

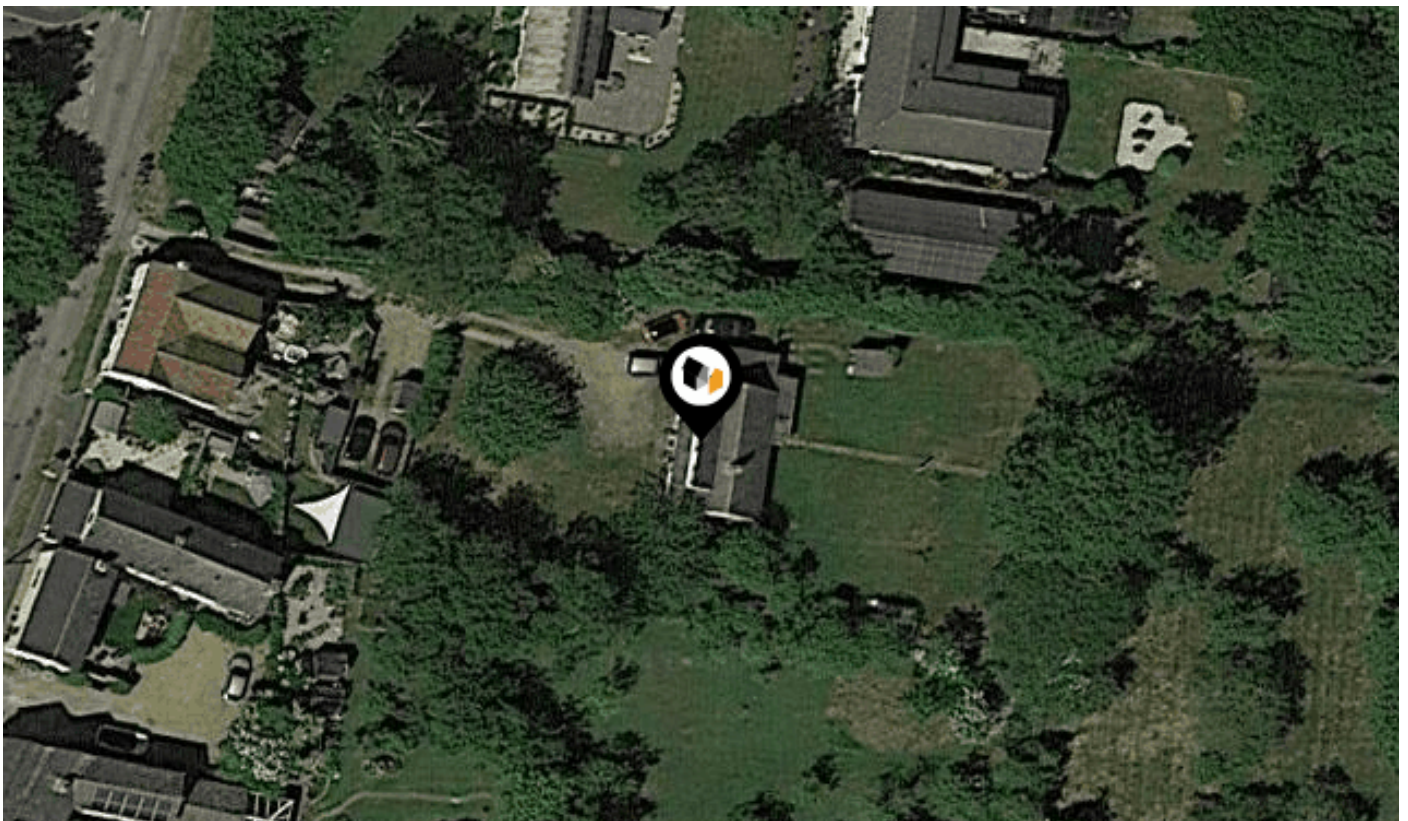


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# MIR: Material Info

The Material Information Affecting this Property

Wednesday 24<sup>th</sup> July 2024



**BARTON ROAD, HASLINGFIELD, CAMBRIDGE, CB23**

## Cooke Curtis & Co

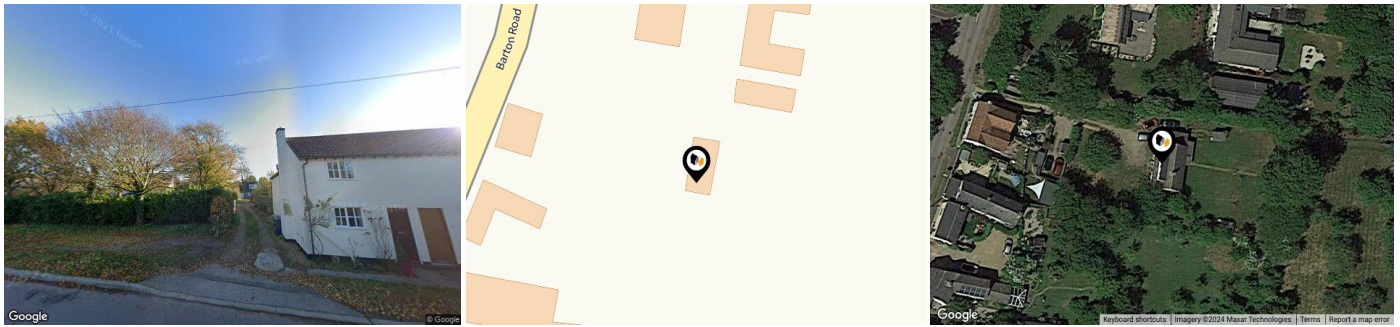
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	1,237 ft <sup>2</sup> / 115 m <sup>2</sup>
<b>Council Tax :</b>	Band E
<b>Annual Estimate:</b>	£2,816

## Local Area

<b>Local Authority:</b>	Cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>5</b> mb/s	<b>37</b> mb/s	<b>900</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: *60 Barton Road Haslingfield Cambridge Cambridgeshire CB23 1LL*

Reference - S/3557/16/FL	
Decision:	Decided
Date:	20th December 2016
Description:	Proposed front and rear Extensions

Planning records for: *2 Barton Road Haslingfield Cambridgeshire CB23 1LL*

Reference - 20/02161/CONDE	
Decision:	Decided
Date:	23rd March 2023
Description:	Submission of details required by partial discharge of condition 8 (Materials) of planning permission 20/02161/FUL - In respect of the proposed weatherboarding only for Units 1-3

Reference - F/YR23/0445/F	
Decision:	Awaiting decision
Date:	26th April 2023
Description:	Erect a first-floor extension to rear of dwelling

Reference - 22/03809/CONDC	
Decision:	Decided
Date:	10th July 2023
Description:	Submission of details required by condition 3 (External materials) of planning permission 22/03809/S73

Planning records for: *2 Barton Road Haslingfield Cambridgeshire CB23 1LL*

Reference - 21/05355/CONDB	
Decision:	Decided
Date:	23rd March 2023
Description:	Submission of details required by condition 11 (Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP)) of planning permission 21/05355/FUL

Reference - S/2903/14/NMA1	
Decision:	Decided
Date:	10th July 2023
Description:	Non material amendment on application S/2903/14/COND15A for the replacement of footbridges 3, 4, 5, 6, 7 with culverts.

Reference - 23/00526/TRCA	
Decision:	Decided
Date:	23rd March 2023
Description:	Work on two banks of cypress trees - CT1 crown reduction to reduce the height of all trees in the bank to 4m - CT2 crown reduction to reduce the height of all trees in the bank to 4m. Deadwood and damaged branches will be removed as part of the work.

Reference - 23/0428/TTCA	
Decision:	Awaiting decision
Date:	26th April 2023
Description:	T13. Ash - severely decayed at base and up to 2.5m - fell.T15. Ash - covered in dead Ivy, tree is dead - fell.

Planning records for: *2 Barton Road Haslingfield Cambridgeshire CB23 1LL*

<b>Reference - 23/01212/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 29th June 2023
<b>Description:</b> Conversion of existing church parish hall into residential units
<b>Reference - 22/0941/TTPO</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd August 2022
<b>Description:</b> T1 - A Large monolith ash tree re-trenched need to fell to ground level.
<b>Reference - 22/03809/S73</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd August 2022
<b>Description:</b> S73 Variation of condition 2 (Approved plans) of planning permission 21/05355/FUL (Demolition of 2 Barton Road and construction of 2 No. bungalows and 1 No. dwellinghouse with associated gardens and parking) amendments contained in the covering letter dated 22 August 2022
<b>Reference - S/0374/09/F</b>
<b>Decision:</b> Decided
<b>Date:</b> 22nd July 2009
<b>Description:</b> Change of use from post office to residential use.

Planning records for: *2 Barton Road Haslingfield Cambridgeshire CB23 1LL*

Reference - 21/05355/CONDC	
<b>Decision:</b>	Decided
<b>Date:</b>	23rd March 2023
<b>Description:</b>	Submission of details required by condition 17 (Construction Environmental Management Plan) of planning permission 21/05355/FUL

Reference - 21/00560/CONDA	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	07th March 2023
<b>Description:</b>	Submission of details required by condition 7 (Arboricultural Method Statement and Tree Protection Strategy) of planning permission 21/00560/FUL

Reference - 22/03809/CONDA	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	26th April 2023
<b>Description:</b>	Submission of details required by condition 18 (Drainage Scheme), 19 (Flood Mitigation Measures) and 21 (10% Carbon Reduction) of planning permission 22/03809/S73

Reference - 20/03339/NMA1	
<b>Decision:</b>	Decided
<b>Date:</b>	10th July 2023
<b>Description:</b>	Non material amendment on application 20/03339/FUL for additional of Solar Panels to western elevation of building.

Planning records for: **2 Barton Road Haslingfield Cambridgeshire CB23 1LL**

Reference - 22/03809/CONDD	
Decision:	Awaiting decision
Date:	01st May 2024
Description:	Submission of details required by condition 5 (Hard and Soft Landscaping), 14 (Biodiversity Enhancement Plan) and 15 (Biodiversity External Lighting) of planning permission 22/03809/S73

Reference - 22/03809/CONDB	
Decision:	Decided
Date:	29th June 2023
Description:	Submission of details required by condition 18 (Surface/Foul Water) and 19 ( Flood Resilient) of planning permission 22/03809/S73

Reference - 21/05355/CONDA	
Decision:	Decided
Date:	07th March 2023
Description:	Submission of details required by condition 10 (Traffic Management Plan) and 22 (Water Efficiency) of planning permission 21/05355/FUL

Planning records for: **2 Barton Road Haslingfield CB23 1LL**

Reference - 21/05355/FUL	
Decision:	Decided
Date:	07th December 2021
Description:	Demolition of 2 Barton Road and construction of 2 No. bungalows and 1 No. dwellinghouse with associated gardens and parking.



Planning records for: **2 Barton Road Haslingfield CB23 1LL**

Reference - 21/00544/FUL	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	09th February 2021
<b>Description:</b>	Demolition and reconstruction of 2 Barton Road with a single detached garage and 3no dwellings with attached garages and associated gardens and parking.

Planning records for: **21 Barton Road Haslingfield Cambridgeshire CB23 1LL**

Reference - 23/01460/HHFUL	
<b>Decision:</b>	Withdrawn
<b>Date:</b>	01st August 2023
<b>Description:</b>	Erection of a new single storey rear extension, Demolition of porch, alterations to facade including new windows and doors along with render and timber cladding, internal alterations and associated works (part retrospective)

Reference - 23/02986/HFUL	
<b>Decision:</b>	Withdrawn
<b>Date:</b>	01st August 2023
<b>Description:</b>	Retrospective installation of an Air Source Heat Pump

Reference - F/YR24/3043/COND	
<b>Decision:</b>	Decided
<b>Date:</b>	19th February 2024
<b>Description:</b>	Details reserved by Condition 08 (Materials), 09 (External Lighting), 11 (Landscaping), 13 (Bird and Bat Boxes), 14 (Ventilation), 16 (ATM) and 17 (Security) of planning permission F/YR22/0724/F(Construction of building containing three units for use as a hot food takeaway (unit 1); retail shop with post office (unit 2) and retail convenience store (unit 3) and an ATM with a one bedroom flat above units 1 and 2, with vehicular access, car park to the front and delivery and turning area to the rear with 1.8 metre close boarded boundary screening)



Planning records for: **21 Barton Road Haslingfield Cambridgeshire CB23 1LL**

Reference - 23/00857/TRE	
Decision:	Decided
Date:	01st August 2023
Description:	T1, T2, T3 Ginkgo Biloba - Crown lift on garden/property side to 3.5m to clear building and provide additional clearance over fence line

Reference - 24/00585/HFUL	
Decision:	Withdrawn
Date:	19th February 2024
Description:	Retrospective Installation of an Air Source Heat Pump to replace gas boiler.

Planning records for: **22 Barton Road Haslingfield Cambridge Cambridgeshire CB23 1LL**

Reference - S/0887/13/FL	
Decision:	Decided
Date:	29th April 2013
Description:	Front side and rear extensions and alterations to existing dwelling.

Reference - S/1889/14/DC	
Decision:	Decided
Date:	28th May 2014
Description:	Discharge of Condition 3 of S/0887/13 - Joinery

Planning records for: **23 Barton Road Haslingfield Cambridgeshire CB23 1LL**

Reference - S/1802/08/F	
Decision:	Decided
Date:	03rd November 2008
Description:	Extension to existing house

Planning records for: **24 Barton Road Haslingfield CB23 1LL**

Reference - 20/04691/HFUL	
Decision:	Awaiting decision
Date:	16th November 2020
Description:	Single storey rear extension

Planning records for: **26 Barton Road Haslingfield CB23 1LL**

Reference - 20/04799/HFUL	
Decision:	Decided
Date:	23rd November 2020
Description:	Single storey rear extension

Planning records for: **Rose Cottage 31 Barton Road Haslingfield Haslingfield Cambridgeshire CB23 1LL**

Reference - S/2121/15/FL	
Decision:	Decided
Date:	17th August 2015
Description:	Alterations to garage to create annexe and new entrance porch link to main dwelling

Planning records for: **34 Barton Road Haslingfield Cambridgeshire CB23 1LL**

Reference - S/1485/08/F	
Decision:	Decided
Date:	27th August 2008
Description:	Conservatory

Planning records for: **39 Barton Road Haslingfield Cambridge Cambridgeshire CB23 1LL**

Reference - S/1839/13/LD	
Decision:	Decided
Date:	21st August 2013
Description:	Application for a lawful development certificate for a proposed single storey rear extension

Planning records for: **44 Barton Road Haslingfield Cambridge Cambridgeshire CB23 1LL**

Reference - S/1504/10	
Decision:	Decided
Date:	07th September 2010
Description:	Conservatory

Planning records for: **46 Barton Road Haslingfield Cambridge Cambridgeshire CB23 1LL**

Reference - S/3914/17/LB	
Decision:	Decided
Date:	02nd November 2017
Description:	Demolition of single storey rear extension and side lean-to and construction of two storey rear extension single storey rear glazed link and single storey rear extension and internal alterations

Planning records for: **46 Barton Road Haslingfield Cambridgeshire CB23 1LL**

<b>Reference - 24/01200/LBC</b>
<b>Decision:</b> Withdrawn
<b>Date:</b> 28th March 2024
<b>Description:</b> Removal of existing timber picket fence to front elevation of property and replace with low level brick wall.
<b>Reference - 20/02920/LBC</b>
<b>Decision:</b> Decided
<b>Date:</b> 02nd July 2020
<b>Description:</b> Retrospective repair to exposed south facing clunch wall.
<b>Reference - S/2228/13/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 22nd November 2013
<b>Description:</b> Single Storey Extension Alterations and Erection of Garage and Gates
<b>Reference - S/1639/12/LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 30th August 2012
<b>Description:</b> Demolition single storey extension and alterations - Demlish lean-to extend to side and rear alter partitions and reconstruct partition of W.C install rooflights

Planning records for: **46 Barton Road Haslingfield Cambridge Cambridgeshire CB23 1LL**

Reference - S/2229/13/LB	
Decision:	Decided
Date:	22nd November 2013
Description:	Rear Extension Internal and External Alterations Extend and Alter Lean-to Extend Single Storey and Link Alter Partitions Openings and Insert Sunpipes to Rear Range Insert First Floor Shower Room Partition and Vent.

Reference - 24/01257/FUL	
Decision:	Awaiting decision
Date:	28th March 2024
Description:	Demolition of existing commercial buildings and erection of 5 No. dwellings with associated parking, amenity space and landscaping

Reference - 21/00678/LBC	
Decision:	Awaiting decision
Date:	15th February 2021
Description:	Replace 4 No. timber single glazed modern softwood windows to the front elevation with bespoke made like for like slimline double glazed Accoya casement windows.

Reference - S/0552/17/FL	
Decision:	Decided
Date:	17th February 2017
Description:	Demolition of single storey rear extension and lean-to construction of two storey rear extension & internal alterations

Planning records for: *46 Barton Road Haslingfield Cambridge Cambridgeshire CB23 1LL*

<b>Reference - S/0553/17/LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 17th February 2017
<b>Description:</b> Demolition of single storey rear extension and lean-to construction of two storey rear extension & internal alterations
<b>Reference - 24/80115/COND</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 28th March 2024
<b>Description:</b> Discharge of Conditions 4 (Tree Protection Plan), 5 (Arboricultural Method Statement) and 6 (Tree Monitoring) of 22/02542/FUL.
<b>Reference - S/1640/12/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 30th August 2012
<b>Description:</b> Single storey extension alterations erection of garage and gates
<b>Reference - S/3913/17/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 02nd November 2017
<b>Description:</b> Demolition of single storey rear extension and side lean-to and construction of two storey rear extension and internal alterations.

Planning records for: **46 Barton Road Haslingfield Cambridgeshire CB23 1LL**

Reference - 24/02102/HFUL	
Decision:	Awaiting decision
Date:	31st May 2024
Description:	Removal of existing timber picket fence to front elevation of property and replace with low level brick wall.

Planning records for: **56 Barton Road Haslingfield Cambridge Cambridgeshire CB23 1LL**

Reference - 21/02897/HFUL	
Decision:	Decided
Date:	21st June 2021
Description:	Erection of an outbuilding for the storage of cycles.

Planning records for: **64 Barton Road Haslingfield Cambridgeshire CB23 1LL**

Reference - 24/01616/CLUED	
Decision:	Decided
Date:	29th April 2024
Description:	Certificate of lawfulness under S191 for existing use of land as garden land together with enclosing fence.



Haslingfield, CAMBRIDGE, CB23

Energy rating

**D**

Valid until 11.06.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	60   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 75% of fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	115 m <sup>2</sup>

## Electricity Supply

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Eon

## Gas Supply

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Eon

## Central Heating

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Gas central heating

## Water Supply

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Cambridge Water

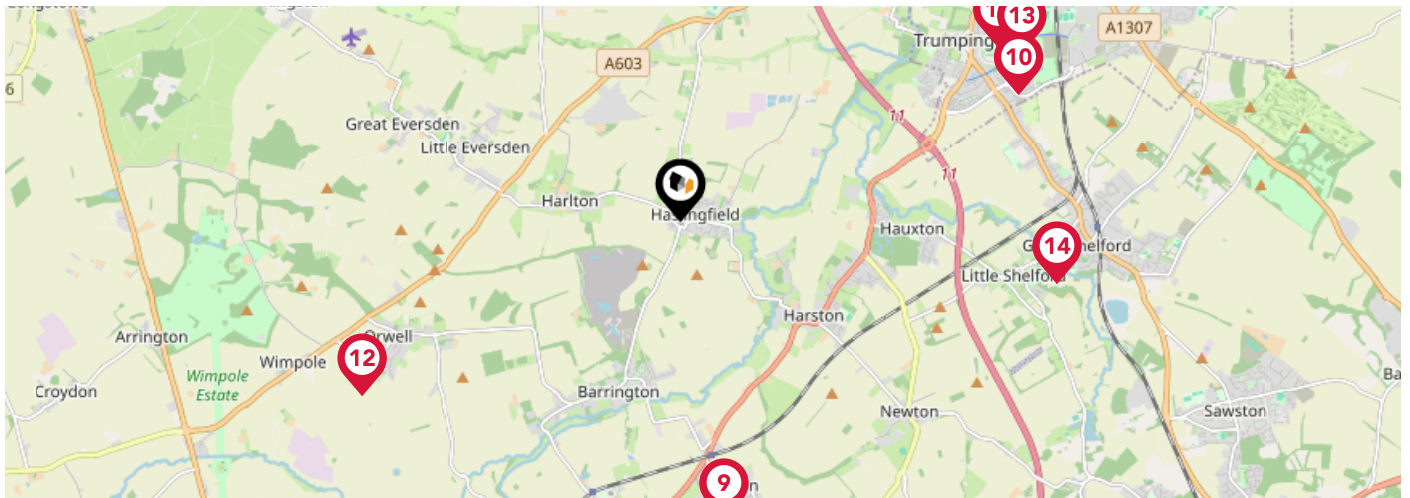
## Drainage

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Anglian Water



		Nursery	Primary	Secondary	College	Private
	<b>Haslingfield Endowed Primary School</b> Ofsted Rating: Good   Pupils: 162   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barrington CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 104   Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harston and Newton Community Primary School</b> Ofsted Rating: Good   Pupils: 135   Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barton CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 103   Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hauxton Primary School</b> Ofsted Rating: Good   Pupils: 96   Distance:2.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Meadows Primary School</b> Ofsted Rating: Good   Pupils: 275   Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meridian Primary School</b> Ofsted Rating: Good   Pupils: 184   Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Comberton Village College</b> Ofsted Rating: Outstanding   Pupils: 1906   Distance:2.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

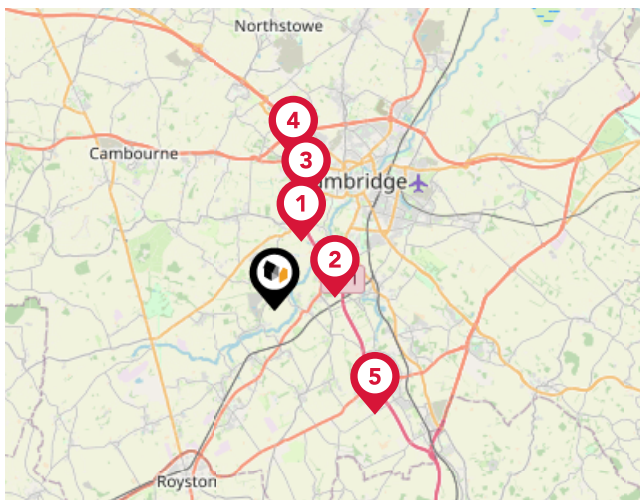


		Nursery	Primary	Secondary	College	Private
	<b>Foxton Primary School</b> Ofsted Rating: Good   Pupils: 94   Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Park Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fawcett Primary School</b> Ofsted Rating: Good   Pupils: 444   Distance:3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Petersfield CofE Aided Primary School</b> Ofsted Rating: Good   Pupils: 109   Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Community College</b> Ofsted Rating: Requires Improvement   Pupils: 406   Distance:3.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great and Little Shelford CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:3.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coton Church of England (Voluntary Controlled) Primary School</b> Ofsted Rating: Outstanding   Pupils: 114   Distance:3.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newnham Croft Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



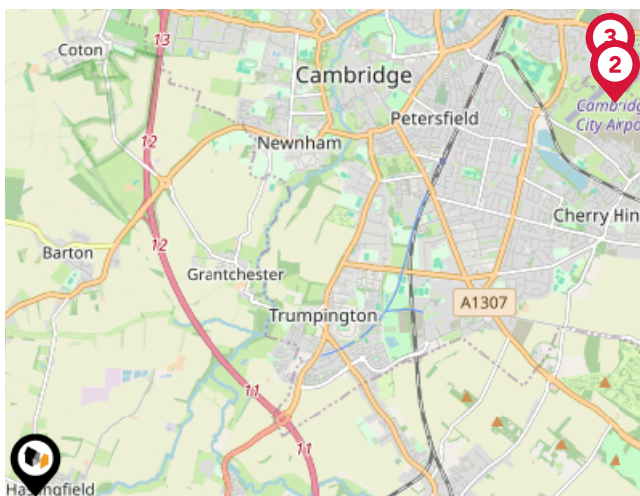
### National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	2.42 miles
2	Foxton Rail Station	2.43 miles
3	Shepreth Rail Station	2.88 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	2.67 miles
2	M11 J11	2.29 miles
3	M11 J13	4.19 miles
4	M11 J14	5.55 miles
5	M11 J10	5.34 miles

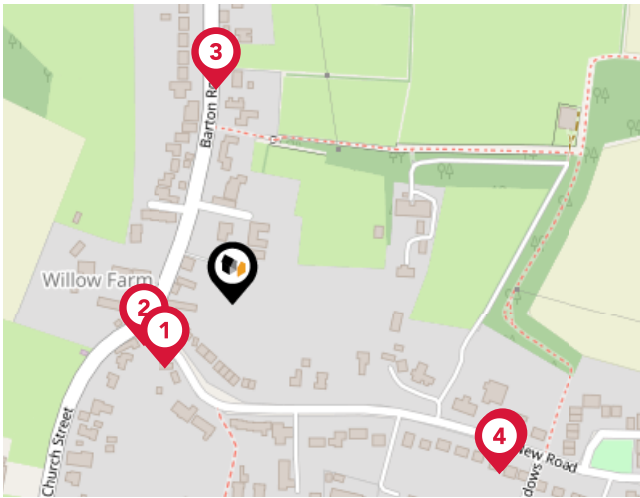


### Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	6.38 miles
2	Cambridge Airport	6.38 miles
3	Cambridge Airport	6.49 miles
4	London Stansted Airport	20.3 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Barton Road	0.05 miles
2	Post Office	0.06 miles
3	Pates Close	0.12 miles
4	The Meadows	0.18 miles
5	The Meadows	0.18 miles





### Cooke Curtis & Co

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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

# 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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