

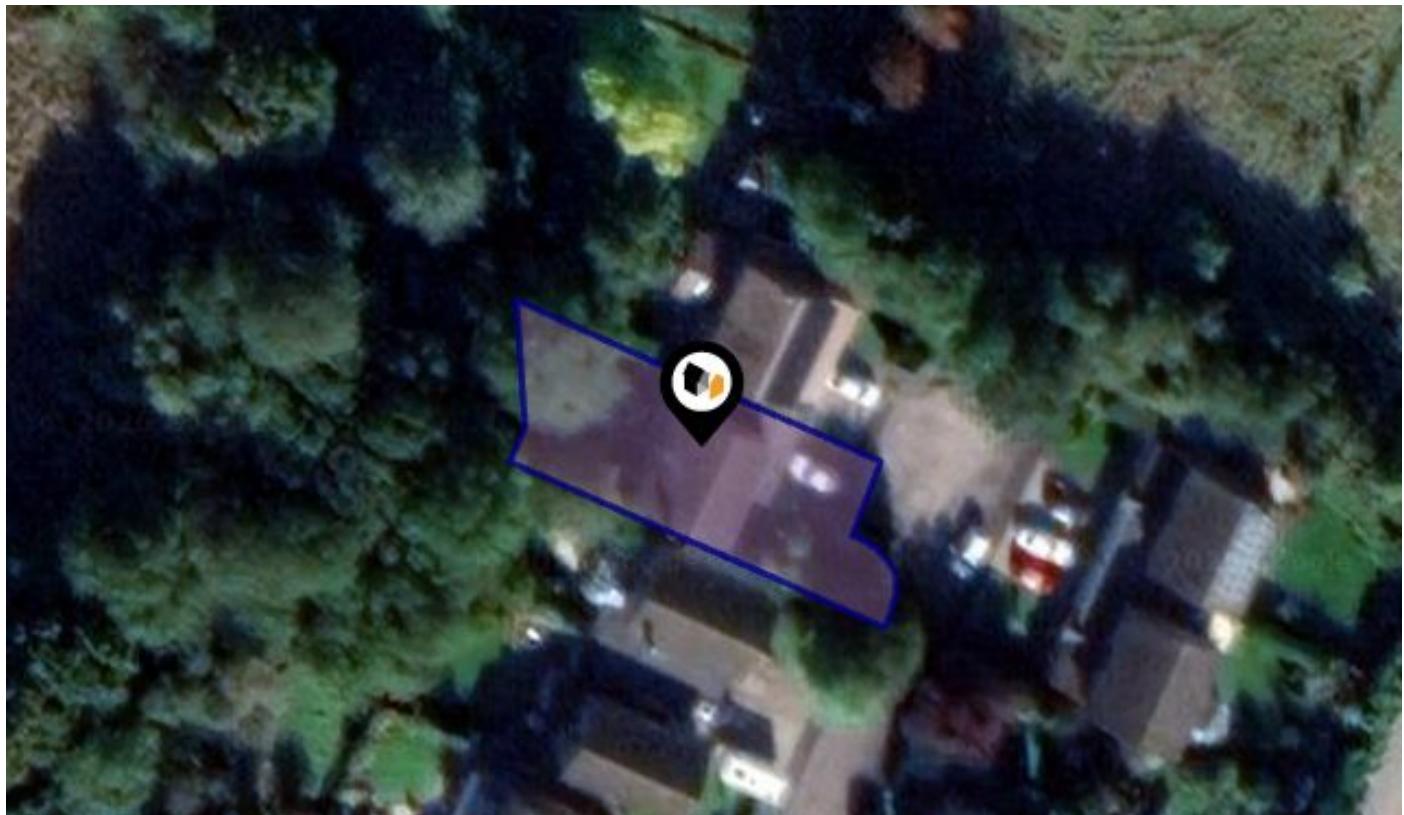


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 09th February 2026



MOSS DRIVE, HASLINGFIELD, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

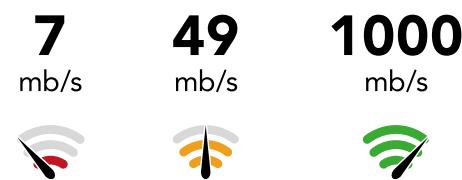
Type:	Semi-Detached
Bedrooms:	4
Floor Area:	1,539 ft ² / 143 m ²
Plot Area:	0.1 acres
Year Built :	1950-1966
Council Tax :	Band F
Annual Estimate:	£3,488
Title Number:	CB308711

Tenure: Freehold

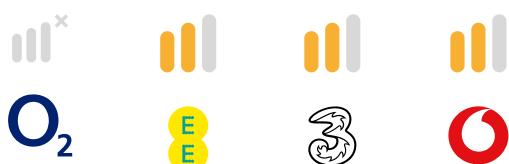
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **1 Moss Drive Haslingfield Cambridge Cambridgeshire CB23 1JB**

Reference - S/1336/14/DC

Decision: Decided

Date: 11th June 2014

Description:

Discharge of Condition 4 (Landscaping) of Planning Permission Reference S/0548/14

Reference - 23/00618/HFUL

Decision: Decided

Date: 20th February 2023

Description:

First floor side and rear extension.

Reference - 23/00616/HFUL

Decision: Decided

Date: 20th February 2023

Description:

Erection of a single storey rear extension on existing footings.

Reference - S/0548/14/FL

Decision: Decided

Date: 05th March 2014

Description:

Front side and rear single storey extensions and outbuilding (part built)

Planning records for: **1 Moss Drive Haslingfield Cambridgeshire CB23 1JB**

Reference - 23/03295/HFUL

Decision: Decided

Date: 28th August 2023

Description:

First floor side and rear extension.

Reference - 22/04896/HFUL

Decision: Decided

Date: 09th November 2022

Description:

First floor side and rear extension

Planning records for: **7 Moss Drive Haslingfield Cambridge Cambridgeshire CB23 1JB**

Reference - S/0921/11

Decision: Decided

Date: 04th May 2011

Description:

Extension (Application to Extend the Time Limit for Implementation)

Planning records for: **9 Moss Drive Haslingfield Cambridgeshire CB23 1JB**

Reference - 24/00394/FUL

Decision: Decided

Date: 01st March 2024

Description:

Demolition of agricultural buildings and erection of 5 dwellings including 3 lifetime homes with associated access, parking and landscaping

Planning records for: **9 Moss Drive Haslingfield Cambridgeshire CB23 1JB**

Reference - 24/00781/HFUL

Decision: Decided

Date: 01st March 2024

Description:

Conversion of existing detached garage to form annex accommodation with single storey rear extension.

Reference - F/YR24/0275/F

Decision: Decided

Date: 01st March 2024

Description:

Change of use of existing dwelling to mixed use to include erection of a single-storey detached building for the use as a dog grooming business (Part retrospective)

Reference - 24/02078/HFUL

Decision: Decided

Date: 30th May 2024

Description:

Detached outbuilding/home gym to rear

Haslingfield, CB23

Energy rating

D

Valid until 17.07.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	57 D	
21-38	F		
1-20	G	72 C	

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	1
Open Fireplace:	1
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
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
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	143 m ²

Building Safety

Accessibility / Adaptations

Second garage converted to study

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Standard Brick

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Outfox Energy

Gas Supply

Central Heating

Gas

Water Supply

Cambridge Water

Drainage

Cooke Curtis & Co

Testimonials

CC&C

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

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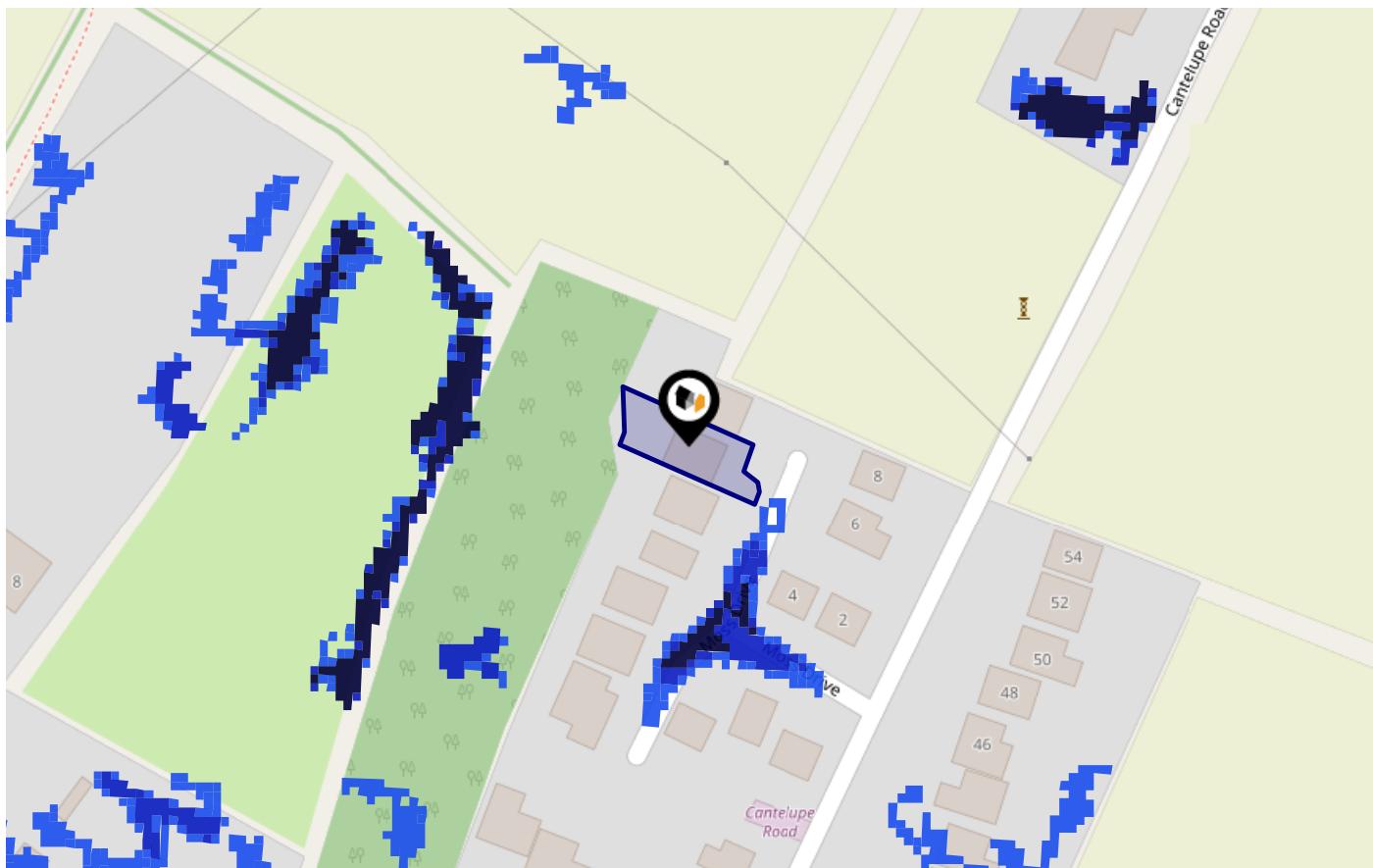
Important - Please read

Flood Risk

Surface Water - Flood Risk

CC&C

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

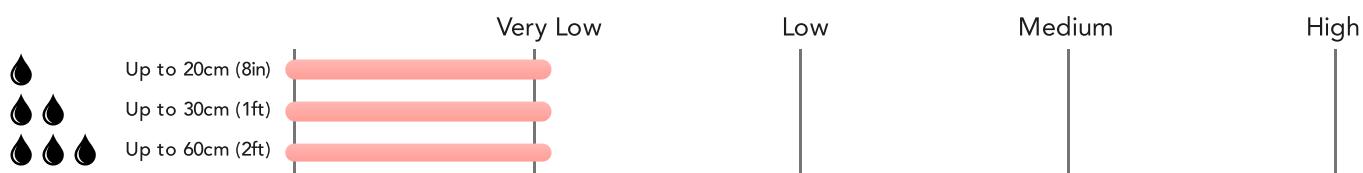


Risk Rating: Very low

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.

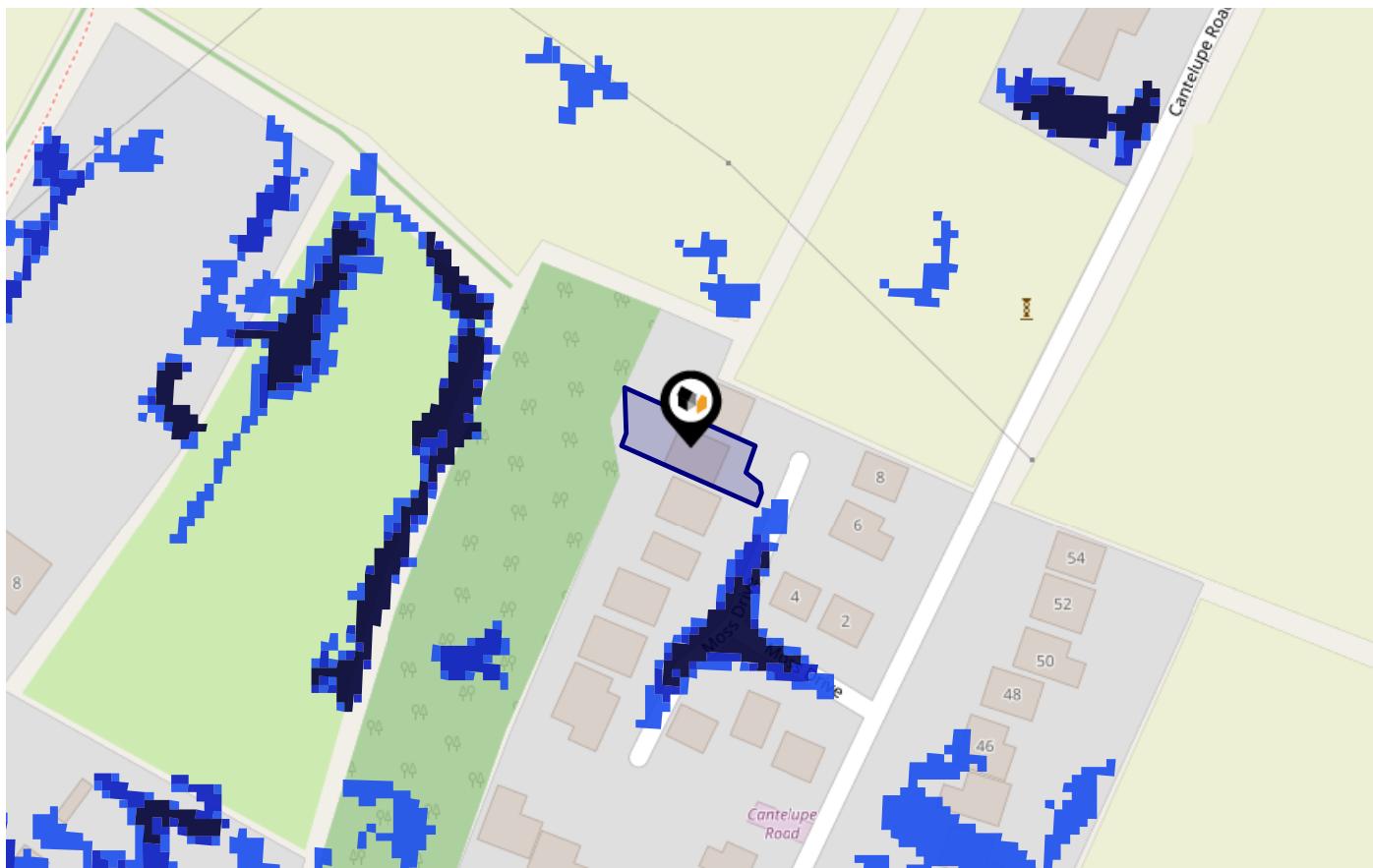
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

CC&C

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.

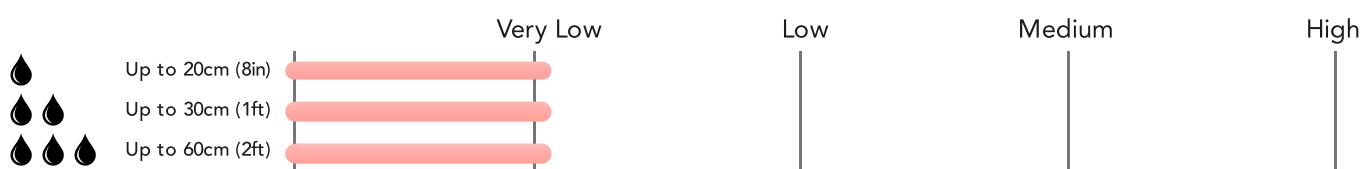


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Chance of flooding to the following depths at this property:

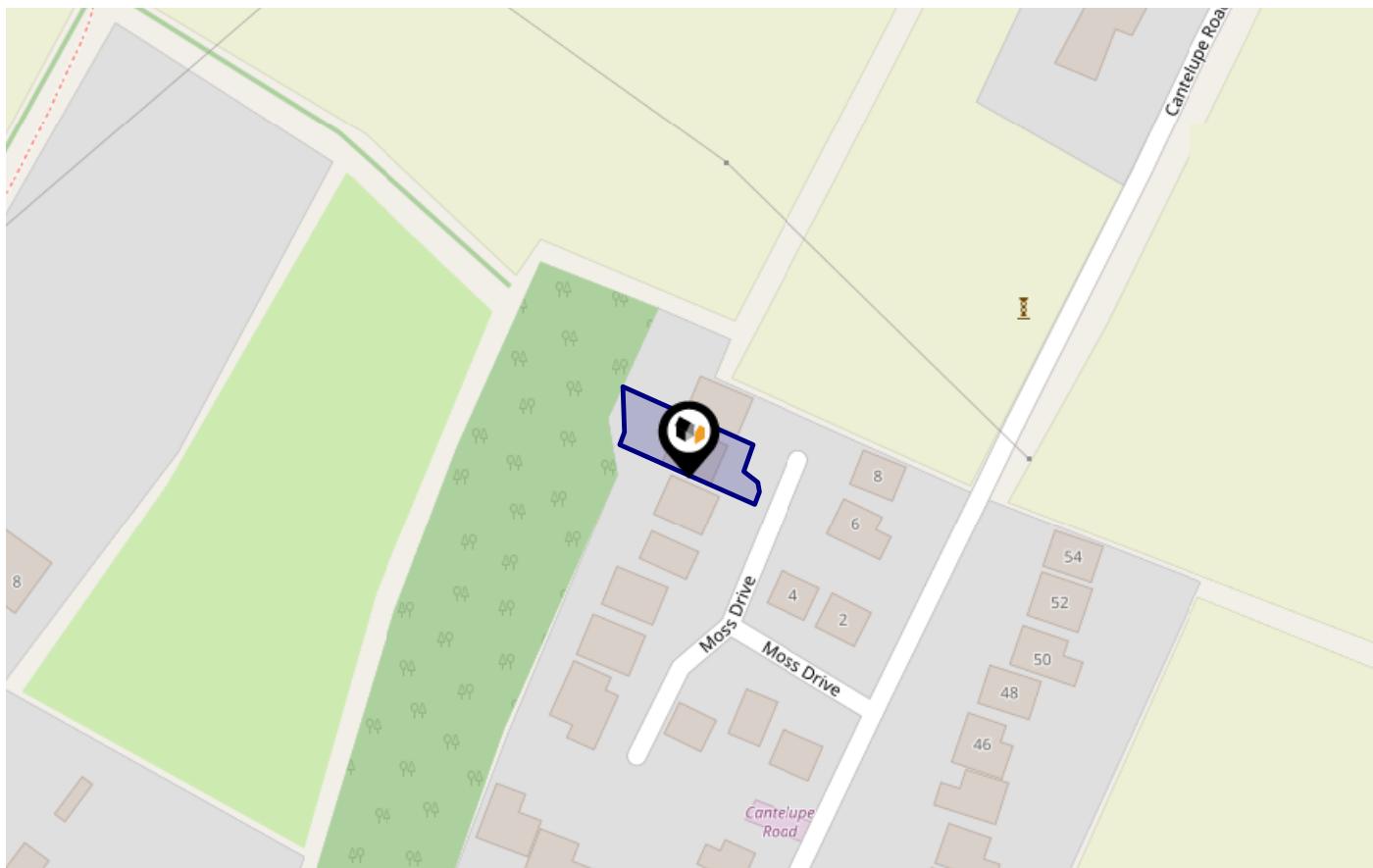


Flood Risk

Rivers & Seas - Flood Risk

CC&C

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

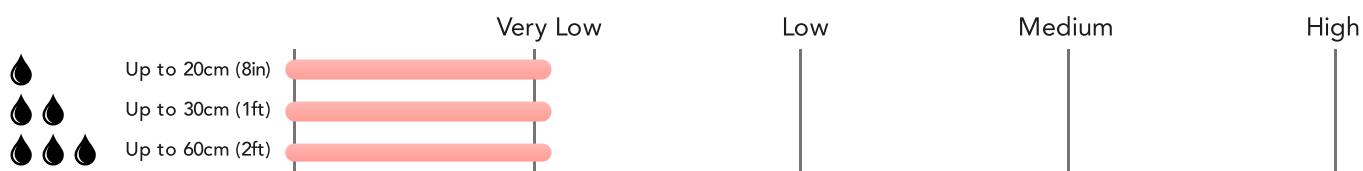


Risk Rating: Very low

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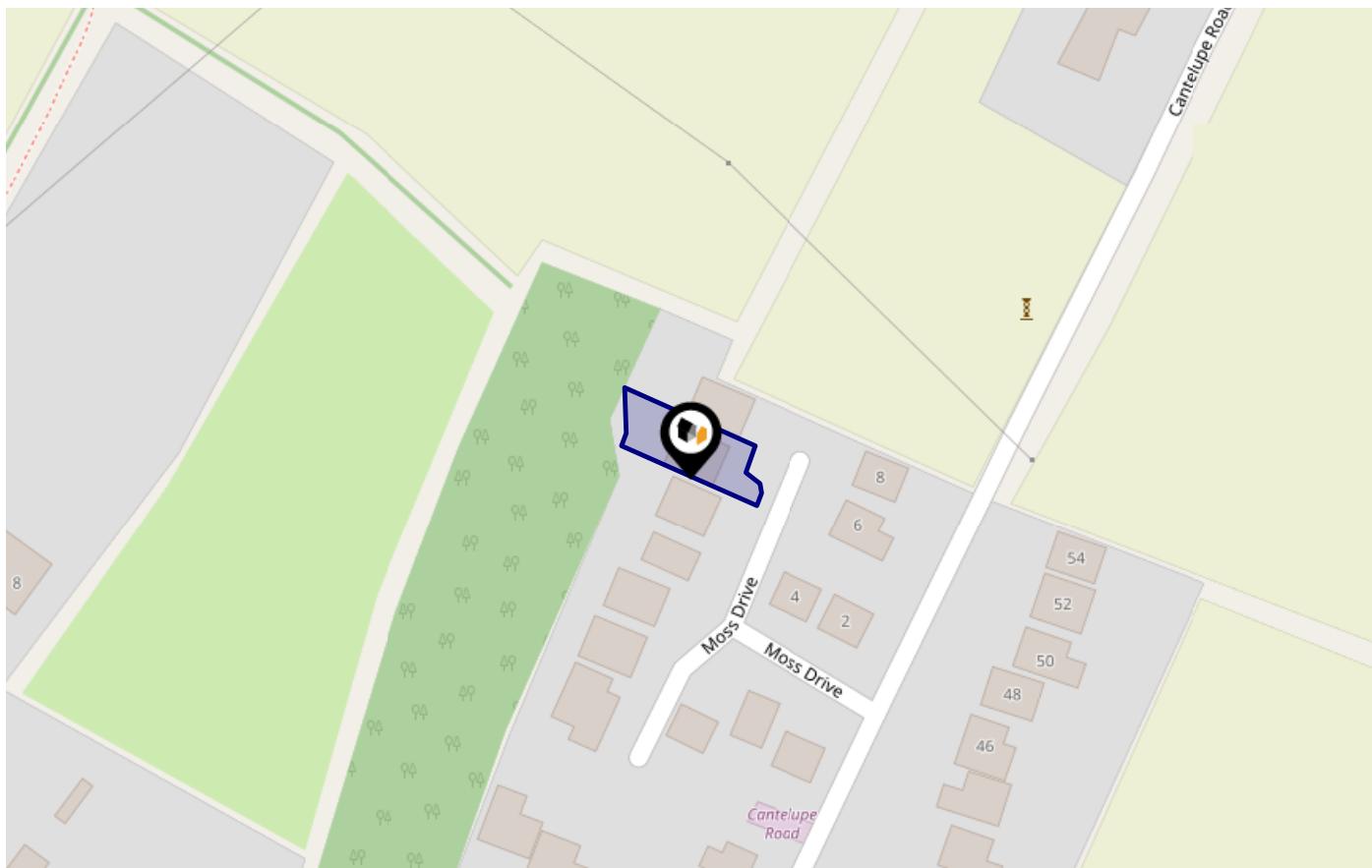
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

CC&C

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.

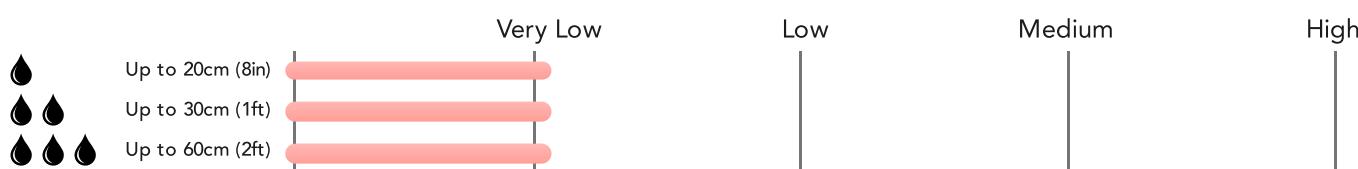


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

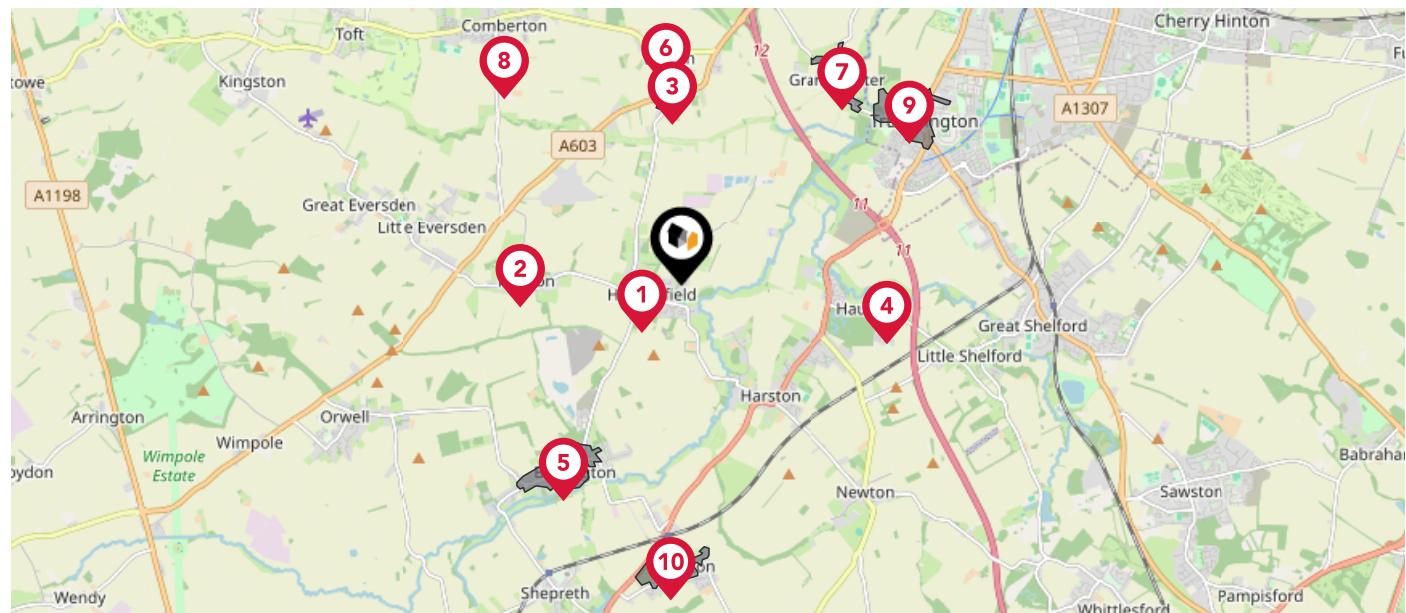


Maps

Conservation Areas

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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.



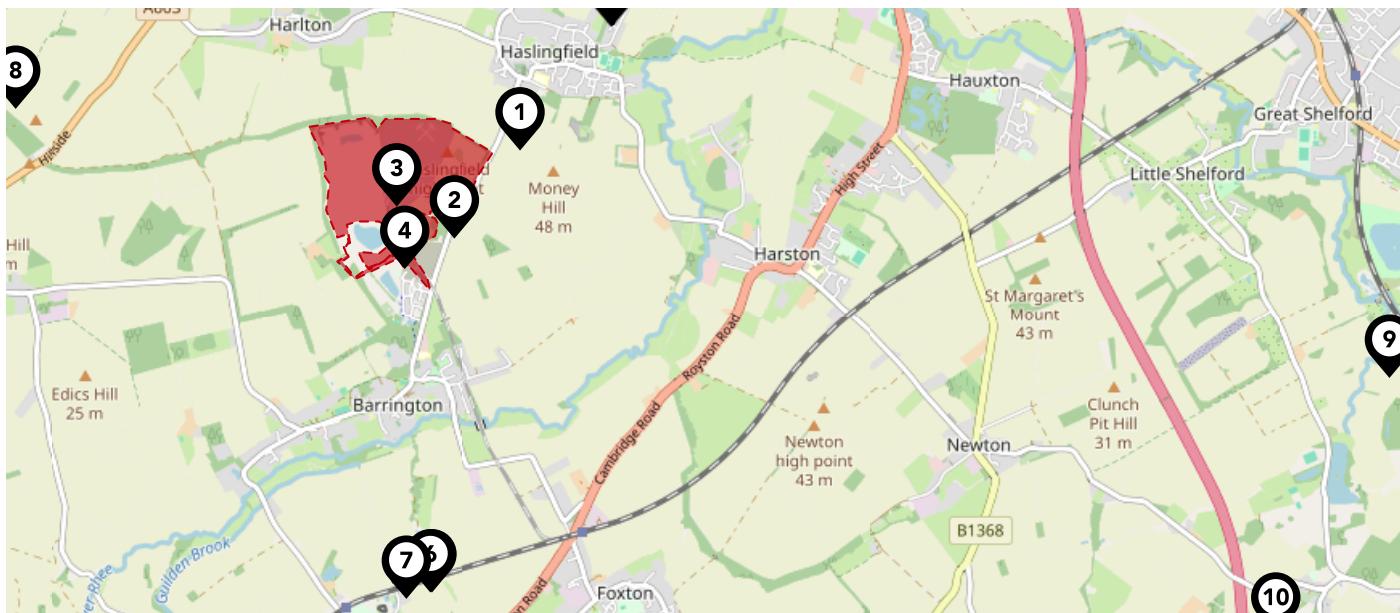
Nearby Conservation Areas

1	Haslingfield
2	Harlton
3	Barton Wimpole Road
4	Hauxton
5	Barrington
6	Barton St Peter's
7	Grantchester
8	Comberton St Mary's
9	Trumpington
10	Foxton

Maps **Landfill Sites**

© C & C

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	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill	
2	Chapel Hill-Barrington	Historic Landfill	
3	No name provided by source	Active Landfill	
4	EA/EPR/FB3105UN/V002	Active Landfill	
5	Searro-Shepreth	Historic Landfill	
6	Seearo Construction Ltd - Barrington Park Farm-Foxton Road, Barrington, Cambridgeshire	Historic Landfill	
7	Angle Lane-Shepreth, Cambridgeshire	Historic Landfill	
8	Little Eversden Landfill-Orwell Hill, Little Eversden	Historic Landfill	
9	Shelford Tip-Shelford	Historic Landfill	
10	Newton Road-Whittlesford	Historic Landfill	

Maps Coal Mining

CC&C

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.

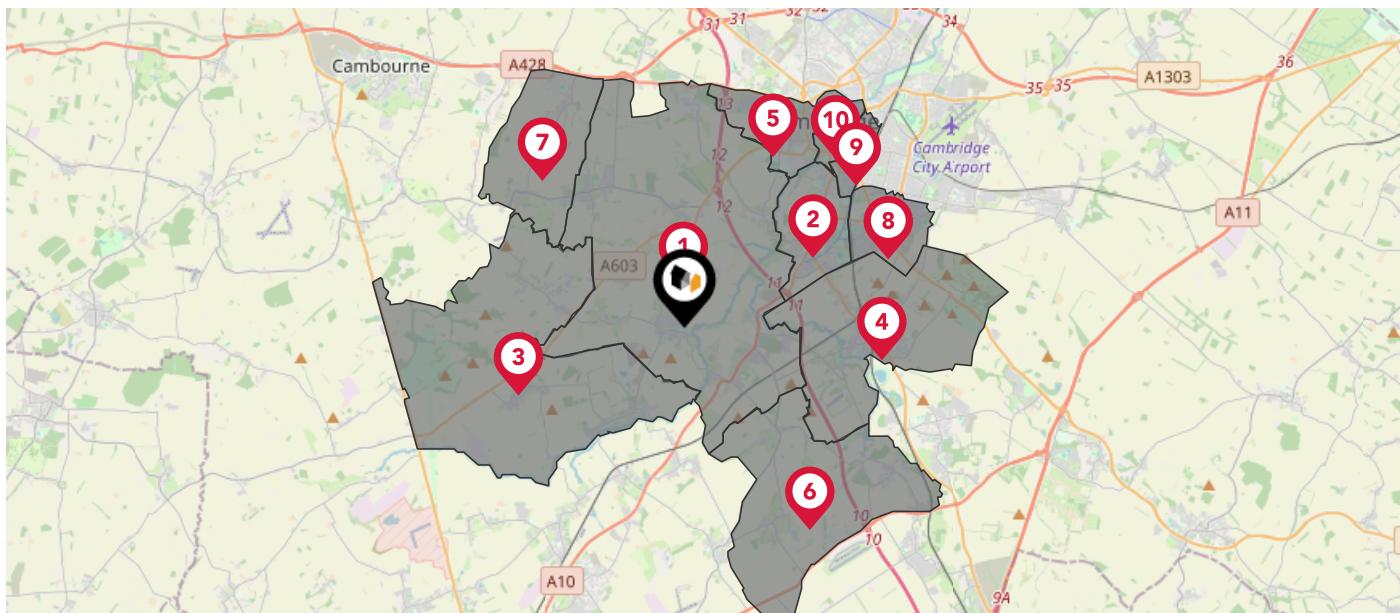
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Council Wards

CC&C

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

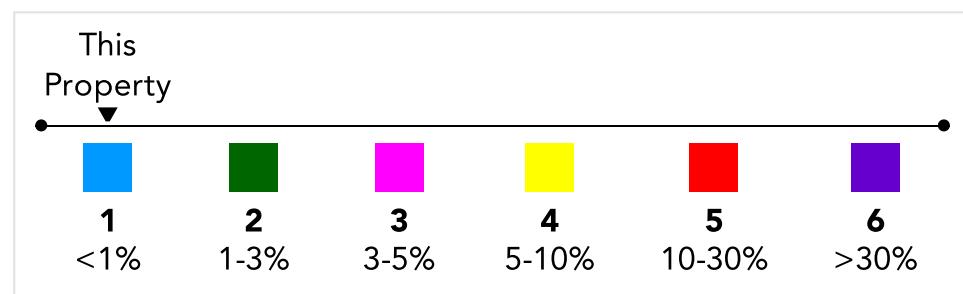
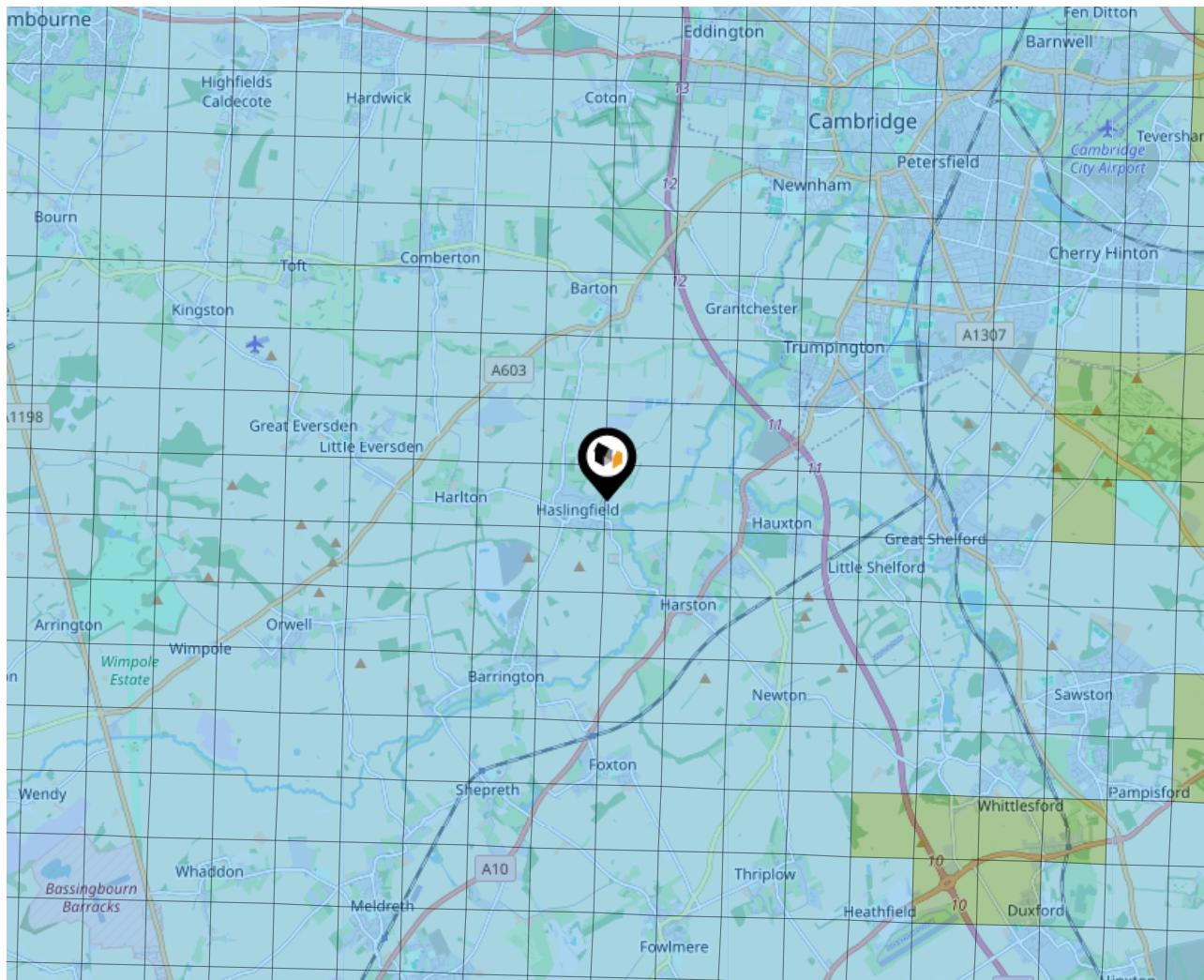


Nearby Council Wards

- 1 Harston & Comberton Ward
- 2 Trumpington Ward
- 3 Barrington Ward
- 4 Shelford Ward
- 5 Newnham Ward
- 6 Whittlesford Ward
- 7 Hardwick Ward
- 8 Queen Edith's Ward
- 9 Petersfield Ward
- 10 Market Ward

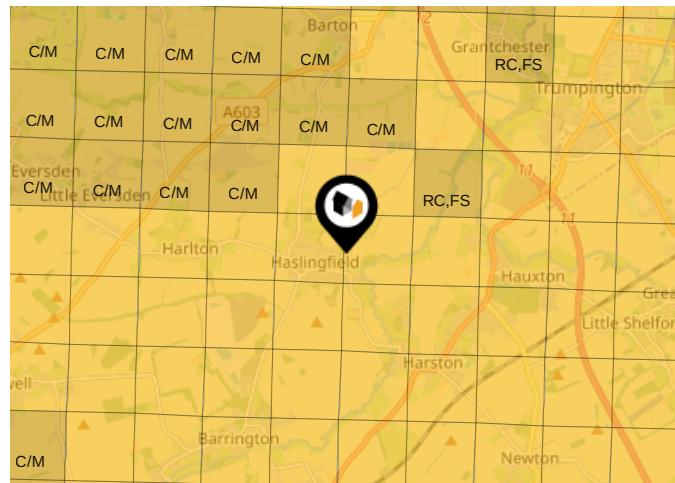
What is Radon?

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 -	Soil Depth:	DEEP
Soil Group: ARENACEOUS			ALL

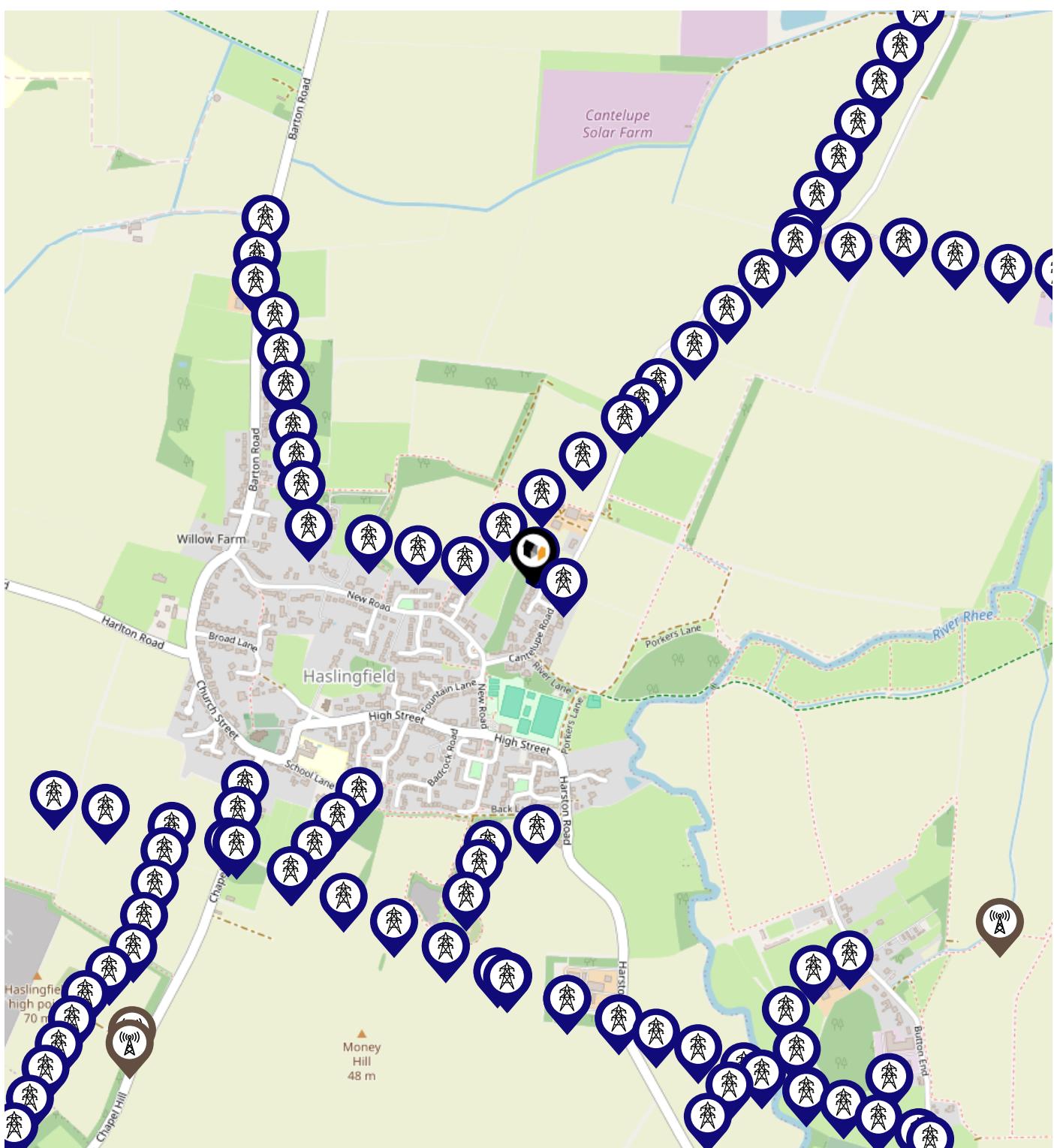


Primary Classifications (Most Common Clay Types)

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

CC&C



Key:

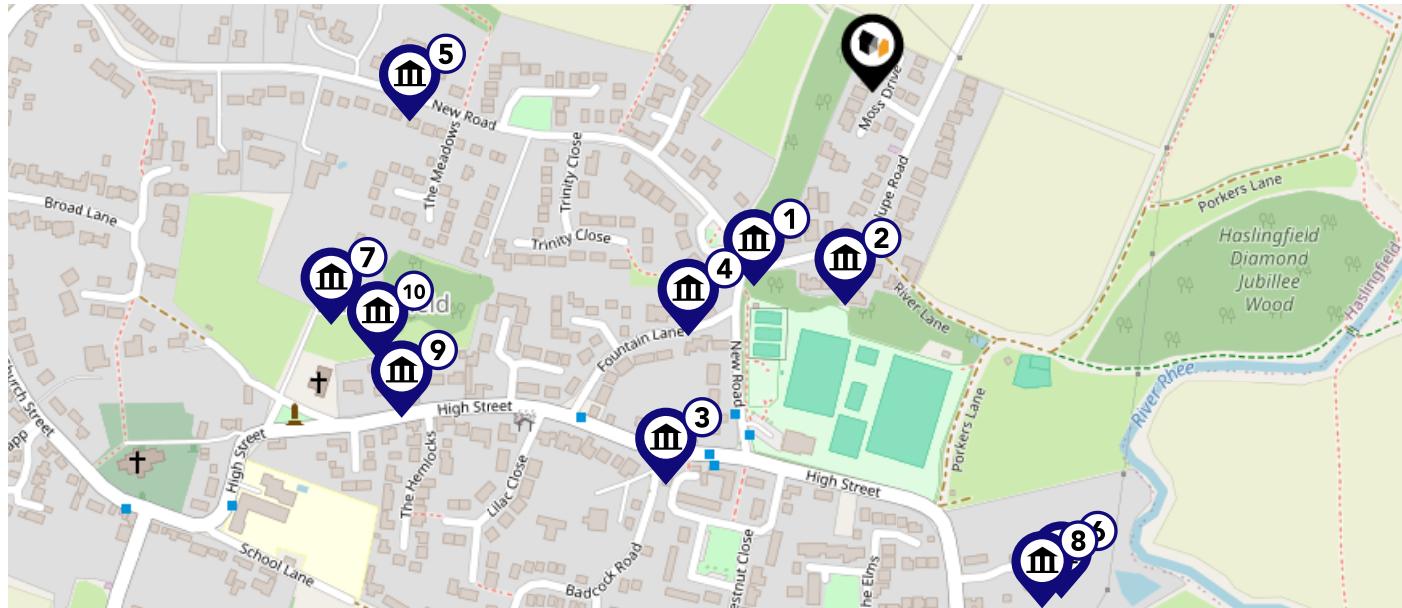
- Power Pylons
- Communication Masts

Maps

Listed Buildings

CC&C

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
	1163192 - Brook Bank	Grade II	0.1 miles
	1331123 - 24 And 26, Cantelupe Road	Grade II	0.1 miles
	1163367 - The White Cottage	Grade II	0.2 miles
	1163430 - Norbrook	Grade II	0.2 miles
	1331147 - The Orchards	Grade II	0.3 miles
	1127770 - Stables At River Farm	Grade II	0.3 miles
	1331121 - Haslingfield Manor	Grade II	0.3 miles
	1309218 - River Farmhouse	Grade II	0.3 miles
	1309227 - The Dovecote	Grade II	0.3 miles
	1127764 - Boundary Wall To Pleasure Garden, At Haslingfield Manor	Grade II	0.3 miles



Nursery Primary Secondary College Private

1	Haslingfield Endowed Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 137 Distance:0.35						
2	Harston and Newton Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 110 Distance:1.35						
3	Barrington CofE VC Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 157 Distance:1.74						
4	Hauxton Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 90 Distance:1.93						
5	Barton CofE VA Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 112 Distance:2.02						
6	Trumpington Meadows Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 260 Distance:2.21						
7	Selwyn Hall School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 10 Distance:2.36						
8	Foxton Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 86 Distance:2.65						



Nursery Primary Secondary College Private

9	Meridian Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 200 Distance:2.9					
10	Trumpington Park Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 403 Distance:2.94					
11	Fawcett Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 423 Distance:2.98					
12	Comberton Village College	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 1930 Distance:3.04					
13	Great and Little Shelford CofE (Aided) Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 208 Distance:3.05					
14	Trumpington Community College	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 491 Distance:3.13					
15	St Faith's School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 577 Distance:3.61					
16	Newnham Croft Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 229 Distance:3.63					

Area Transport (National)

CC&C



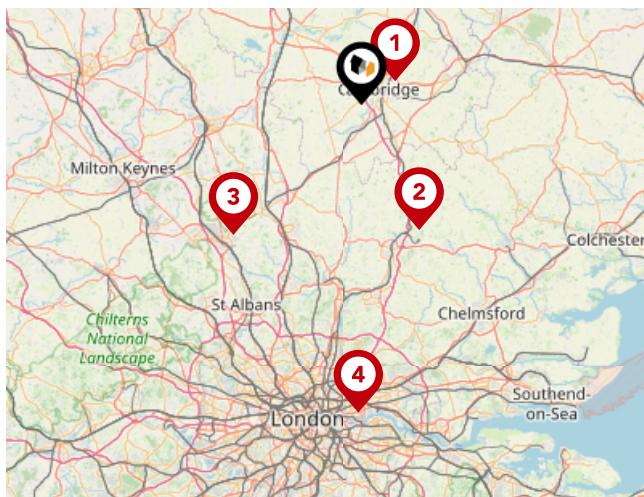
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	2.35 miles
2	Shepreth Rail Station	2.96 miles
3	Shelford (Cambs) Rail Station	3.41 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	2.61 miles
2	M11 J11	1.9 miles
3	M11 J13	4.16 miles
4	M11 J14	5.58 miles
5	M11 J10	5.01 miles

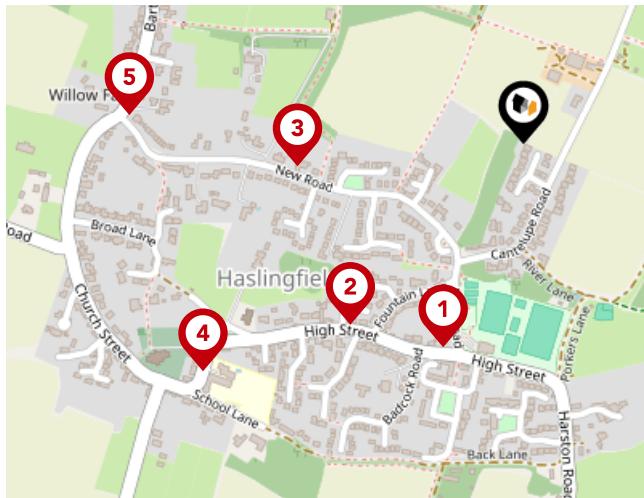


Airports/Helpads

Pin	Name	Distance
1	Cambridge	6.09 miles
2	Stansted Airport	20.06 miles
3	Luton Airport	26.54 miles
4	Silvertown	44.94 miles

Area Transport (Local)

CC&C



Bus Stops/Stations

Pin	Name	Distance
1	Badcock Road	0.25 miles
2	Fountain Lane	0.28 miles
3	The Meadows	0.26 miles
4	School	0.45 miles
5	Barton Road	0.45 miles

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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