



See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 22nd July 2024



CHAPEL HILL, 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:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,517 ft ² / 141 m ²		
Plot Area:	0.35 acres		
Year Built :	1930-1949		
Council Tax :	Band F		
Annual Estimate:	£3,328		
Title Number:	CB162674		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *2 Chapel Hill Haslingfield Cambridgeshire CB23 1JJ*

Reference - 23/0011/TTCA	
Decision:	Decided
Date:	05th January 2023
Description:	T1 Pear tree - fell

Reference - 23/0011/TTCA	
Decision:	Decided
Date:	04th January 2023
Description:	T1 Pear tree - fell

Reference - 23/0011/TTCA	
Decision:	Decided
Date:	05th January 2023
Description:	T1 Pear tree - fell

Reference - 23/00026/HFUL	
Decision:	Decided
Date:	04th January 2023
Description:	Two Storey side extension with front facing dormer window; Single storey rear extension and extensions to front porch.

Haslingfield, CAMBRIDGE, CB23

Energy rating

E

Valid until 16.07.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Additional EPC Data

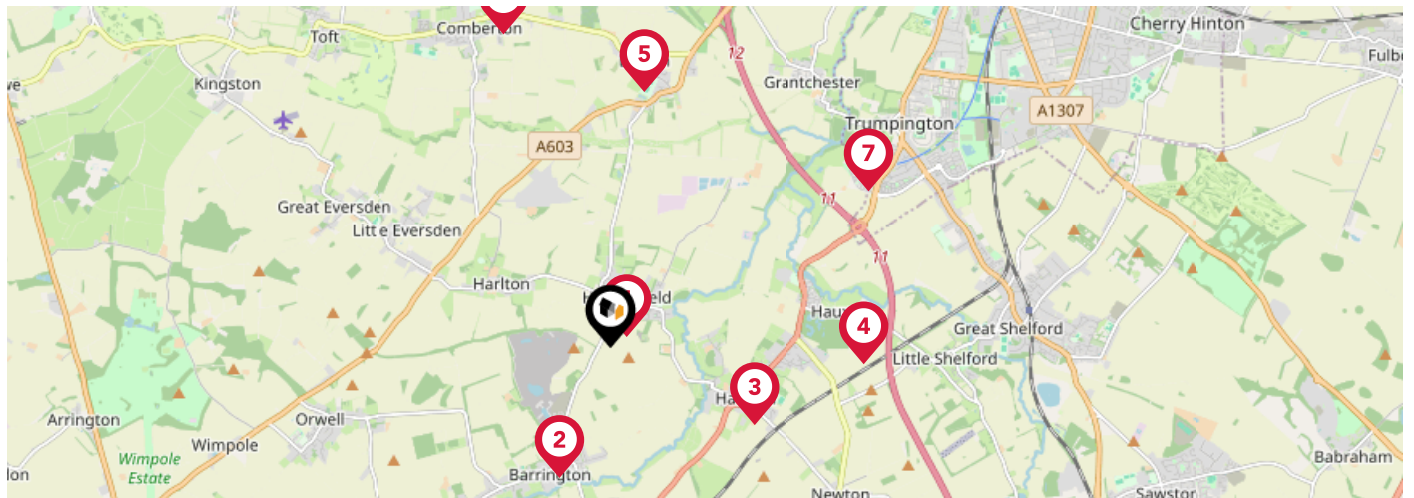
Property Type:	Detached bungalow
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 39% of fixed outlets
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	141 m ²

Water Supply

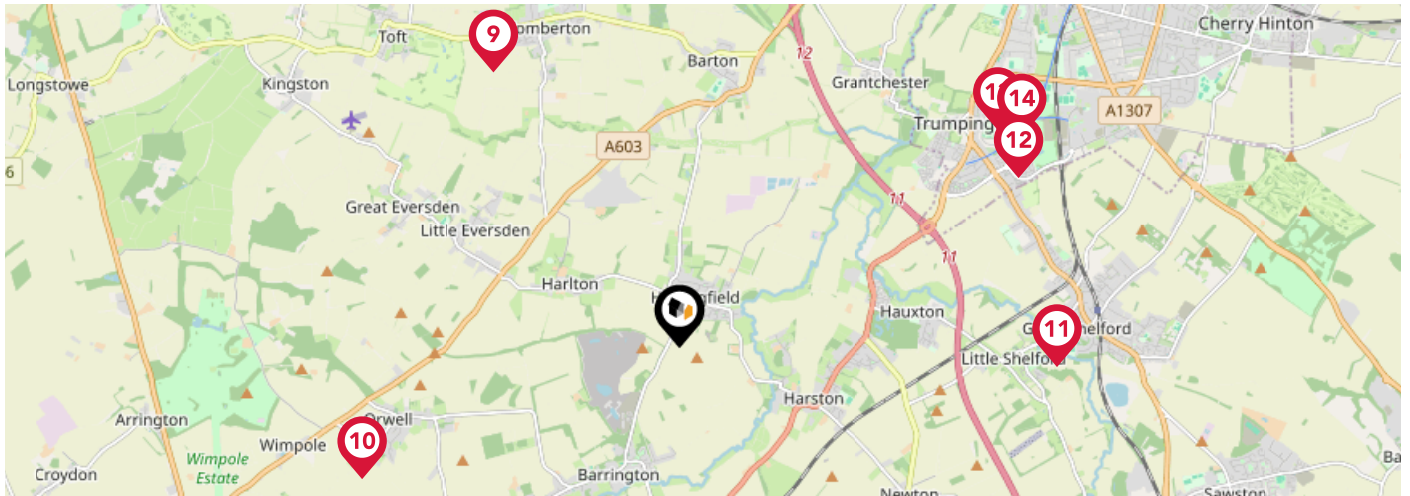
Cambridge Water

Drainage

Septic Tank



		Nursery	Primary	Secondary	College	Private
	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 162 Distance:0.17	<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: 104 Distance:1.26	<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: 135 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hauxton Primary School Ofsted Rating: Good Pupils: 96 Distance:2.3	<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: 103 Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foxton Primary School Ofsted Rating: Good Pupils: 94 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 275 Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meridian Primary School Ofsted Rating: Good Pupils: 184 Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

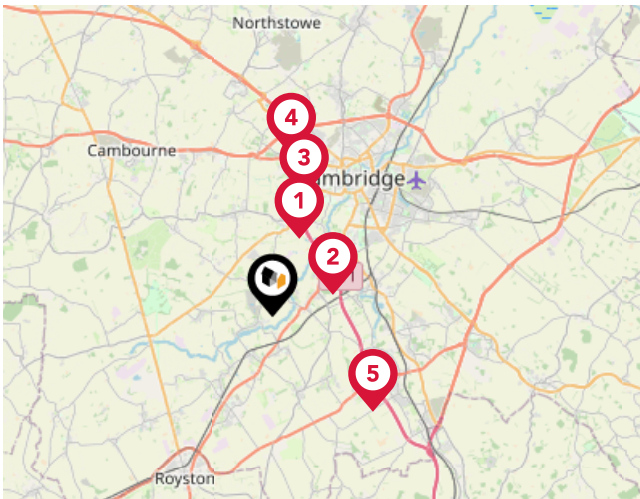


		Nursery	Primary	Secondary	College	Private
	Comberton Village College Ofsted Rating: Outstanding Pupils: 1906 Distance:3.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 109 Distance:3.13	<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: 209 Distance:3.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 207 Distance:3.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fawcett Primary School Ofsted Rating: Good Pupils: 444 Distance:3.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Community College Ofsted Rating: Requires Improvement Pupils: 406 Distance:3.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thriplow CofE VA Primary School Ofsted Rating: Good Pupils: 141 Distance:3.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Aurora Meldreth Manor School Ofsted Rating: Good Pupils: 25 Distance:3.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



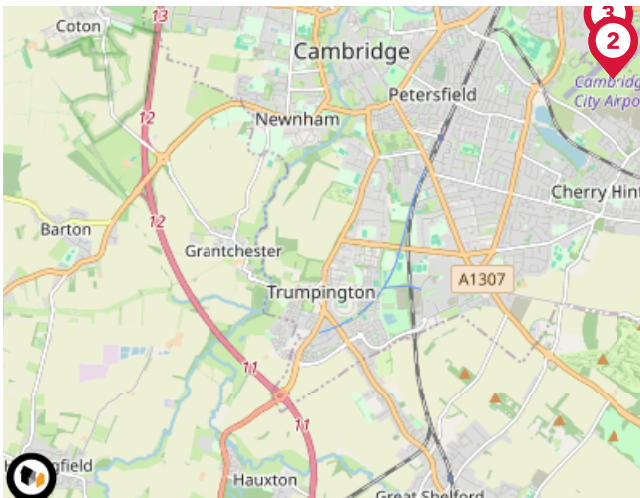
National Rail Stations

Pin	Name	Distance
1	Foxtton Rail Station	2.04 miles
2	Foxtton Rail Station	2.04 miles
3	Shepreth Rail Station	2.5 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	3.04 miles
2	M11 J11	2.4 miles
3	M11 J13	4.57 miles
4	M11 J14	5.94 miles
5	M11 J10	5.08 miles

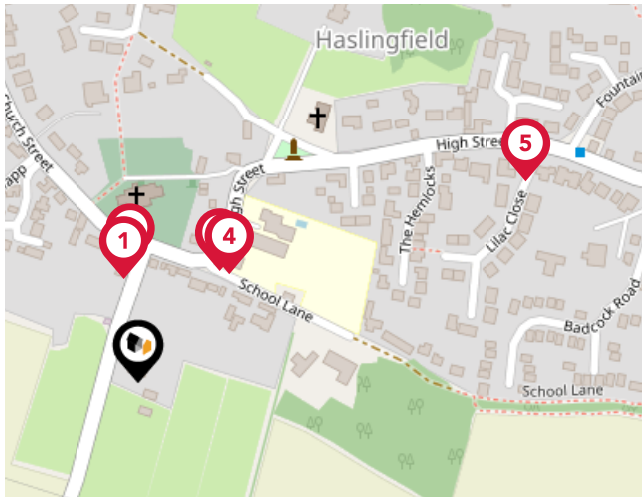


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	6.61 miles
2	Cambridge Airport	6.61 miles
3	Cambridge Airport	6.73 miles
4	London Stansted Airport	19.95 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chapel Hill	0.06 miles
2	Chapel Hill	0.07 miles
3	School	0.08 miles
4	School	0.08 miles
5	Fountain Lane	0.25 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

