

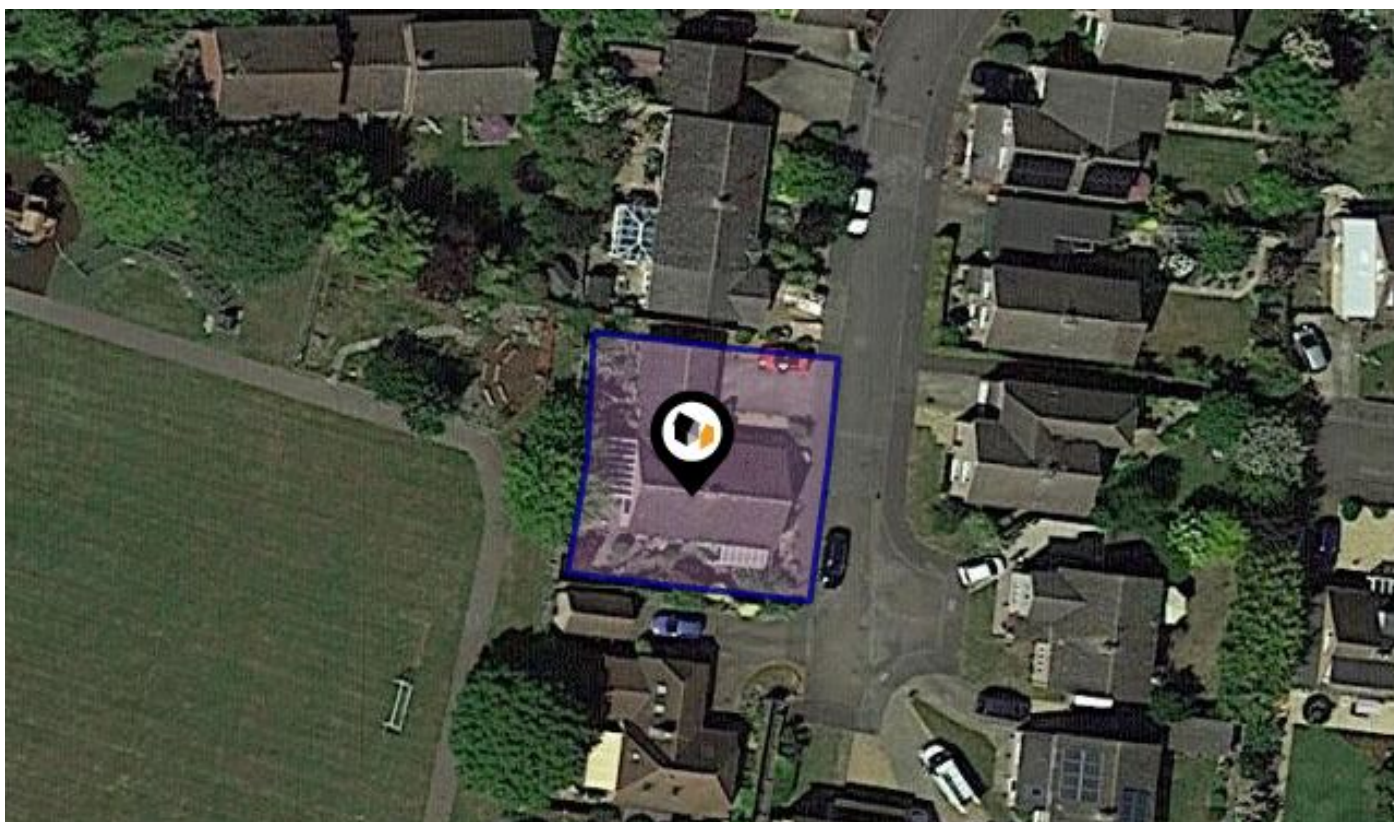


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MIR: Material Info

The Material Information Affecting this Property

Tuesday 18th February 2025



THE HEMLOCKS, HASLINGFIELD, CAMBRIDGE, CB23

Price Estimate : £625,000

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

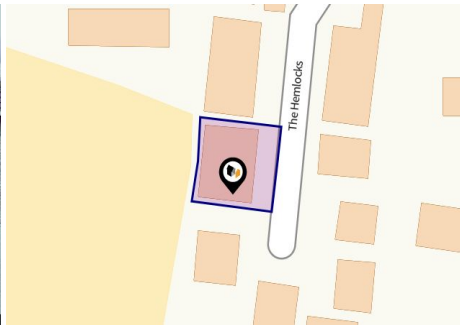
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Property

Type:	Detached	Price Estimate:	£625,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,108 ft ² / 103 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band E		
Annual Estimate:	£2,816		
Title Number:	CB325078		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	7	80	900
• Surface Water	Very Low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning records for: **6 The Hemlocks Haslingfield Cambridge Cambridgeshire CB23 1LE**

Reference - S/2649/18/FL	
Decision:	Decided
Date:	10th July 2018
Description:	Proposed Garage Conversion and Window Replacement/Alteration

Planning records for: **9 The Hemlocks Haslingfield Cambridgeshire CB23 1LE**

Reference - S/1442/09/F	
Decision:	Decided
Date:	06th October 2009
Description:	Extensions and Alterations

Planning records for: **17 The Hemlocks Haslingfield Cambridgeshire CB23 1LE**

Reference - 23/00047/CL2PD	
Decision:	Decided
Date:	06th January 2023
Description:	Certificate Of Lawfulness Under S192 for erection of a garden studio/office in rear garden.

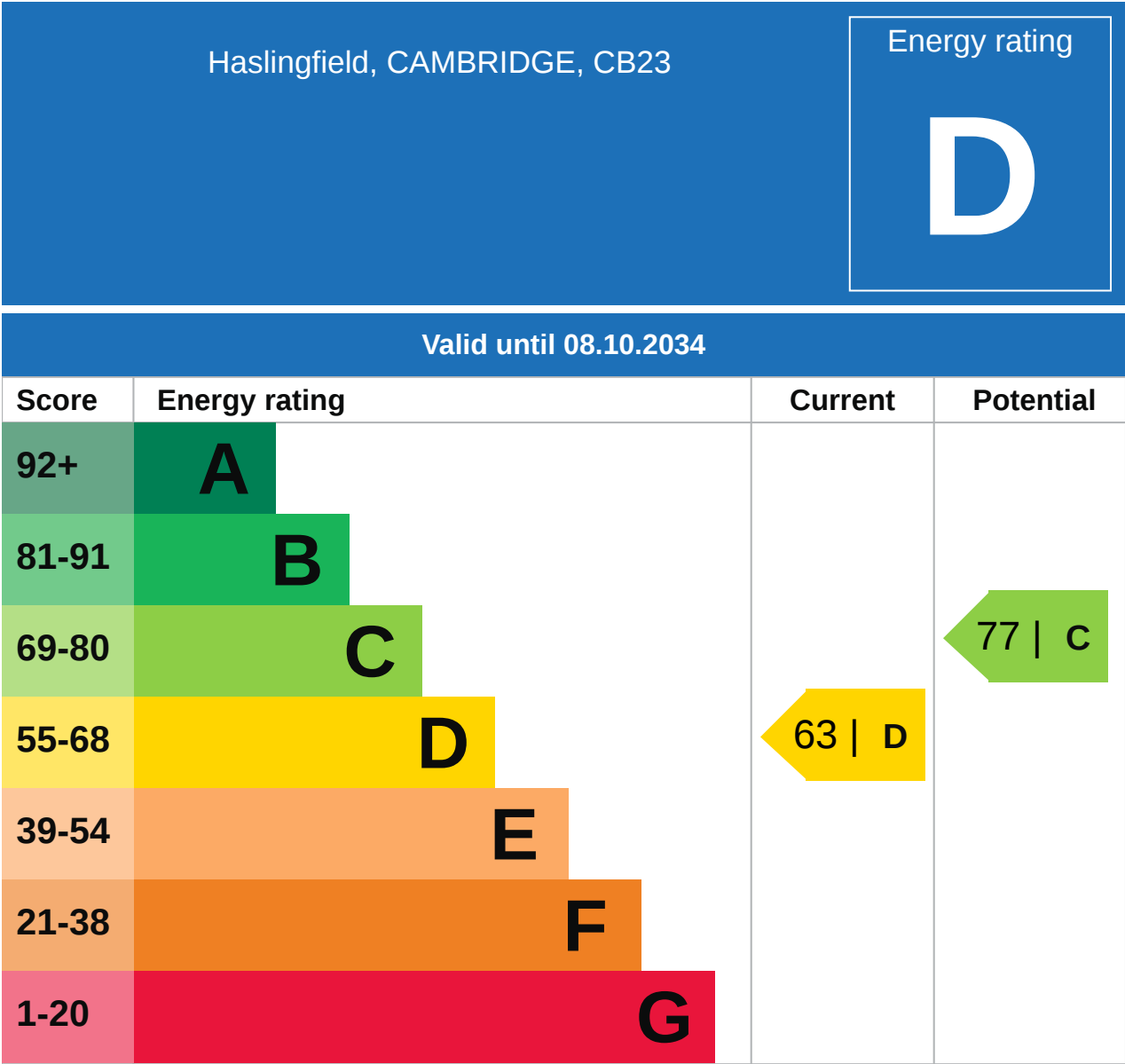
Reference - 23/00069/HFUL	
Decision:	Decided
Date:	06th January 2023
Description:	Single storey extension to front.

Planning records for: **17 The Hemlocks Haslingfield Cambridgeshire CB23 1LE**

Reference - S/1053/10/F	
Decision:	Decided
Date:	28th June 2010
Description:	Extension

Planning records for: **19 The Hemlocks Haslingfield Cambridge Cambridgeshire CB23 1LE**

Reference - S/0604/15/FL	
Decision:	Decided
Date:	12th March 2015
Description:	Raising ridge height. Loft conversion. Dormer windows & velux roof lights

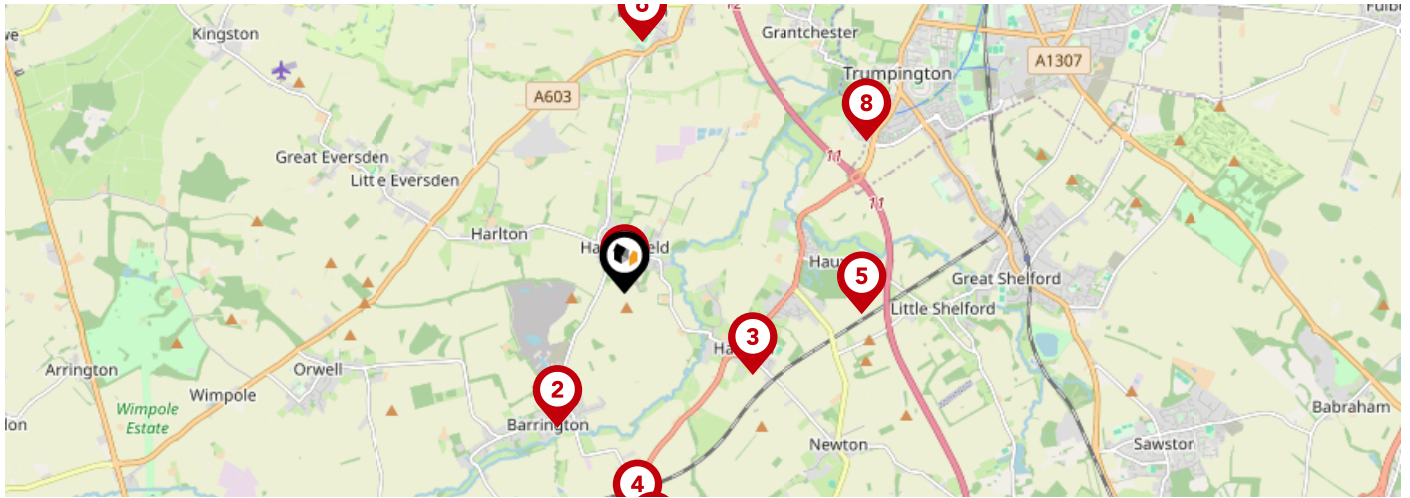


Additional EPC Data

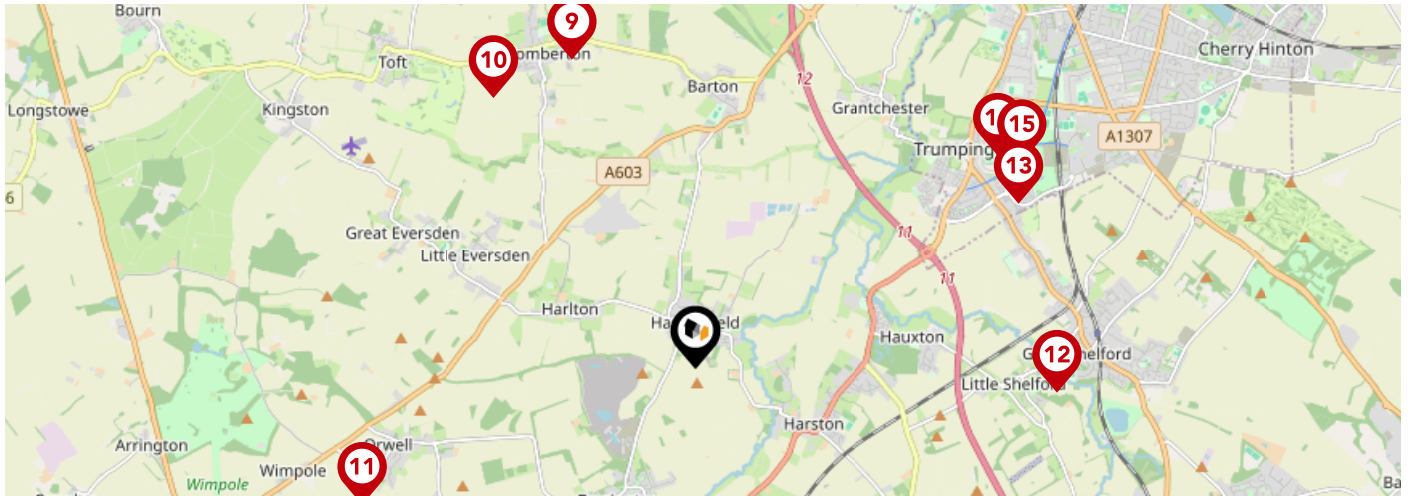
Property Type:	Detached bungalow
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 47% of fixed outlets
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	103 m ²

Other

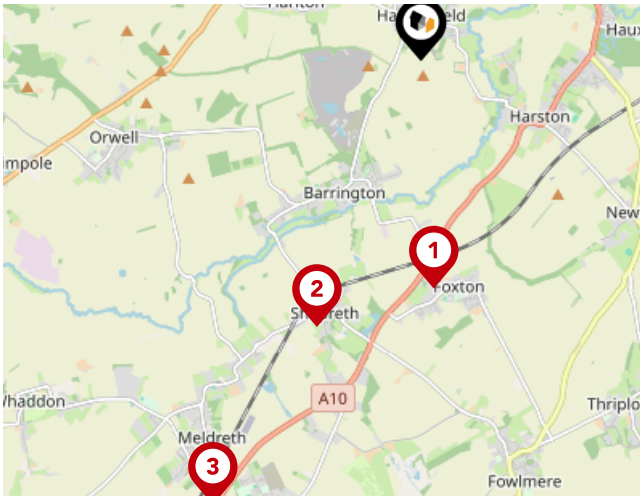
There is a Gravel Path to the right hand side of the garage that does not belong to the property and after completion a fence will be erected and create a path to the school.



		Nursery	Primary	Secondary	College	Private
1	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:0.05	☐	☒	☐	☐	☐
2	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:1.37	☐	☒	☐	☐	☐
3	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:1.39	☐	☒	☐	☐	☐
4	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:2.09	☐	☐	☒	☐	☐
5	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:2.16	☐	☒	☐	☐	☐
6	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:2.29	☐	☒	☐	☐	☐
7	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:2.39	☐	☒	☐	☐	☐
8	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:2.59	☐	☒	☐	☐	☐

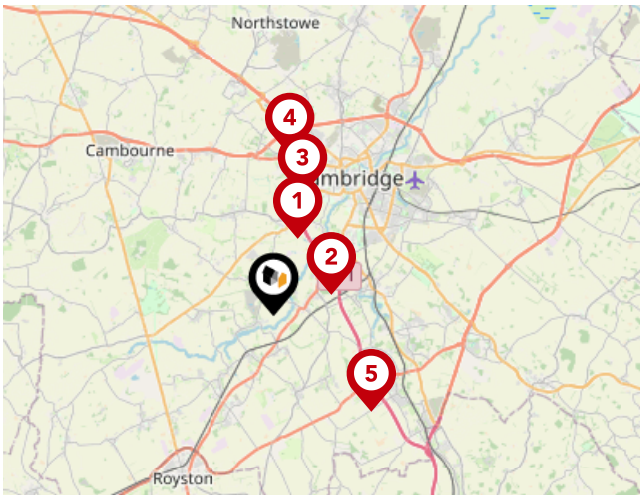


		Nursery	Primary	Secondary	College	Private
	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:3.03	☐	☒	☐	☐	☐
	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:3.07	☐	☐	☒	☐	☐
	Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 121 Distance:3.28	☐	☒	☐	☐	☐
	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:3.3	☐	☒	☐	☐	☐
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:3.31	☐	☒	☐	☐	☐
	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:3.36	☐	☒	☐	☐	☐
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:3.51	☐	☐	☒	☐	☐
	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:3.85	☐	☒	☐	☐	☐



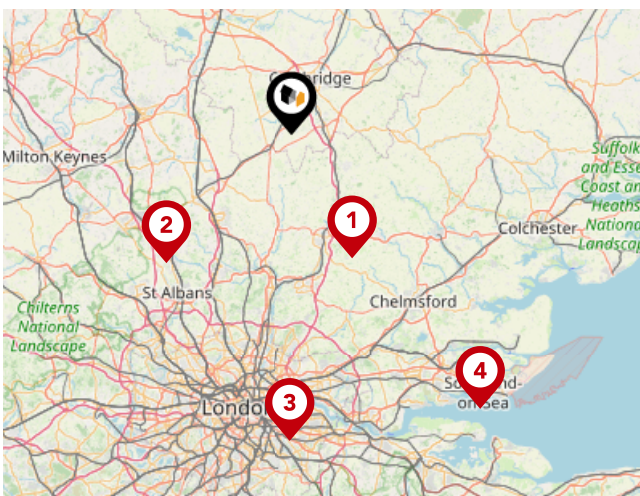
National Rail Stations

Pin	Name	Distance
	Foxton Rail Station	2.08 miles
	Shepreth Rail Station	2.6 miles
	Meldreth Rail Station	4.47 miles



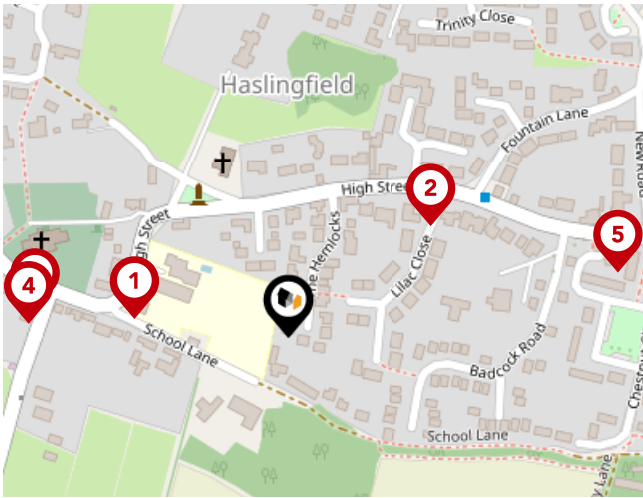
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J12	2.95 miles
	M11 J11	2.25 miles
	M11 J13	4.49 miles
	M11 J14	5.87 miles
	M11 J10	5.01 miles



Airports/Helipads

Pin	Name	Distance
	Stansted Airport	20.05 miles
	Luton Airport	26.1 miles
	Silvertown	44.67 miles
	Southend-on-Sea	48.81 miles



Bus Stops/Stations

Pin	Name	Distance
1	School	0.09 miles
2	Fountain Lane	0.1 miles
3	Chapel Hill	0.14 miles
4	Chapel Hill	0.15 miles
5	Badcock Road	0.19 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.



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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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