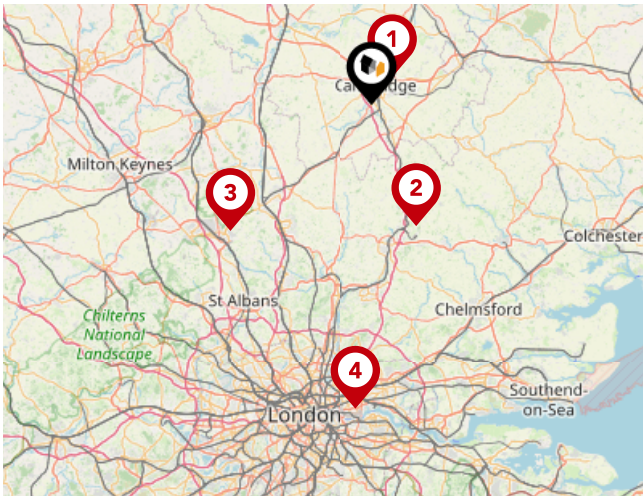
National Rail Stations

Pin	Name	Distance
1	Shelford (Cambs) Rail Station	1.46 miles
2	Cambridge Rail Station	3.43 miles
3	Foxton Rail Station	2.92 miles



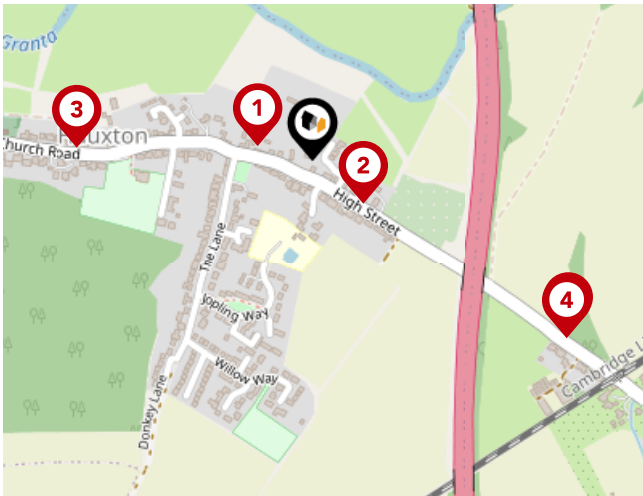
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	0.82 miles
2	M11 J12	3.14 miles
3	M11 J10	3.72 miles
4	M11 J13	4.56 miles
5	M11 J14	6.1 miles



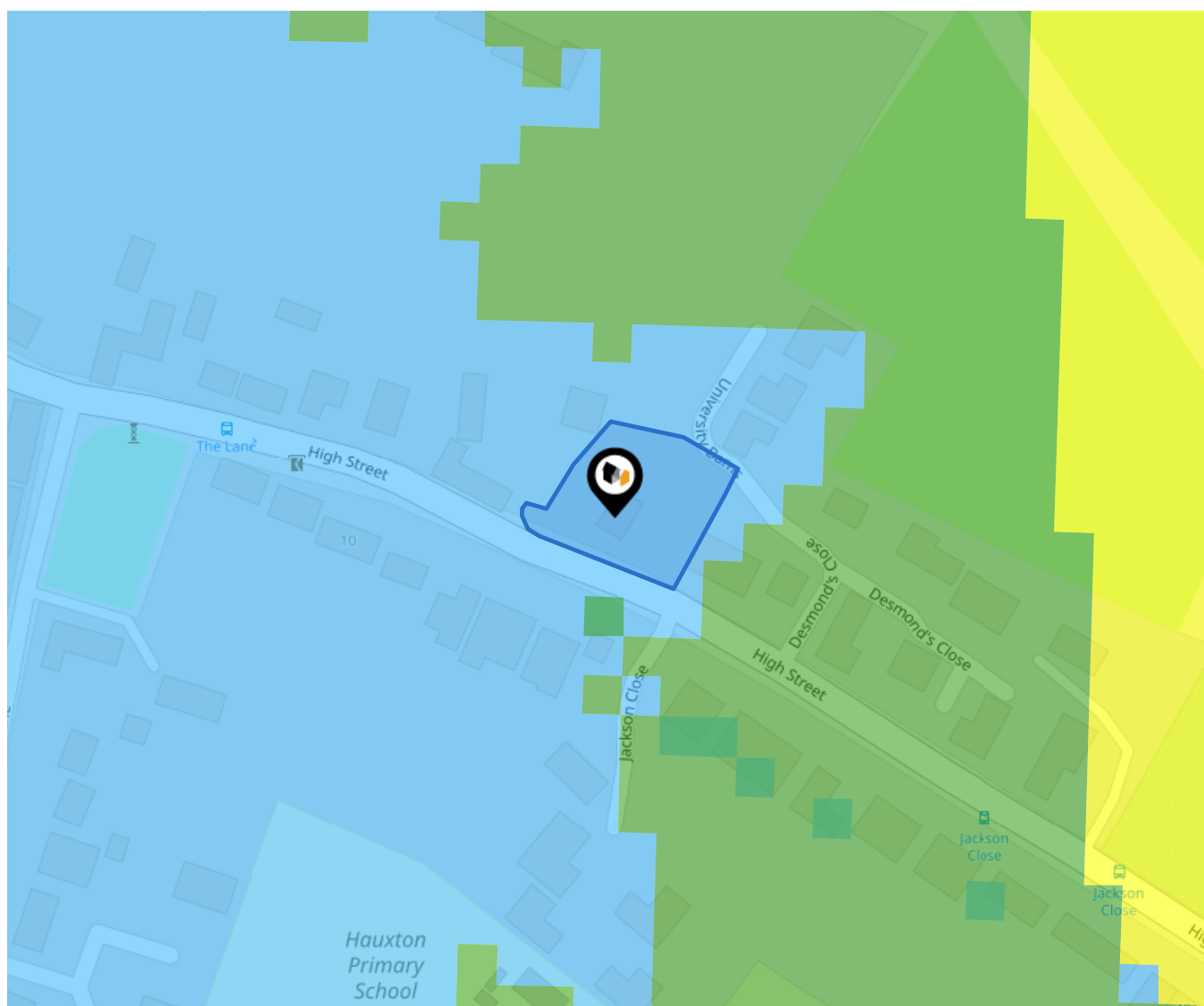
Airports/Helipads

Pin	Name	Distance
1	Cambridge	4.93 miles
2	Stansted Airport	19.02 miles
3	Luton Airport	27.73 miles
4	Silvertown	44.69 miles








Bus Stops/Stations

Pin	Name	Distance
1	The Lane	0.06 miles
2	Jackson Close	0.08 miles
3	St Edmund's Church	0.27 miles
4	Hauxton Road	0.35 miles
5	Hauxton Road	0.35 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

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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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