

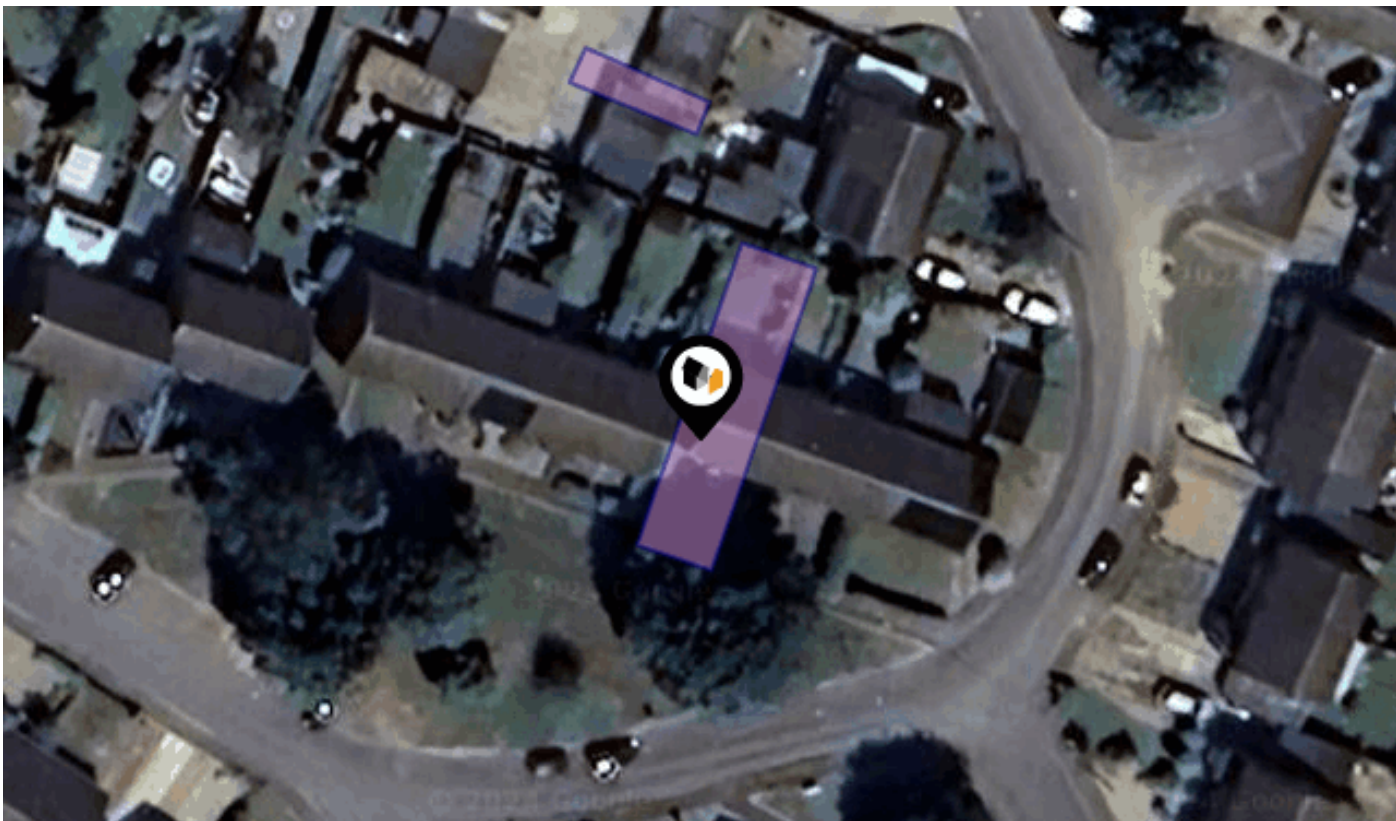


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 14th October 2024



JOPLING WAY, HAUXTON, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	785 ft ² / 73 m ²		
Plot Area:	0.05 acres		
Council Tax :	Band C		
Annual Estimate:	£2,048		
Title Number:	CB7620		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	53 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Hauxton Primary School Jopling Way Hauxton Cambridge Cambridgeshire CB22 5HY*

Reference - S/0595/13/DC
Decision: Decided
Date: 19th March 2013
Description: Discharge of Condition 4 (Travel Plan) of Planning Consent S/1198/11 for Erection of Mobile Building for Use as Pre-School with Associated Outdoor Play Area and Shed

Reference - S/2061/11
Decision: Decided
Date: 14th October 2011
Description: Discharge of Condition 8 (Bird Nest Boxes) of Planning Consent S/1198/11 for Pre-School

Reference - S/1198/11
Decision: Decided
Date: 07th July 2011
Description: Erection of a 4-bay mobile building for use as a pre-school with associated fenced outdoor play area and a shed

Planning records for: *4 Jopling Way Hauxton Cambridge Cambridgeshire CB22 5HY*

Reference - S/1287/11
Decision: Decided
Date: 28th June 2011
Description: Single Storey Side Extension

Planning records for: *13 Jopling Way Hauxton Cambridge CB22 5HY*

Reference - S/2966/16/PA	
Decision:	Decided
Date:	31st October 2016
Description:	Single storey rear extension

Planning records for: *18 Jopling Way Hauxton Cambridgeshire CB22 5HY*

Reference - 24/00275/HFUL	
Decision:	Decided
Date:	25th January 2024
Description:	Rear garden summerhouse

Planning records for: *25 Jopling Way Hauxton Cambridgeshire CB22 5HY*

Reference - S/0081/10/F	
Decision:	Decided
Date:	21st January 2010
Description:	Extension

Planning records for: *30 Jopling Way Hauxton Cambridgeshire CB22 5HY*

Reference - 22/03066/HFUL	
Decision:	Decided
Date:	06th July 2022
Description:	Single storey side extension together with ramped access and decking area and the addition of a door to the existing bedroom (rear elevation).

Planning records for: **37 Jopling Way Hauxton CB22 5HY**

Reference - S/2451/02/NMA1	
Decision:	Decided
Date:	01st April 2021
Description:	Non-material amendment on permission S/2451/02/F to change garage door to a window

Planning records for: **46 Jopling Way Hauxton Cambridge Cambridgeshire CB22 5HY**

Reference - 20/04763/HFUL	
Decision:	Decided
Date:	18th November 2020
Description:	Two storey side extension and single storey rear extension

Reference - 20/03574/HFUL	
Decision:	Decided
Date:	20th August 2020
Description:	Demolish existing garage and conservatory and construct a two storey side extension and single storey rear extension.

Planning records for: **54 Jopling Way Hauxton Cambridge Cambridgeshire CB22 5HY**

Reference - S/0449/16/LD	
Decision:	Decided
Date:	16th February 2016
Description:	Proposed Lawful Development Certificate (Existing) for retention of conservatory

Hauxton, CB22

Energy rating

C

Valid until 05.12.2033

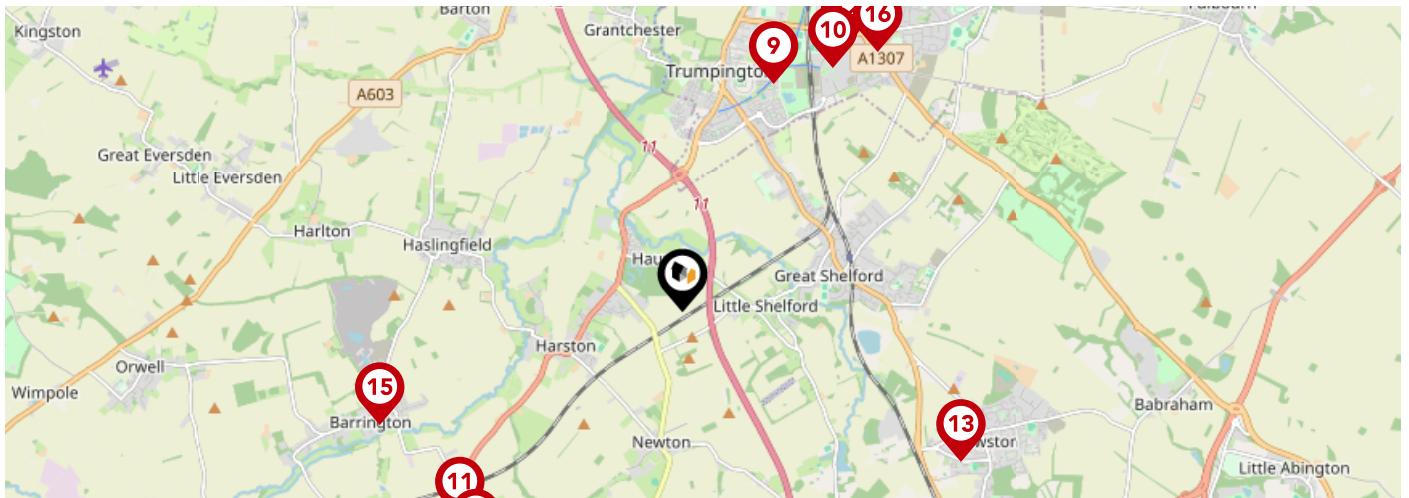
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

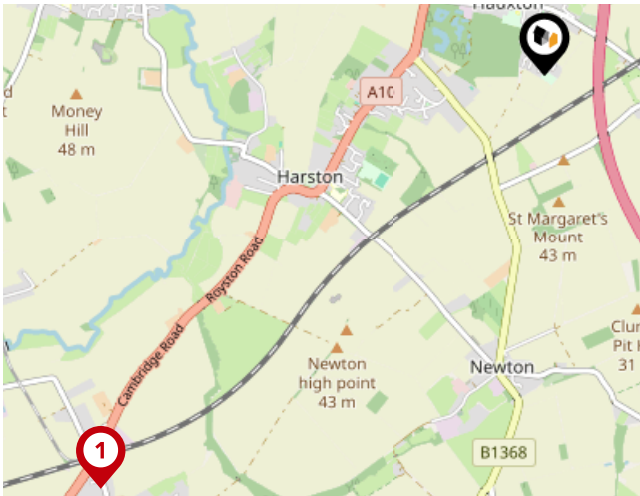
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	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:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	73 m ²



		Nursery	Primary	Secondary	College	Private
1	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:0.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:1.14	<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:1.56	<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:1.87	<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:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

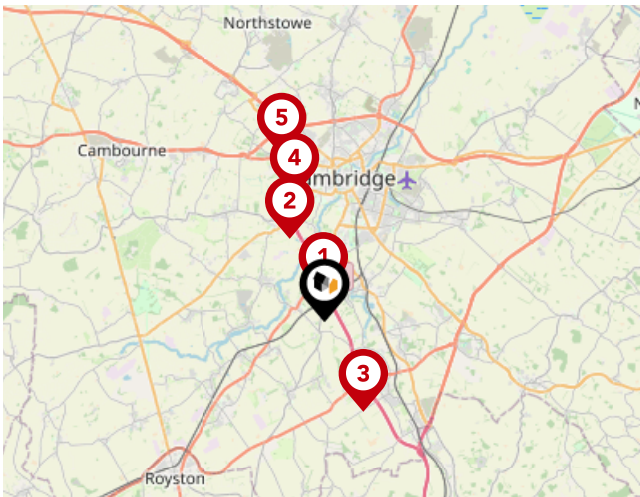


		Nursery	Primary	Secondary	College	Private
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:2.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:2.6	<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:2.78	<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:2.82	<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:2.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:2.89	<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:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:2.95	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



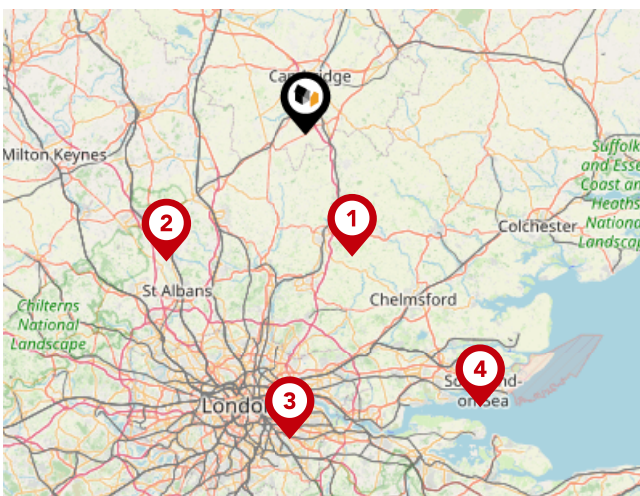
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	2.76 miles
2	Cambridge Rail Station	3.6 miles
3	Shepreth Rail Station	3.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	0.96 miles
2	M11 J12	3.25 miles
3	M11 J10	3.6 miles
4	M11 J13	4.69 miles
5	M11 J14	6.23 miles

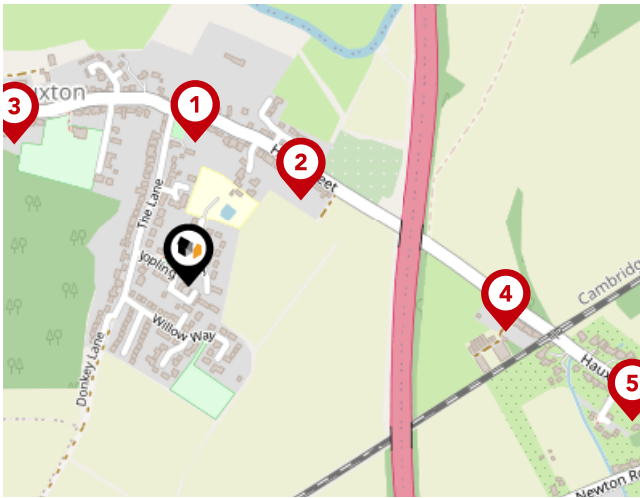


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	19.02 miles
2	Luton Airport	27.52 miles
3	Silvertown	44.54 miles
4	Southend-on-Sea	47.46 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	The Lane	0.16 miles
2	Jackson Close	0.16 miles
3	St Edmund's Church	0.26 miles
4	Hauxton Road	0.37 miles
5	Moor Close	0.53 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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