

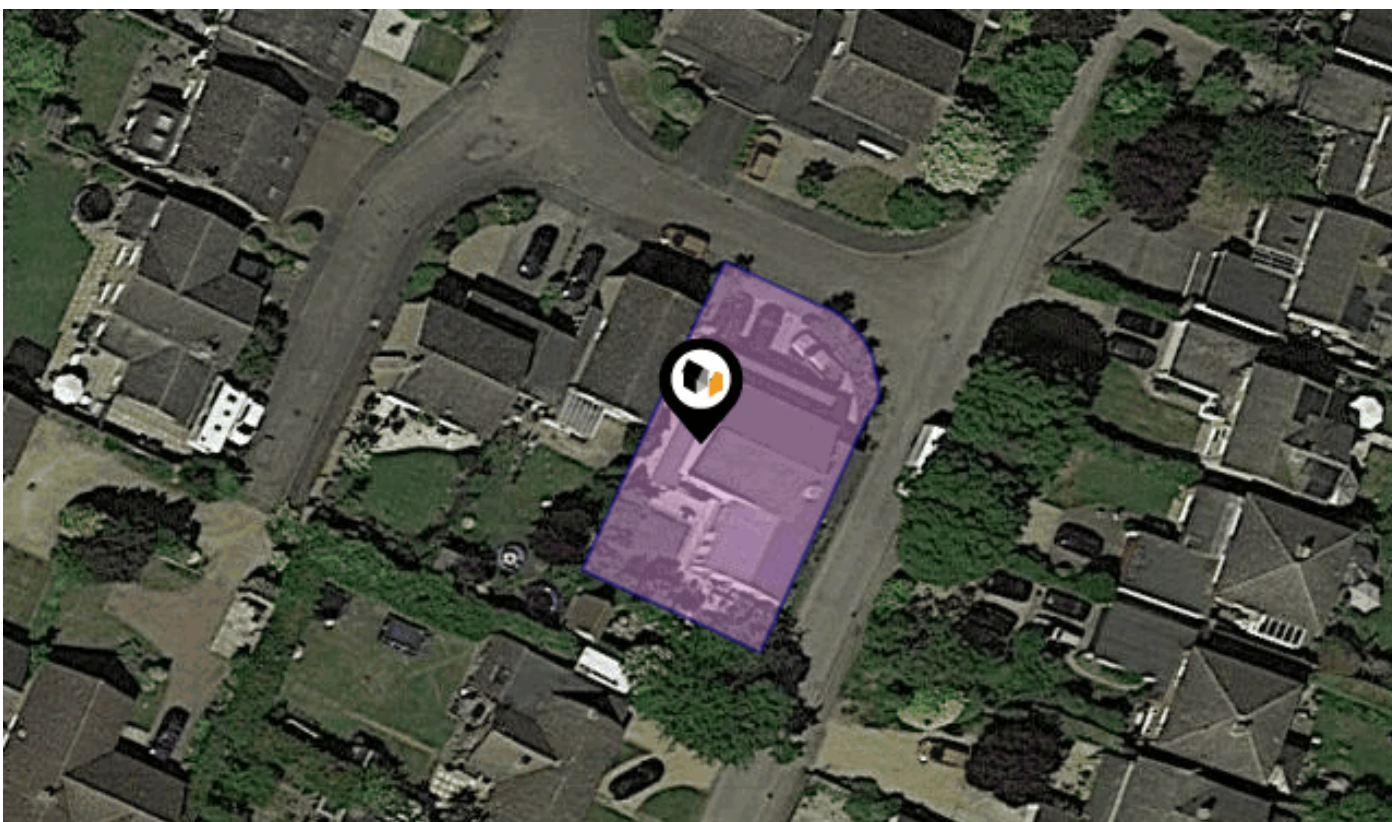


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Monday 09<sup>th</sup> September 2024



**MOSS DRIVE, HASLINGFIELD, CAMBRIDGE, CB23**

## Cooke Curtis & Co

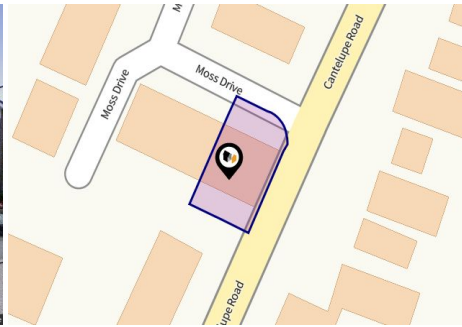
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	5		
<b>Floor Area:</b>	2,271 ft <sup>2</sup> / 211 m <sup>2</sup>		
<b>Plot Area:</b>	0.11 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,328		
<b>Title Number:</b>	CB84092		

## Local Area

<b>Local Authority:</b>	South cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Low

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

<b>4</b> mb/s	<b>46</b> mb/s	<b>900</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Moss Drive, Haslingfield, Cambridge, CB23*

<b>Reference - S/0548/14/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 05th March 2014
<b>Description:</b> Front side and rear single storey extensions and outbuilding (part built)
<b>Reference - 23/03295/HFUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 28th August 2023
<b>Description:</b> First floor side and rear extension.
<b>Reference - 22/04896/HFUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 09th November 2022
<b>Description:</b> First floor side and rear extension
<b>Reference - 23/00616/HFUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 20th February 2023
<b>Description:</b> Erection of a single storey rear extension on existing footings.

# Planning History

## This Address



Planning records for: *Moss Drive, Haslingfield, Cambridge, CB23*

Reference - S/1336/14/DC	
<b>Decision:</b>	Decided
<b>Date:</b>	11th June 2014
<b>Description:</b>	Discharge of Condition 4 (Landscaping) of Planning Permisison Reference S/0548/14
Reference - 23/00618/HFUL	
<b>Decision:</b>	Decided
<b>Date:</b>	20th February 2023
<b>Description:</b>	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

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)

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

<b>Reference - 24/02078/HFUL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	30th May 2024
<b>Description:</b>	Detached outbuilding/home gym to rear

Haslingfield, CB23

Energy rating

# C

Valid until 14.06.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, with external insulation
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	211 m <sup>2</sup>



## Electricity Supply

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Eon Next

## Gas Supply

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Eon Next

## Central Heating

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Gas central heating

## Water Supply

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Cambridge Water

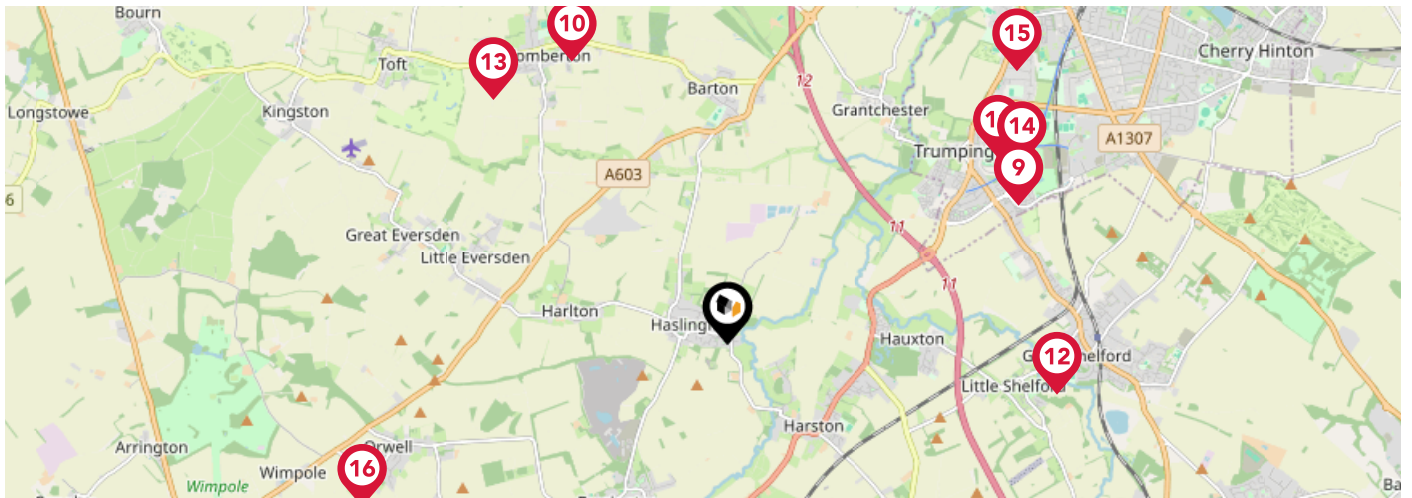
## Drainage

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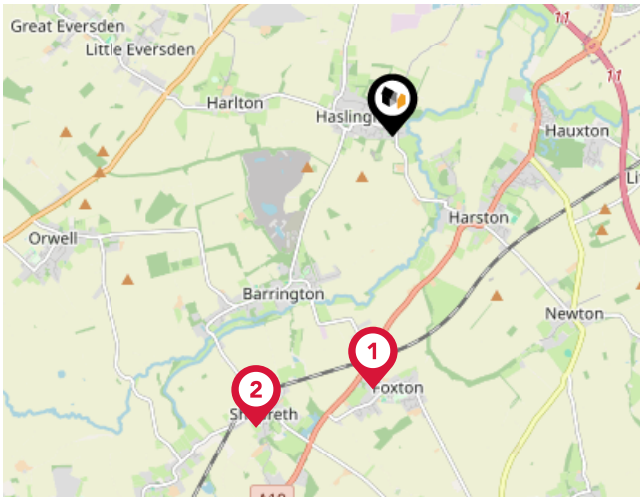
Anglian water



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Haslingfield Endowed Primary School</b> Ofsted Rating: Good   Pupils: 137   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Harston and Newton Community Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Barrington CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 157   Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hauxton Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Barton CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Trumpington Meadows Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Selwyn Hall School</b> Ofsted Rating: Good   Pupils: 10   Distance:2.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Foxton Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

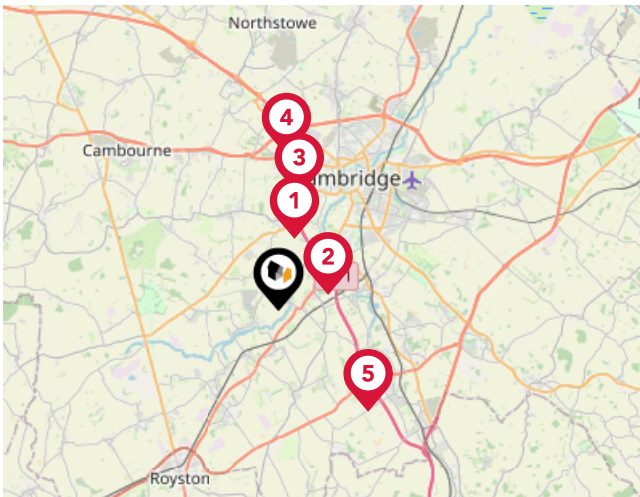


		Nursery	Primary	Secondary	College	Private
	<b>Trumpington Park Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meridian Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:2.95	<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: 423   Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great and Little Shelford CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:3.03	<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: 1930   Distance:3.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Community College</b> Ofsted Rating: Good   Pupils: 491   Distance:3.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Faith's School</b> Ofsted Rating: Not Rated   Pupils: 577   Distance:3.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Petersfield CofE Aided Primary School</b> Ofsted Rating: Good   Pupils: 121   Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



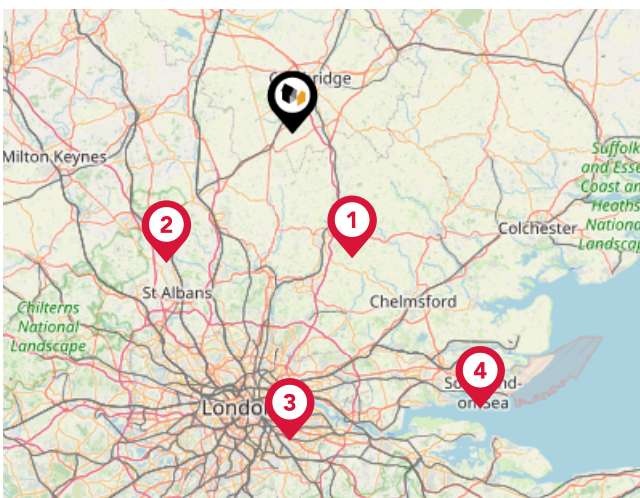
## National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	2.3 miles
2	Shepreth Rail Station	2.92 miles
3	Cambridge Rail Station	4.36 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	2.65 miles
2	M11 J11	1.9 miles
3	M11 J13	4.21 miles
4	M11 J14	5.62 miles
5	M11 J10	4.97 miles

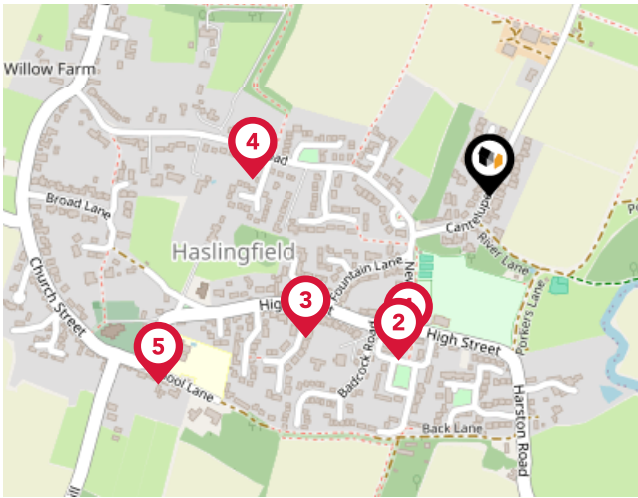


## Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	20.13 miles
2	Luton Airport	26.47 miles
3	Silvertown	44.9 miles
4	Southend-on-Sea	48.83 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Recreation Ground	0.19 miles
2	Badcock Road	0.21 miles
3	Fountain Lane	0.26 miles
4	The Meadows	0.27 miles
5	School	0.43 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



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# 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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