



HOCKEYS
ESTABLISHED 1885



Property Report

12 Wyndham Way, Newmarket. CB8 7DS

Data you
can rely on

HM Land
Registry

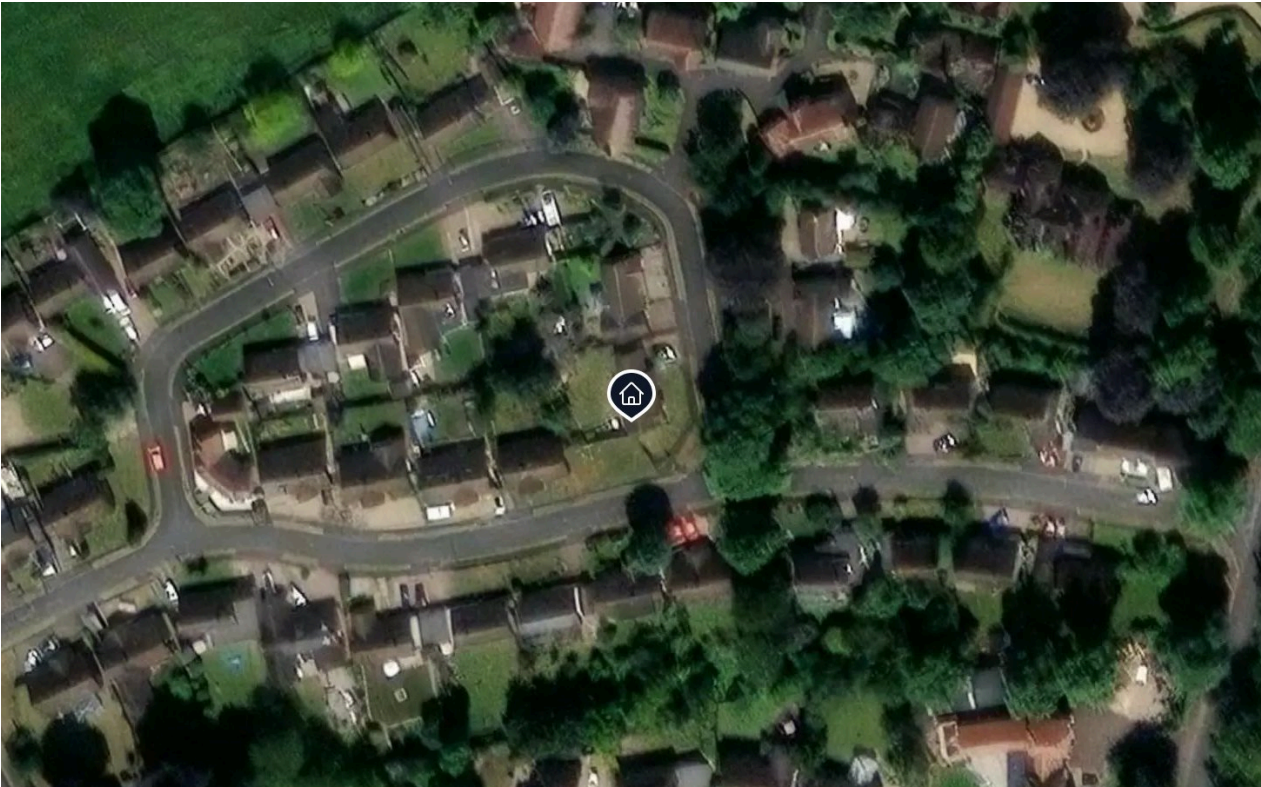
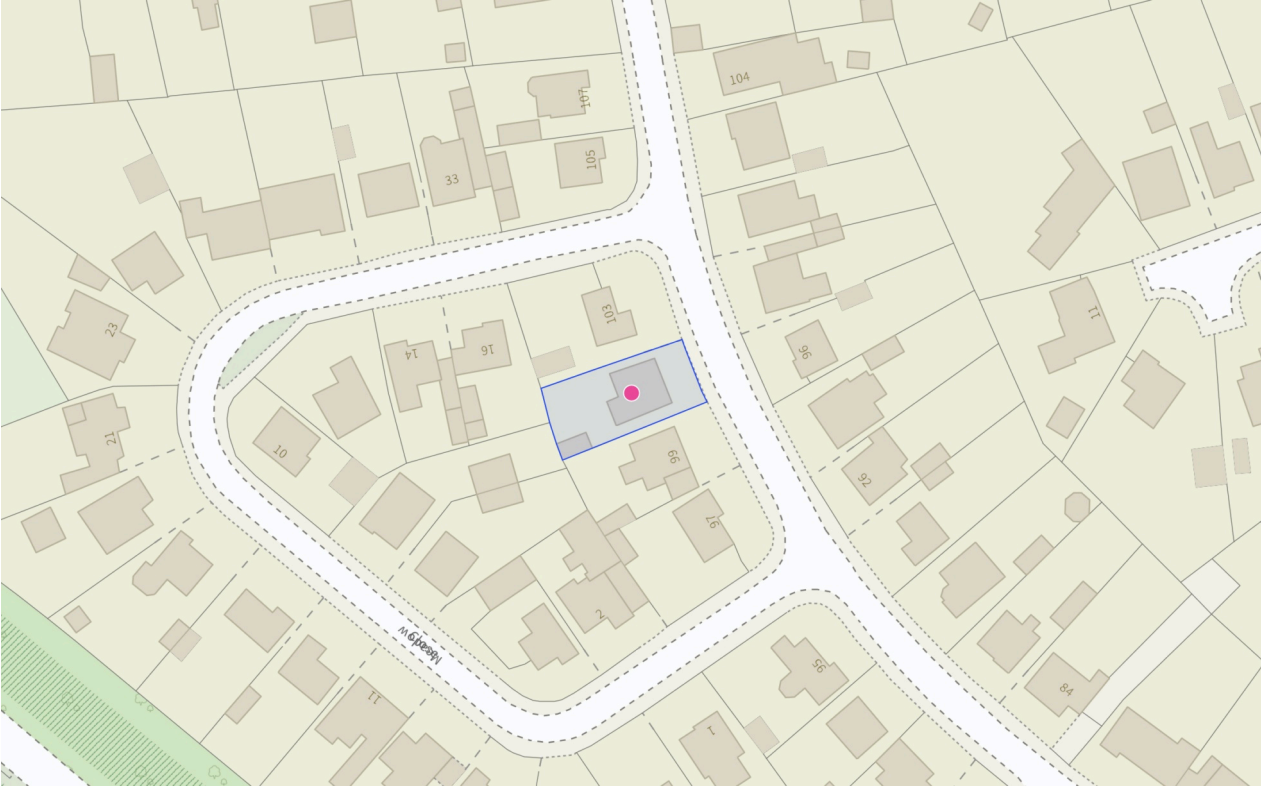


Ofsted

Ofcom

Office for
National Statistics





Key Property Information

Estimated market value
£395,000
£336k - £454k

Estimated market value
£1,300 pcm
3.9% annual rental yield

3 2 1,033ft² | £382 pft² Detached Freehold

Market History

Last Sold July 2008 £227,000

Plot information

Title number SK306641
Plot size 0.14 acres
Garden direction West
Outdoor area 0.11 acres
Parking (predicted) Yes

Build

Solid floors
Double glazed windows
Brick walls
Pitched roof
Year built 1967-1975

Utilities

Mains gas
Wind turbines
Solar panels
Mains fuel type Mains Gas
Water Anglian Water

EPC

Valid until 08/11/2026

Efficiency rating (current) 70 C
Efficiency (potential) 84 B
Enviro impact (current) 67 D
Enviro impact (potential) 82 B

Council tax

West Suffolk

Mobile coverage

EE
O2
Three
Vodafone

Broadband availability

Basic 13mb
Superfast 69mb
Ultrafast 1000mb
Overall 1000mb

Tree preservation orders

One or more tree preservation orders have been found within the property.

Tree type 1: Beech

Tree type 2: Multiple

Tree type 3: Sycamore

Tree type 4: Multiple

Flood risk

Rivers and sea

Very low risk for flooding by rivers and sea

Surface water

Very low risk for flooding by surface water

Radon Gas

Low risk (0-1%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m³. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

Restrictive covenants

Found

This property has restrictive covenants

Restrictive covenants are legally binding agreements written into a property's deed that limit what can be done with the property.

Why it's important

Usage Limitations

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials).

Community Consistency

Covenants help maintain a uniform look and feel in a community, which can protect property values.

Obligations and Compliance

It's crucial to understand any existing covenants before buying, as breach can lead to legal action.

While we can't provide specific details about restrictive covenants without the purchase of the title deeds, we can let you know if they exist. For more information on how to obtain the title deeds, please feel free to reach out to your agent, who will be happy to assist you.

Rights of way

There has been no rights of way found on the plot of this property

Footpaths

These paths are for pedestrians, which means they can be used by people walking or running. They are also accessible to those using mobility scooters or powered wheelchairs.

Bridleways

Along with walking, these paths are open to horse riders and cyclists. Additionally, mobility scooters and powered wheelchairs can be used here. No motor vehicles are allowed.

Restricted Byways

These routes are more versatile, allowing for any form of transport as long as it isn't powered by a motor. This includes walking, cycling, horse riding, and using mobility scooters or powered wheelchairs.

Byways Open to All Traffic (BOATs)

These paths are available to all forms of transport, including motor vehicles. However, despite allowing cars and other vehicles, they are primarily used by pedestrians, cyclists, and horse riders.

For specific details about the rights of way on this property, it may be beneficial to consult local government websites or property deeds, which can provide precise information on locations and restrictions.



National park

No restrictions found

This property is not within a national park

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

Why it's important

Restrictions

There are strict planning regulations to ensure preservation. Building and development are highly controlled.

Natural Beauty

Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.

Value Implications

While restrictions may limit development, the environment can enhance property desirability and value.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Conservation area

No restrictions found

This property is not within a conservation area

A conservation area is a region designated for its special architectural or historical value. It is protected to maintain its unique character.

Why it's important

Preservation

These areas maintain historical and architectural charm, potentially enhancing property values.

Restrictions

Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.

Community and Environment

They contribute to community aesthetics and environmental health.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Greenbelt land

No restrictions found

This property is **not** on Greenbelt land

Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

Why it's important

Restrictions

Strict regulations limit new developments and property modifications, often requiring special permissions.

Environmental Appeal

Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

Value Implications

Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Comparable Properties - Sales



£400,000 listed price 62ft

Wyndham Way, Newmarket

2 Bed Detached
Freehold 969ft² (£412.8)



£450,000 listed price 135ft

Paget Place, Newmarket

4 Bed Detached
Freehold 1701ft² (£264.55)



£400,000 listed price 459ft

Newmarket, Suffolk

3 Bed Detached
Freehold 1152ft² (£347.22)



£460,000 listed price 850ft

Brookfields Close, Newmarket

3 Bed Detached
Freehold 1389ft² (£331.17)



£375,000 listed price 1,099ft

Elliott Close, Newmarket

3 Bed Detached
Freehold 840ft² (£446.4...)



£400,000 listed price 1,542ft

Noel Murless Drive, Newmarket, CB8

4 Bed Detached
Freehold 1227ft² (£326)



£325,000 listed price 1,693ft

Bill Rickaby Drive, Newmarket, CB8

3 Bed Detached
Freehold 904ft² (£359.51)



£450,000 listed price 2,221ft

Heasman Close, Newmarket

4 Bed Detached
Freehold 1216ft² (£370.07)

Comparable Properties - Completed



Completed - 31/10/13

£465,000 sold price

1.0mi

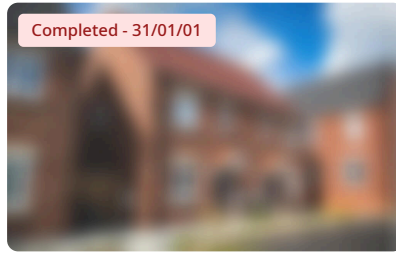
Ashley Road, CB8

2 Bed

Detached

Freehold

1485ft² (£313.13)



Completed - 31/01/01

£365,000 sold price

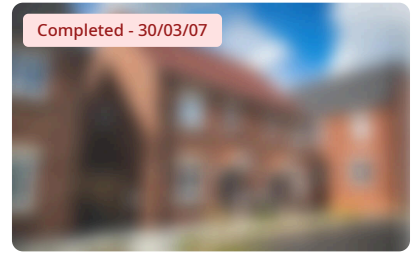
6.0mi

High Street, Soham, CB7

3 Bed

Detached

Freehold



Completed - 30/03/07

£350,000 sold price

12.0mi

Downhams Lane, CB4

4 Bed

Detached

Freehold

2185ft² (£160.18)



Completed - 22/04/04

£380,000 sold price

12.0mi

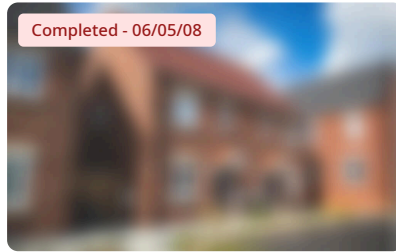
Glebe Close, Horringer, IP29

4 Bed

Detached

Freehold

1421ft² (£267.42)



Completed - 06/05/08

£367,500 sold price

12.0mi

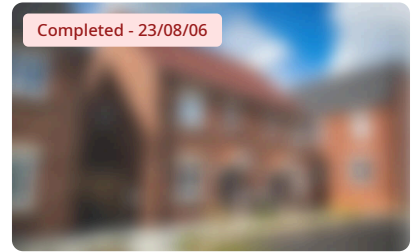
Lynn Road, CB6

3 Bed

Detached

Freehold

936ft² (£392.63)



Completed - 23/08/06

£370,000 sold price

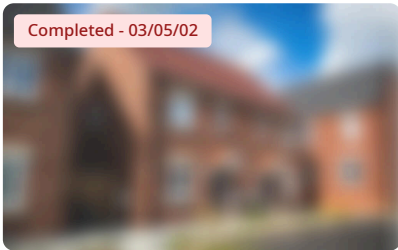
12.0mi

Ascham Road, CB4

3 Bed

Detached

Freehold



Completed - 03/05/02

£450,000 sold price

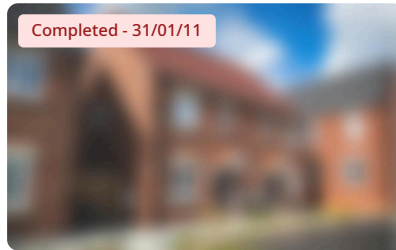
12.0mi

Queen Ediths Way, CB1

4 Bed

Detached

Freehold



Completed - 31/01/11

£350,000 sold price

12.0mi

Redman Close, CB7

4 Bed

Detached

Freehold

1819ft² (£192.41)

Comparable Properties - Lettings



£1,350 pcm 2,569ft

Newmarket

3 Bed Detached
Freehold 1496ft² (£0.9)



£1,400 pcm 1.0mi

The Coach House, Exeter Road, Ne...

2 Bed Detached
Freehold 936ft² (£1.5)



£1,150 pcm 4.0mi

Bewicks Mead, Burwell, CB25

2 Bed Detached
Freehold 678ft² (£1.7)



£1,550 pcm 4.0mi

Toyse Lane, Burwell, Cambridge, C...

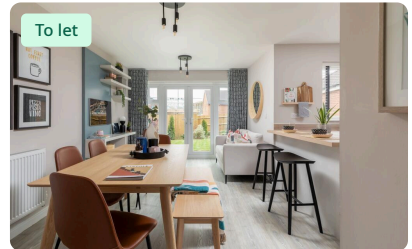
3 Bed Detached



£1,450 pcm 4.0mi

Mildenhall Road, Fordham, Cambs, ...

3 Bed Detached
Freehold 1195ft² (£1.21)



£1,209 pcm 4.0mi

Lark's Place, Kennett Garden Villag...

3 Bed Detached
1044ft² (£1.16)



£1,305 pcm 5.0mi

Bergamot Close, Red Lodge, Bury S...

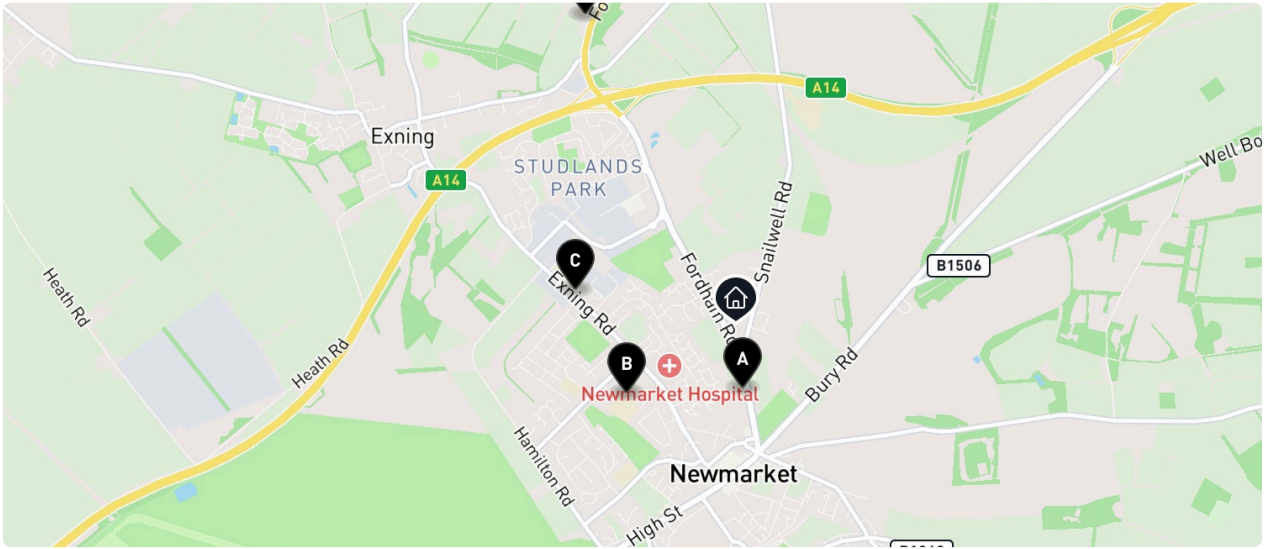
3 Bed Detached



£1,400 pcm 6.0mi

Brook Street, Soham, Ely

3 Bed Detached
Freehold 861ft² (£1.63)



A Independent · Nursery · Primary

Fairstead House

Not rated 0.40mi

B Secondary

Newmarket Academy

Good 0.63mi

C Nursery · Primary

Laureate Community Academy


Good 0.69mi

D Special · Independent


Cambian Dunbroch School

Requires improvement 1.38mi




A 


Wragg Drive
Bus stop or station 0.19 mi

B 


Elliot Close
Bus stop or station 0.25 mi

C 


St Felix School, Fordham Road
Bus stop or station 0.28 mi

D 


Newmarket Rail Station
Train station 1.21 mi

E 

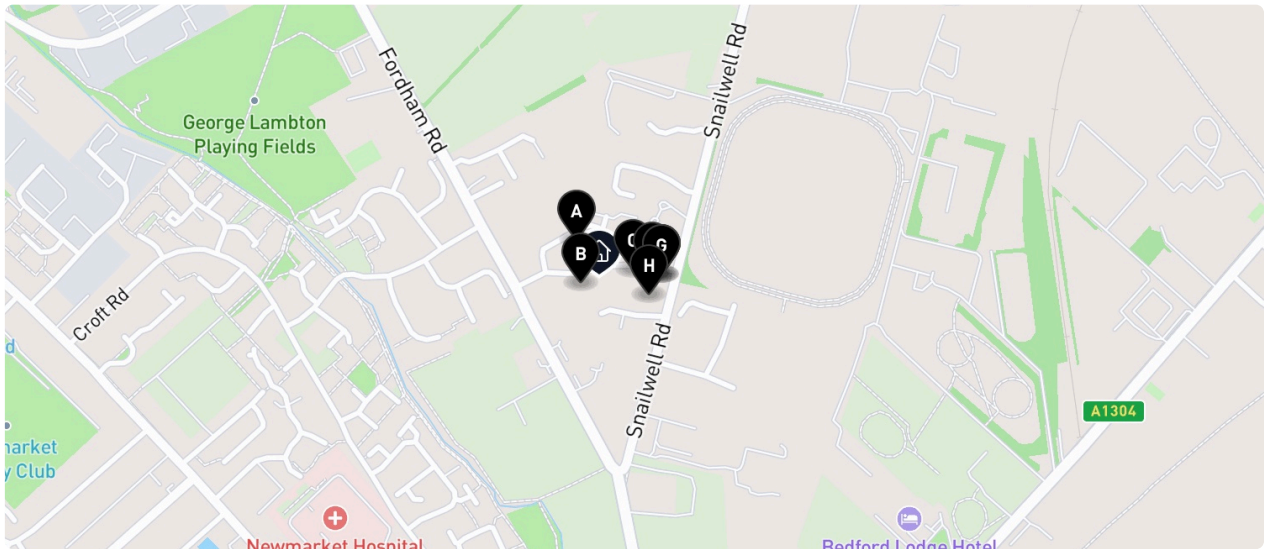
Kennett Rail Station
Train station 3.85 mi

F 

Cambridge Airport
Airport 10 mi

G 

M1
Motorway 14 mi



A 6 Wyndham Way Newmarket CB8 7DS

Householder planning application - a. single storey rear extension b. single storey extension to garage

Approved Ref: DC/20/1955/HH 10-11-2020

B 12 Paget Place Newmarket CB8 7DR

Householder planning application - a. single storey rear extension b. dormer to rear elevation

Approved Ref: DC/21/2436/HH 01-02-2022

C 22 Paget Place Newmarket Suffolk CB8 7DR

Householder planning application - a. single storey front porch extension b. two storey extension to sid...

Approved Ref: DC/25/1062/HH 03-07-2025

D 26 Paget Place Newmarket Suffolk CB8 7DR

Householder planning application - front porch (following demolition of existing porch)

Approved Ref: DC/25/1068/HH 14-07-2025

E Land Adjacent To 26 Paget Place Newmarket Suffolk

Planning application - one dwelling and vehicular access

Refused Ref: DC/21/1753/FUL 07-10-2021

F Land Adjacent To 26 Paget Place Newmarket Suffolk

Planning application - one dwelling and vehicular access

Approved Ref: DC/22/2031/FUL 21-11-2022

G Land Adjacent To 26 Paget Place Newmarket Suffolk CB8 7DR

Planning application - one dwelling with access and associated works

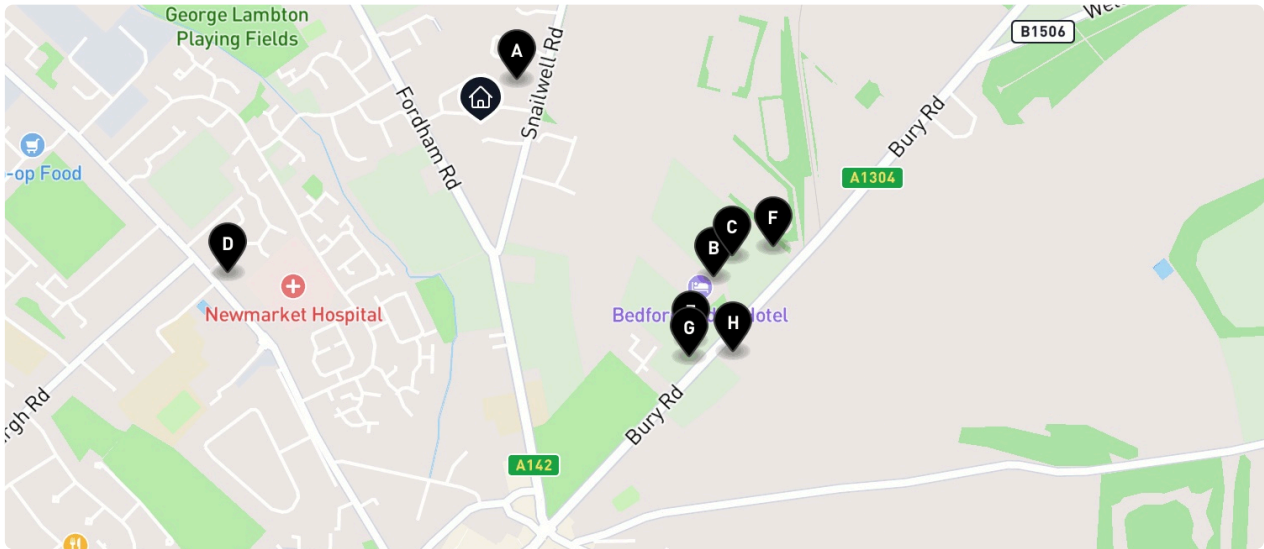
Approved Ref: DC/23/1382/FUL 05-09-2023

H Meynell House Snailwell Road Newmarket CB8 7DP

Householder planning application - a. single storey front extension with two roof lights b. two storey sid...

Approved Ref: DC/21/1813/HH 30-09-2021

Nearby Listed Buildings

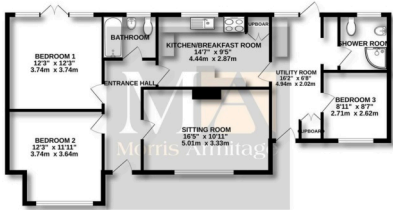


<p>A Grade II - Listed building 315ft</p> <p>Soham house</p> <p>List entry no: 1443694 10-04-2017</p>	<p>B Grade II - Listed building 2385ft</p> <p>Bedford lodge hotel</p> <p>List entry no: 1392777 30-10-2006</p>
<p>C Grade II - Listed building 2408ft</p> <p>Highfield stables</p> <p>List entry no: 1263720 19-10-1994</p>	<p>D Grade II - Listed building 2490ft</p> <p>Newmarket general hospital</p> <p>List entry no: 1193799 26-06-1984</p>
<p>E Grade II - Listed building 2612ft</p> <p>Bedford house stables</p> <p>List entry no: 1392768 30-10-2006</p>	<p>F Grade II - Listed building 2661ft</p> <p>Range of stables in east corner of front paddock bordering road at shallfleet stables</p> <p>List entry no: 1392769 30-10-2006</p>
<p>G Grade II - Listed building 2703ft</p> <p>Bedford house</p> <p>List entry no: 1392776 30-10-2006</p>	<p>H Grade II* - Listed building 2904ft</p> <p>Church of st agnes</p> <p>List entry no: 1037643 26-06-1984</p>





GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.

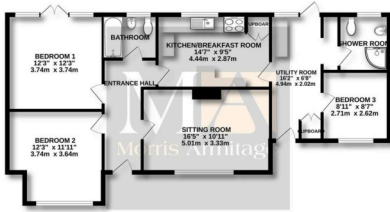


TOTAL FLOOR AREA: 968 sq.ft. (89.9 sq.m.) approx.





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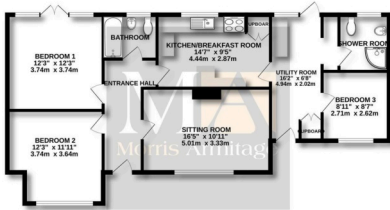


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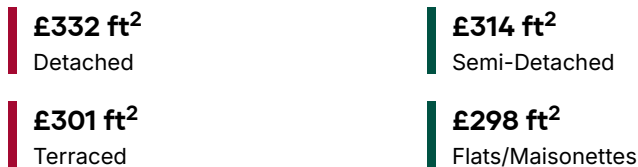
Average house price changes in the last year (West Suffolk)

	Jun '25	Sep '25	Dec '25	Mar '26	May '26
Detached	£490k	£500k	£505k	£505k	£510k
Semi-Detached	£295k	£300k	£305k	£305k	£305k
Terraced	£255k	£260k	£265k	£265k	£265k
Flats/Maisonettes	£211k	£216k	£218k	£218k	£218k

Volume of sold properties in the last 12 months (West Suffolk)



Average price per sqft (West Suffolk)



Average time on the sales market (West Suffolk)



Average rental price changes in the last year (West Suffolk)

	Jun '25	Sep '25	Dec '25	Mar '26	May '26
Flats/Maisonettes	£1230	£1107	£1157	£1147	£1262
Semi-Detached	£1388	£1291	£1338	£1416	£1513
Terraced	£1316	£1227	£1244	£1266	£1382
Detached	£1772	£1705	£1799	£1912	£1759

Volume of let properties in the last 12 months (West Suffolk)



Average rental yield (West Suffolk)



Average time on the rental market (West Suffolk)





Selling or Buying in Newmarket?

If you are thinking of selling or buying a property and are looking for an estate agent in Newmarket, then please contact Hockeys Estate Agents Newmarket on 01638 354553 to speak with one of our local specialists.

Daniel Sumner
Branch Manager

Hockey's were brilliant from start to finish

"From my initial enquiry, my property was on the market by close of business the next day. They managed to exchange contracts within 2 months of an offer being accepted. It has been the most seamless transaction. Thank you Matt for very quickly selling my home, Daniel and Dominic for your very professional and swift..."



Katie C.

Wouldn't hesitate to recommend Hockey's if you are thinking of selling your home.

"From the moment Daniel came to value our home we knew they were the company we would choose. No hard sell, listened to our requirements and provided an excellent marketing package with great photos and a video tour. Once we had a buyer we were hugely grateful to Dawn for her diligence in keeping things moving..."



Colin G.

I have already recommended them to my neighbour

"I found Hockey's (Newmarket) to be a very friendly and helpful estate agent team. They are a small team, but every member of staff is knowledgeable about your house selling/buying details. I have already recommended them to my neighbour who is also very happy with them. Moving house is a stressful experience, and to always..."



Caroline D.

Contact Us

Hockey's

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✉ newmarket@hockeys.co.uk

☎ 01638 354 553

🌐 <https://www.hockeys.co.uk/>

Find us on



Monday

9:00am - 5:30pm

Tuesday

9:00am - 5:30pm

Wednesday

9:00am - 5:30pm

Thursday

9:00am - 5:30pm

Friday

9:00am - 5:30pm

Saturday

9:00am - 4:30pm

Sunday

Closed



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