



See More Online

MIR: Material Info

The Material Information Affecting this Property
Friday 27th February 2026

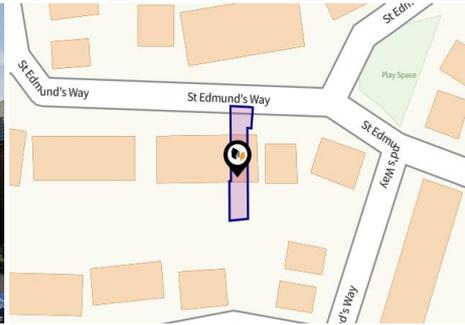


ST. EDMUNDS WAY, HAUXTON, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS
01223 508 050
jessica@cookecurtis.co.uk
www.cookecurtis.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	699 ft ² / 65 m ²		
Plot Area:	0.03 acres		
Year Built :	2018		
Council Tax :	Band C		
Annual Estimate:	£2,146		
Title Number:	CB431309		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **5 St Edmund's Way Hauxton Cambridgeshire CB22 5FP**

Reference - 25/01569/HFUL	
Decision:	Awaiting decision
Date:	22nd April 2025
Description:	Single storey rear extension.

Reference - 25/04013/S73	
Decision:	Decided
Date:	15th October 2025
Description:	S73 to vary condition 2 (approved drawings) and condition 3 (materials) of ref: 25/01569/HFUL (Single storey rear extension) to show removal of the snug, changes to fenestration, single ply membrane finish to flat roof.

Planning records for: **18 St Edmund's Way Hauxton CB22 5FP**

Reference - 20/03991/HFUL	
Decision:	Decided
Date:	27th September 2020
Description:	Convert existing integral garage into a living space and store room

Planning records for: **20 St Edmund's Way Hauxton Cambridgeshire CB22 5FP**

Reference - 26/00068/CL2PD	
Decision:	Awaiting decision
Date:	08th January 2026
Description:	Certificate of lawfulness under S192 for roof extension including rear dormer and 3no rooflights to front elevation.

Planning records for: *21 St Edmunds Way Hauxton Cambridgeshire CB22 5FP*

Reference - 22/02711/HFUL
Decision: Decided
Date: 10th June 2022
Description: Single storey and first floor rear extensions.
Reference - 24/02826/NMA1
Decision: Decided
Date: 20th January 2025
Description: Non material amendment on application 24/02826/HFUL for extension reduced in size and lantern changed from flat to pitched.
Reference - 22/00538/NMA
Decision: Withdrawn
Date: 01st March 2022
Description: Amendment to 19/02481/HFUL Changes to roof layout
Reference - 20/04016/HFUL
Decision: Decided
Date: 28th September 2020
Description: Single storey rear extension

Planning records for: *21 St Edmund's Way Hauxton Cambridgeshire CB22 5FP*

Reference - 24/02826/HFUL	
Decision:	Decided
Date:	26th July 2024
Description:	Single storey rear extension and alterations.

Reference - 22/01011/CL2PD	
Decision:	Withdrawn
Date:	01st March 2022
Description:	Certificate of lawfulness under S192 for garage conversion into study area.

Reference - 22/02708/HFUL	
Decision:	Decided
Date:	10th June 2022
Description:	Convert existing garage into habitable living space and single storey front extension.

Planning records for: *28 St Edmund's Way Hauxton Cambridge Cambridgeshire CB22 5FP*

Reference - 21/05287/CL2PD	
Decision:	Decided
Date:	02nd December 2021
Description:	Certificate of Lawfulness under S192 for a loft conversion with rear dormer and 3 no. roof lights to front elevation

Planning records for: **34 St Edmund's Way Hauxton Cambridge CB22 5FP**

Reference - S/4292/18/DC
Decision: Decided
Date: 12th November 2018
Description: Discharge of Condition 4 (Method Statement - Excavation)
Reference - S/1857/18/DC
Decision: Decided
Date: 11th May 2018
Description: Discharge of Conditions 3 (Remedial Measures) of Planning Permission S/0276/18/FL
Reference - 25/00774/CL2PD
Decision: Decided
Date: 28th February 2025
Description: Certificate of lawfulness under S192 for a double hip to gable roof extension with rear dormer and 3 No. rooflights to front roof slope.
Reference - S/0276/18/FL
Decision: Decided
Date: 19th January 2018
Description: Construction of a conservatory

Planning records for: **34 St Edmund's Way Hauxton CB22 5FP**

Reference - S/2386/17/FL	
Decision:	Withdrawn
Date:	05th July 2017
Description:	Construction of a PVCU conservatory to the rear of the property. 2 x 450 mm high base walls and 1 x 1650 mm flank wall.

Planning records for: **42 St Edmund's Way Hauxton CB22 5FP**

Reference - 21/01301/CL2PD	
Decision:	Decided
Date:	22nd March 2021
Description:	Certificate of lawfulness for a proposed loft conversion with double hip to gable with dormer to rear elevation and 3 x rooflights to front elevation

Planning records for: **46 St Edmund's Way Hauxton Cambridgeshire CB22 5FP**

Reference - 24/04697/HFUL	
Decision:	Decided
Date:	16th December 2024
Description:	Roof extension with rear dormer with sky lights to front and side elevations, first floor side extension and single storey rear extension.

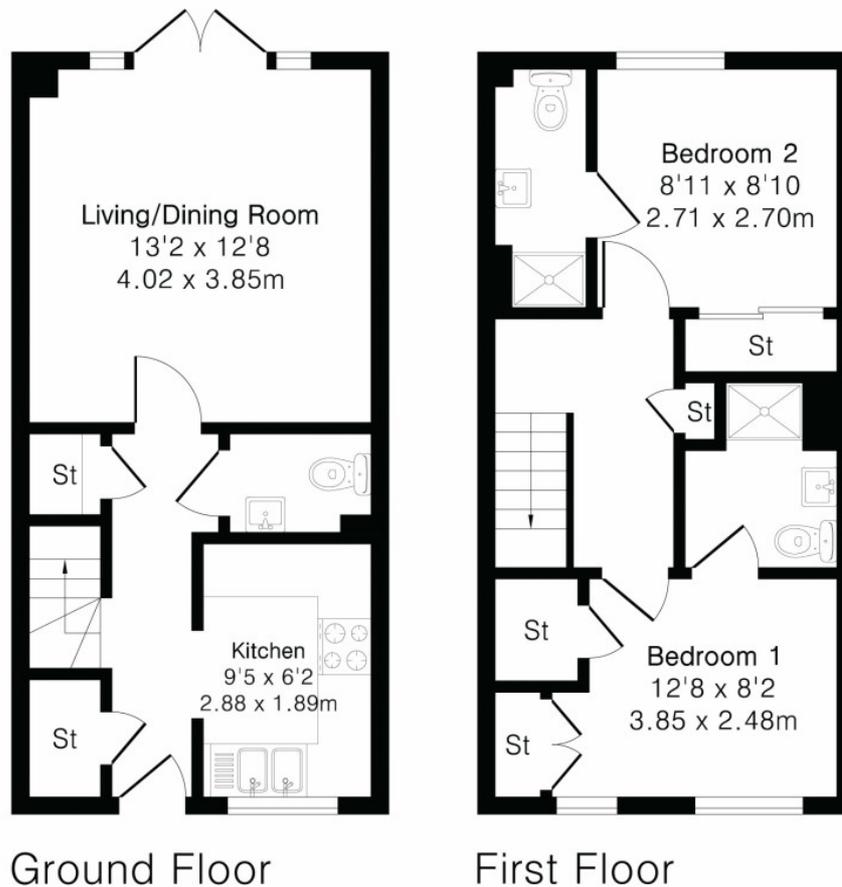


ST. EDMUNDS WAY, HAUXTON, CAMBRIDGE, CB22

Approximate Gross Internal Area 686 sq ft - 64 sq m

Ground Floor Area 343 sq ft – 32 sq m

First Floor Area 343 sq ft – 32 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

COOKE CURTIS & CO

ST. EDMUNDS WAY, HAUXTON, CAMBRIDGE, CB22



St. Edmunds Way, Hauxton, CB22

Energy rating

A

Valid until 27.07.2026

Score	Energy rating	Current	Potential
92+	A	93 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	NO DATA!
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m ² ·K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.14 W/m ² ·K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.19 W/m ² ·K
Total Floor Area:	65 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

shared alleyway to the back of the house between us and the neighbours house.

Construction Type

Standard Brick

Property Lease Information

Listed Building Information

Stamp Duty

Other

Solar panels on roof

Other

approx. £22 per month to Greenbelt group for shared maintenance and management for outdoor areas and amenities in the housing development

Electricity Supply

Eon

Gas Supply

Central Heating

Natural Gas Boiler

Water Supply

Cambridge Water

Drainage

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.



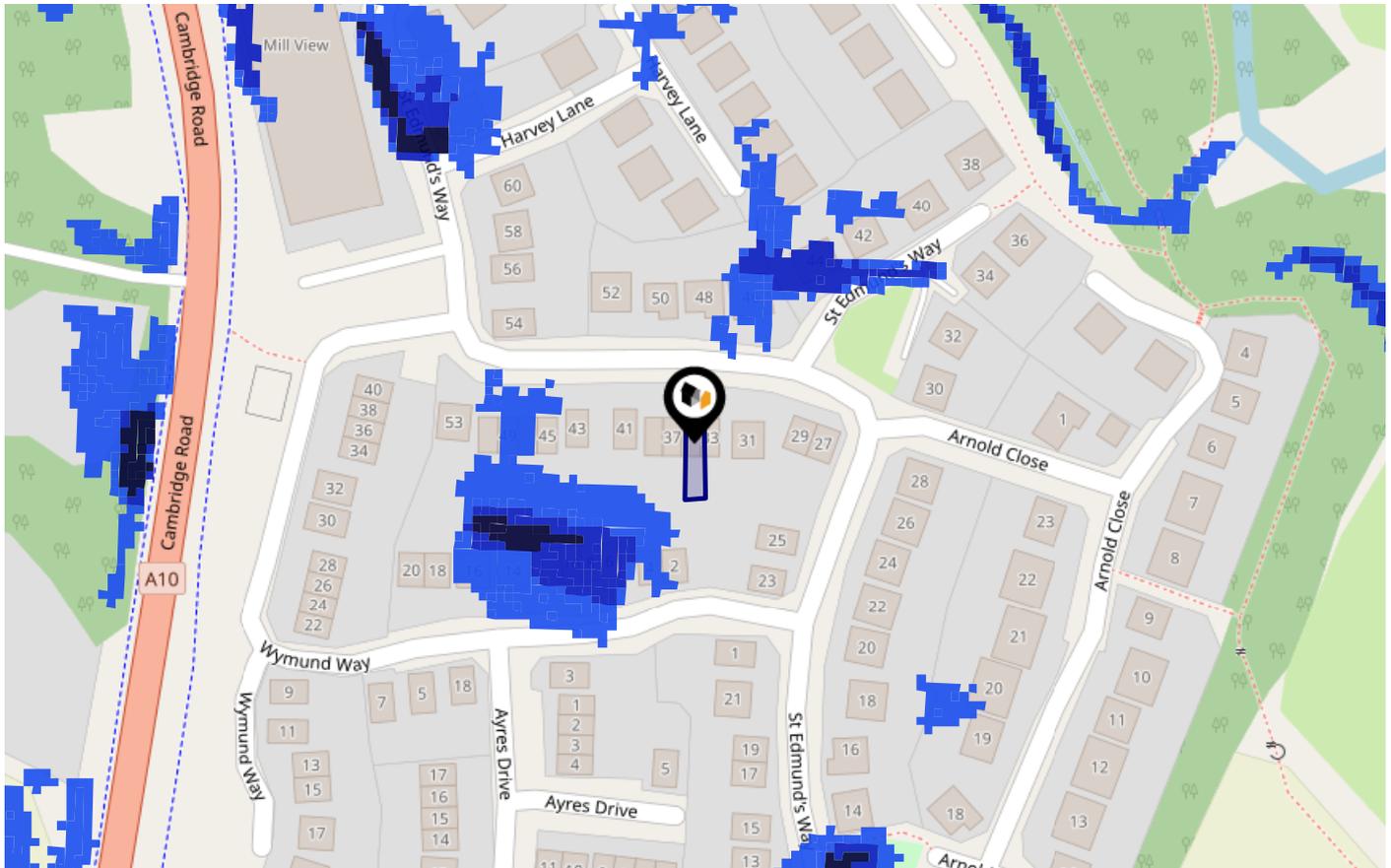
Important - Please read

Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

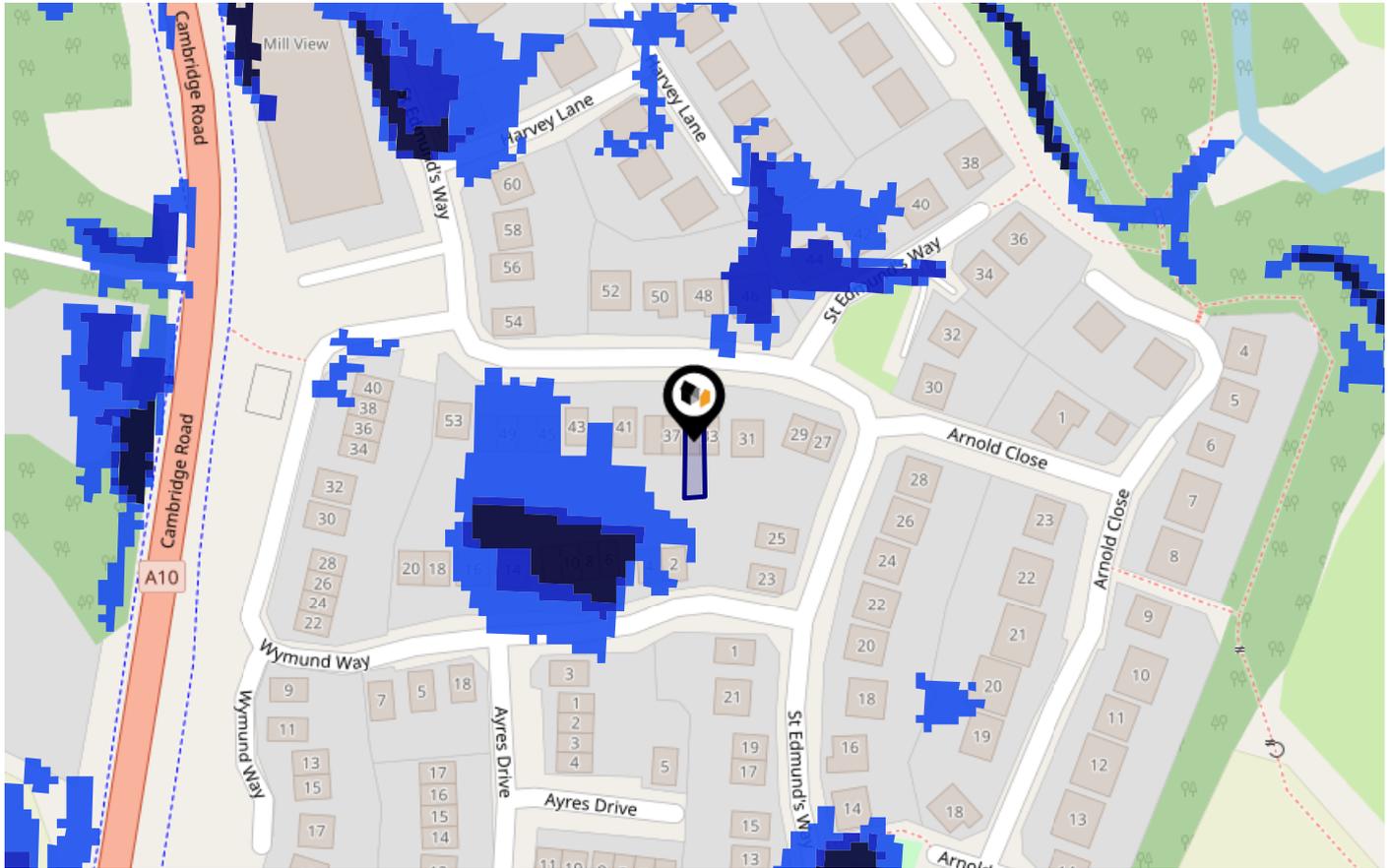


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

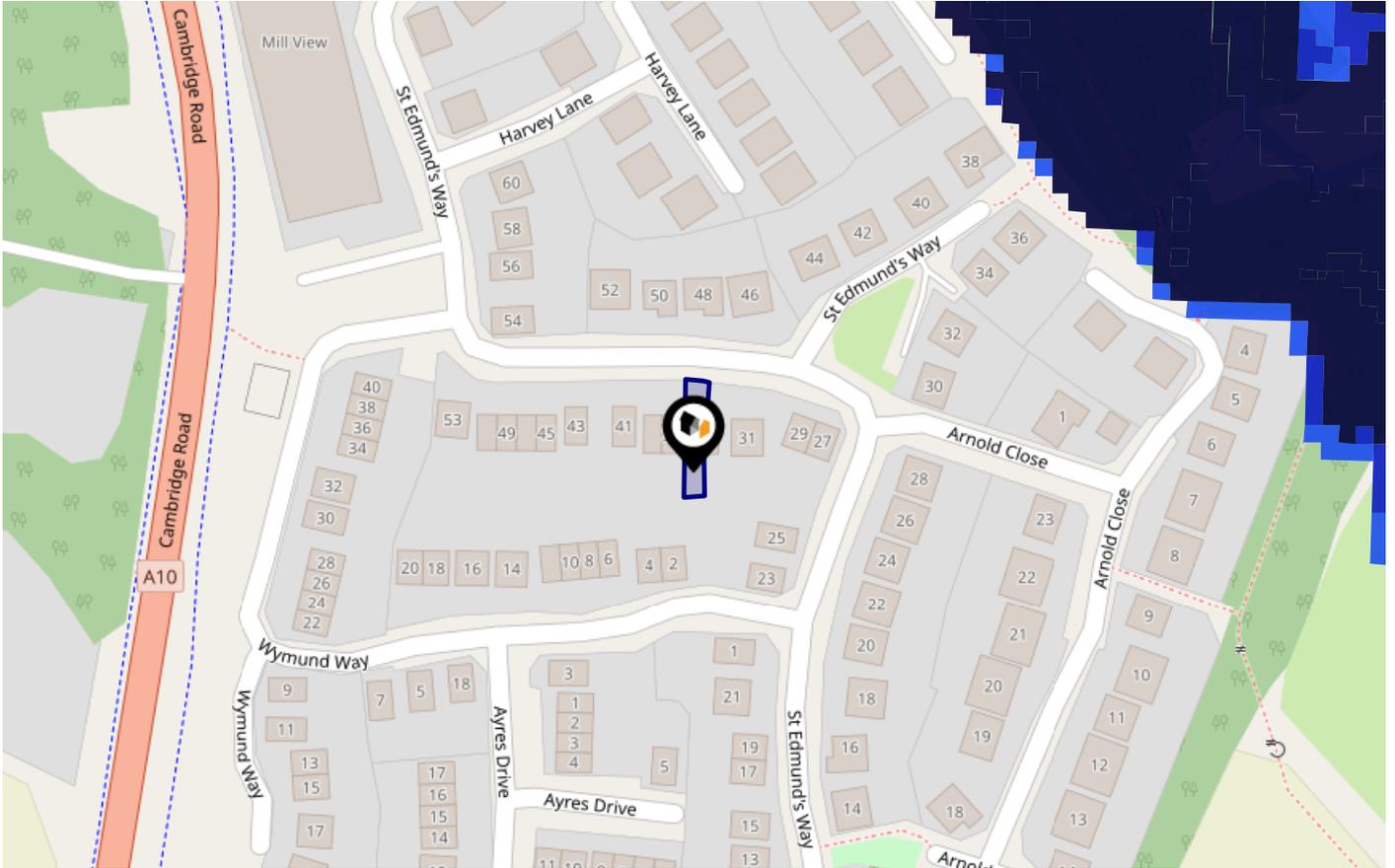


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

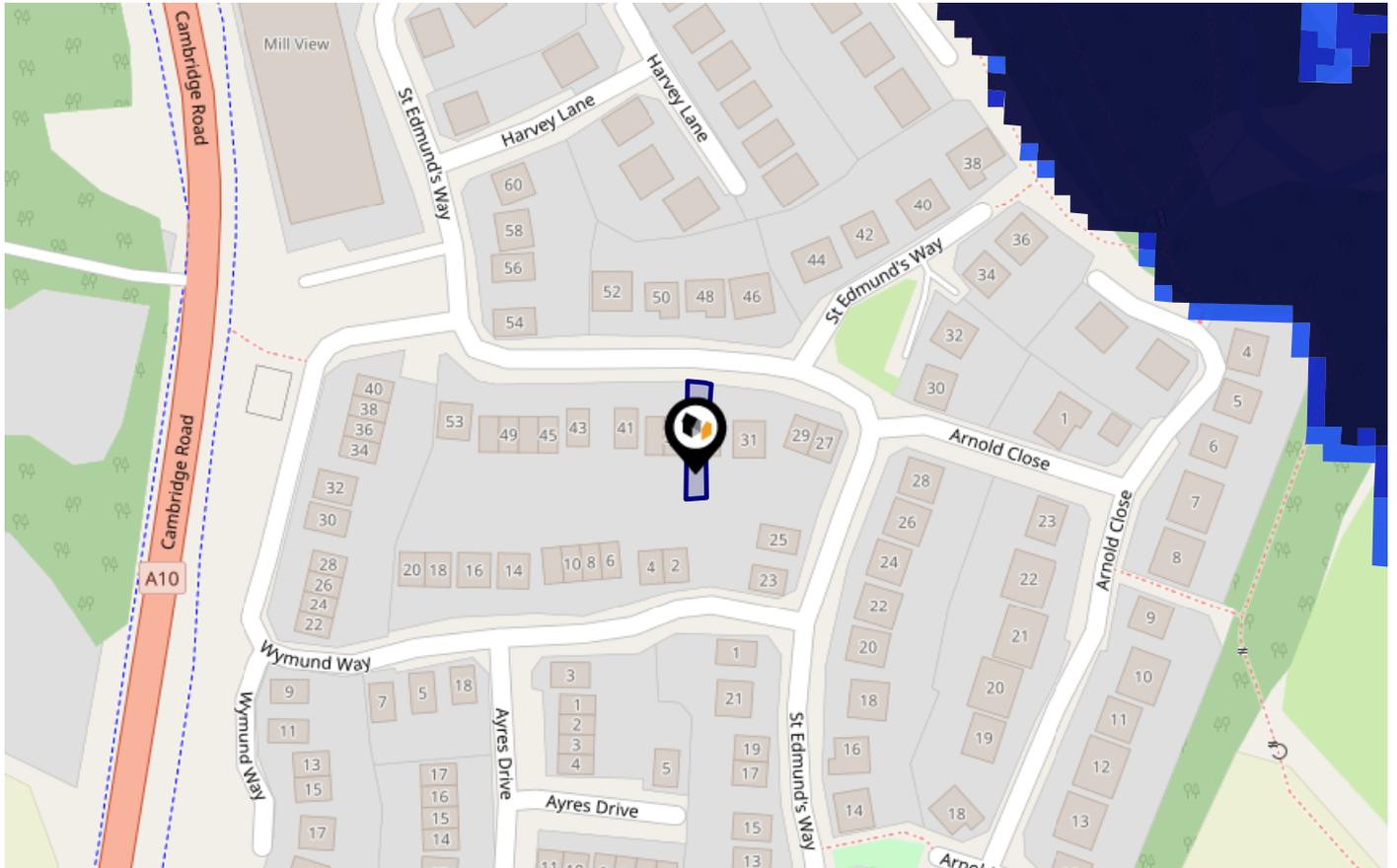


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

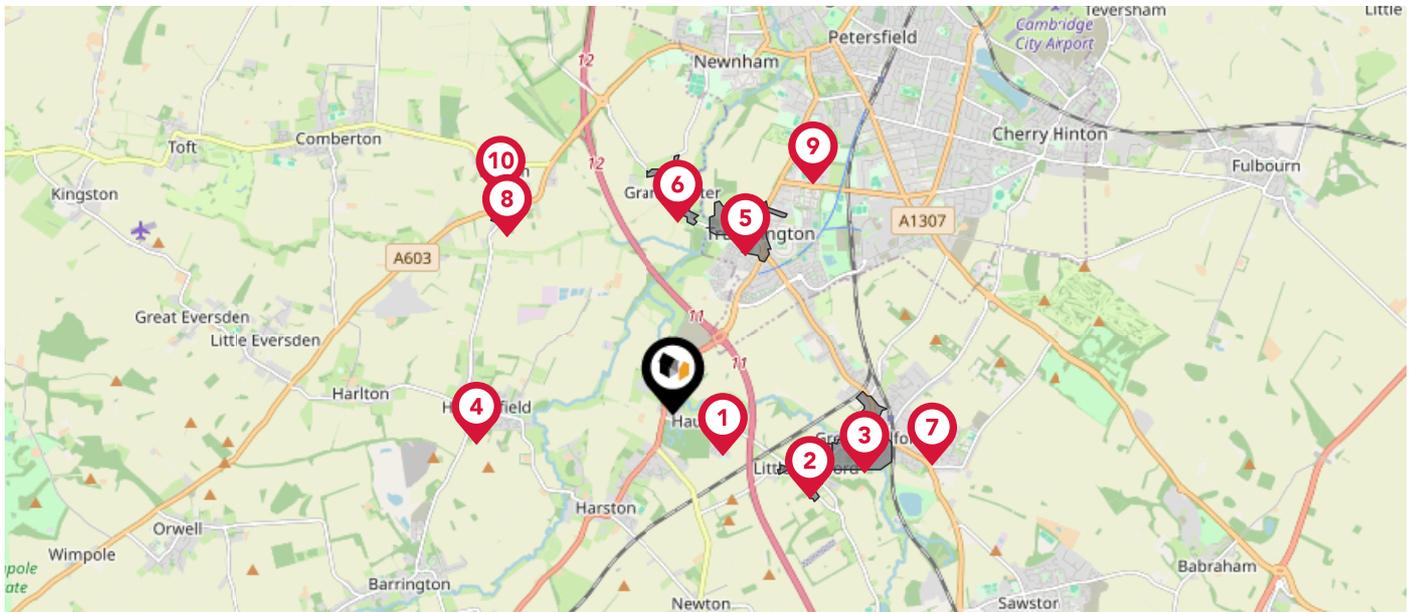
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



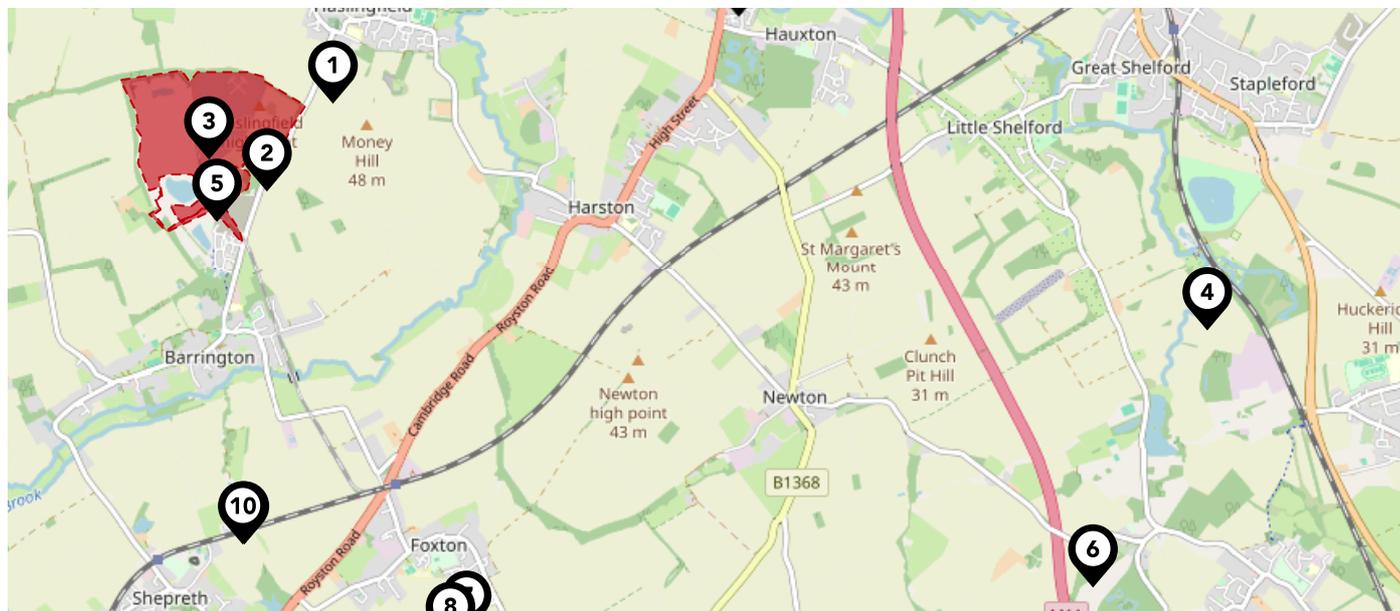
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  1 Hauxton
-  2 Little Shelford
-  3 Great Shelford
-  4 Haslingfield
-  5 Trumpington
-  6 Grantchester
-  7 Stapleford
-  8 Barton Wimpole Road
-  9 Barrow Road
-  10 Barton St Peter's

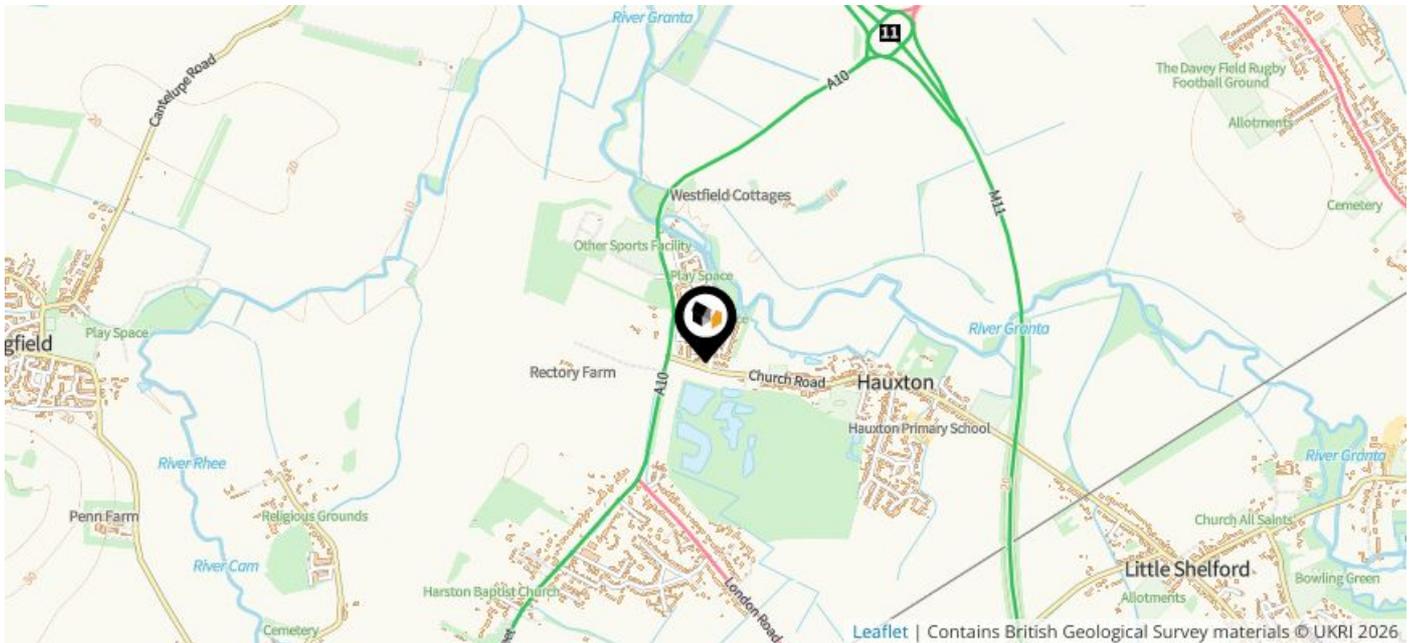
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill
2	Chapel Hill-Barrington	Historic Landfill
3	No name provided by source	Active Landfill
4	Shelford Tip-Shelford	Historic Landfill
5	EA/EPR/FB3105UN/V002	Active Landfill
6	Newton Road-Whittlesford	Historic Landfill
7	Old Chalk Pit (Parish Clunch Pit)-Foxton	Historic Landfill
8	Old Chalk Pit-Foxton	Historic Landfill
9	Searro-Shepreth	Historic Landfill
10	Searo Construction Ltd - Barrington Park Farm-Foxton Road, Barrington, Cambridgeshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



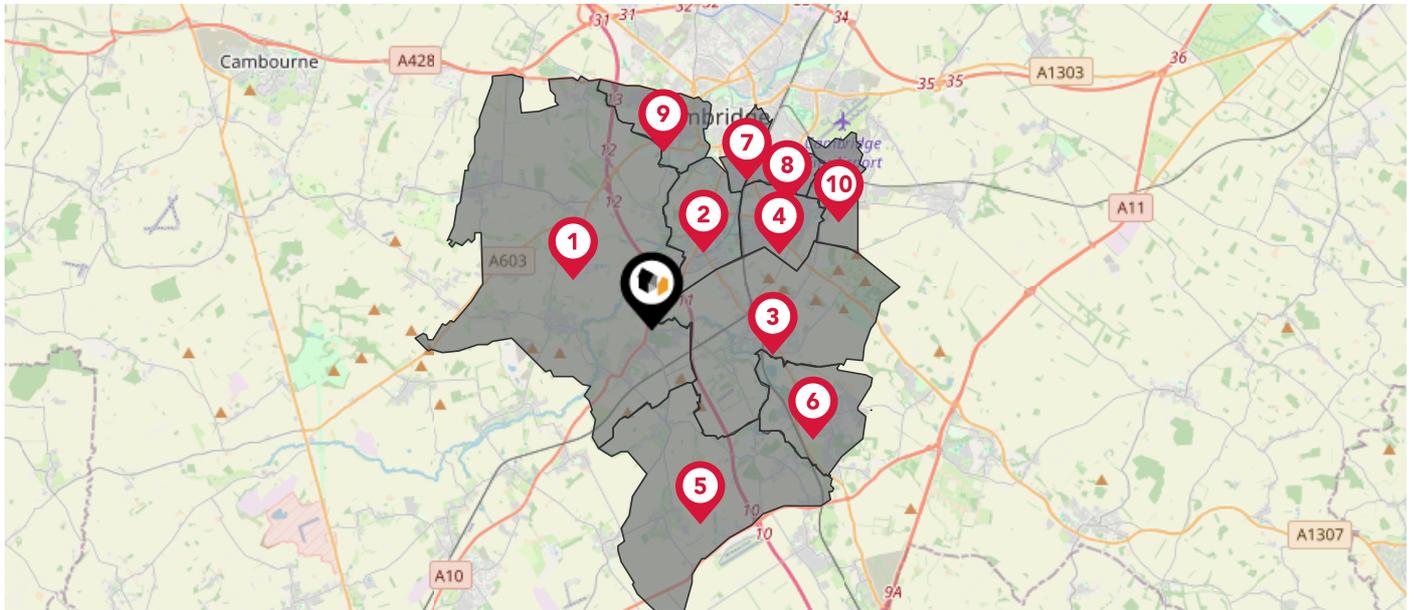
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

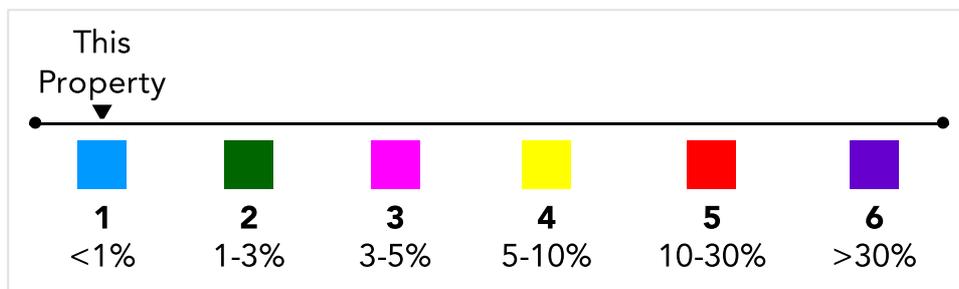
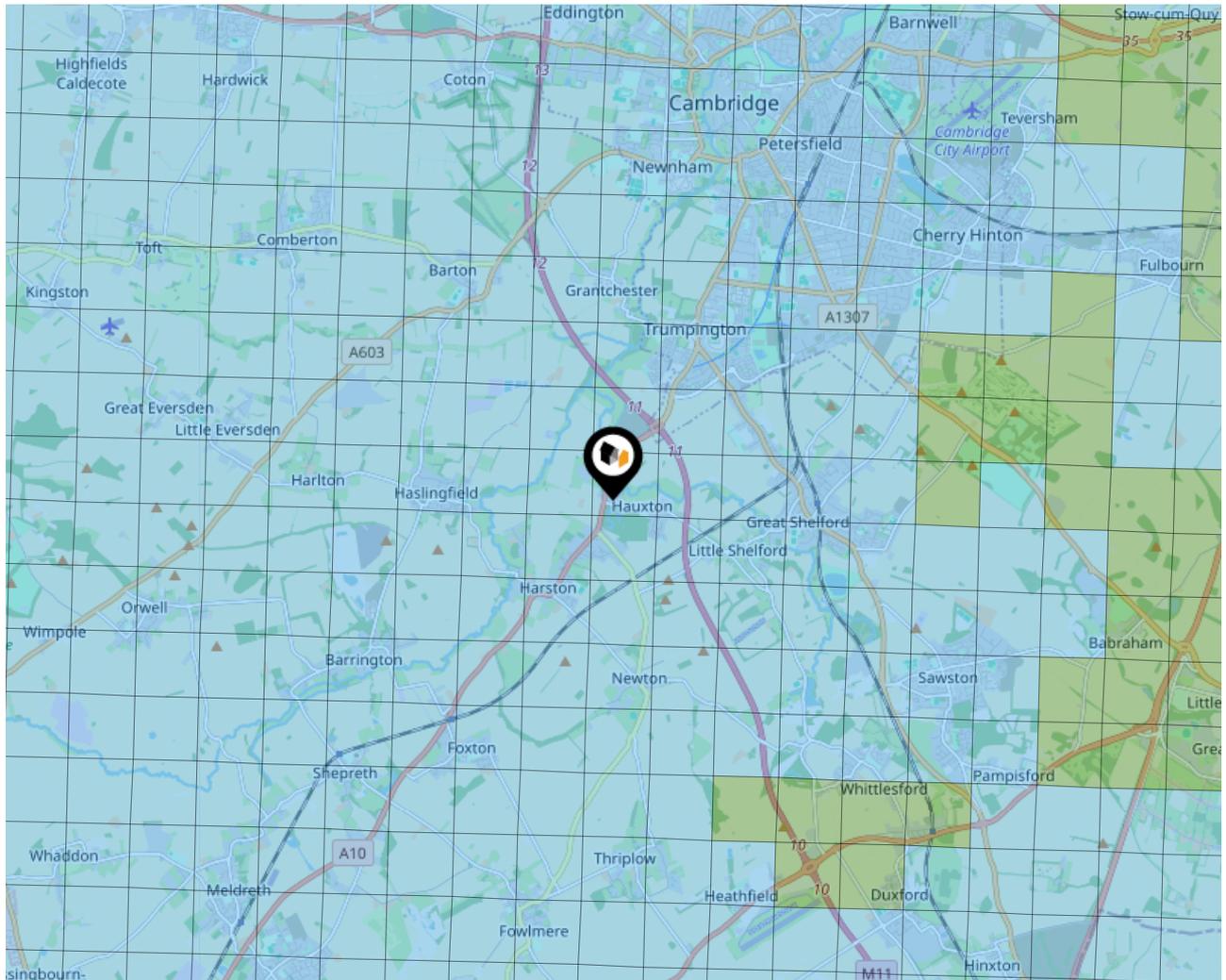


Nearby Council Wards

-  Harston & Comberton Ward
-  Trumpington Ward
-  Shelford Ward
-  Queen Edith's Ward
-  Whittlesford Ward
-  Sawston Ward
-  Petersfield Ward
-  Coleridge Ward
-  Newnham Ward
-  Cherry Hinton Ward

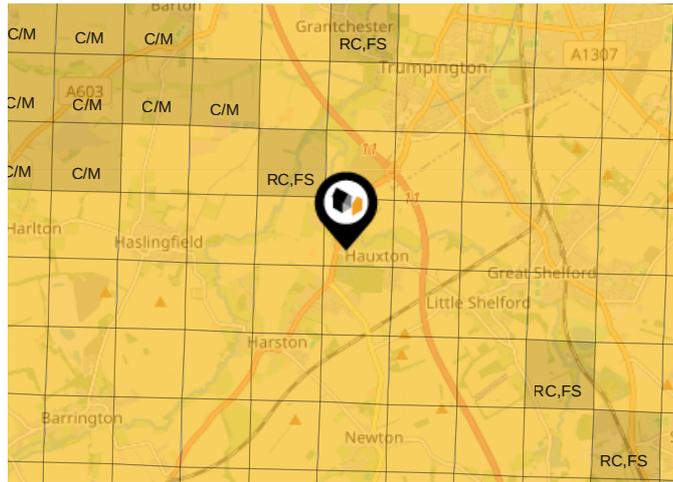
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

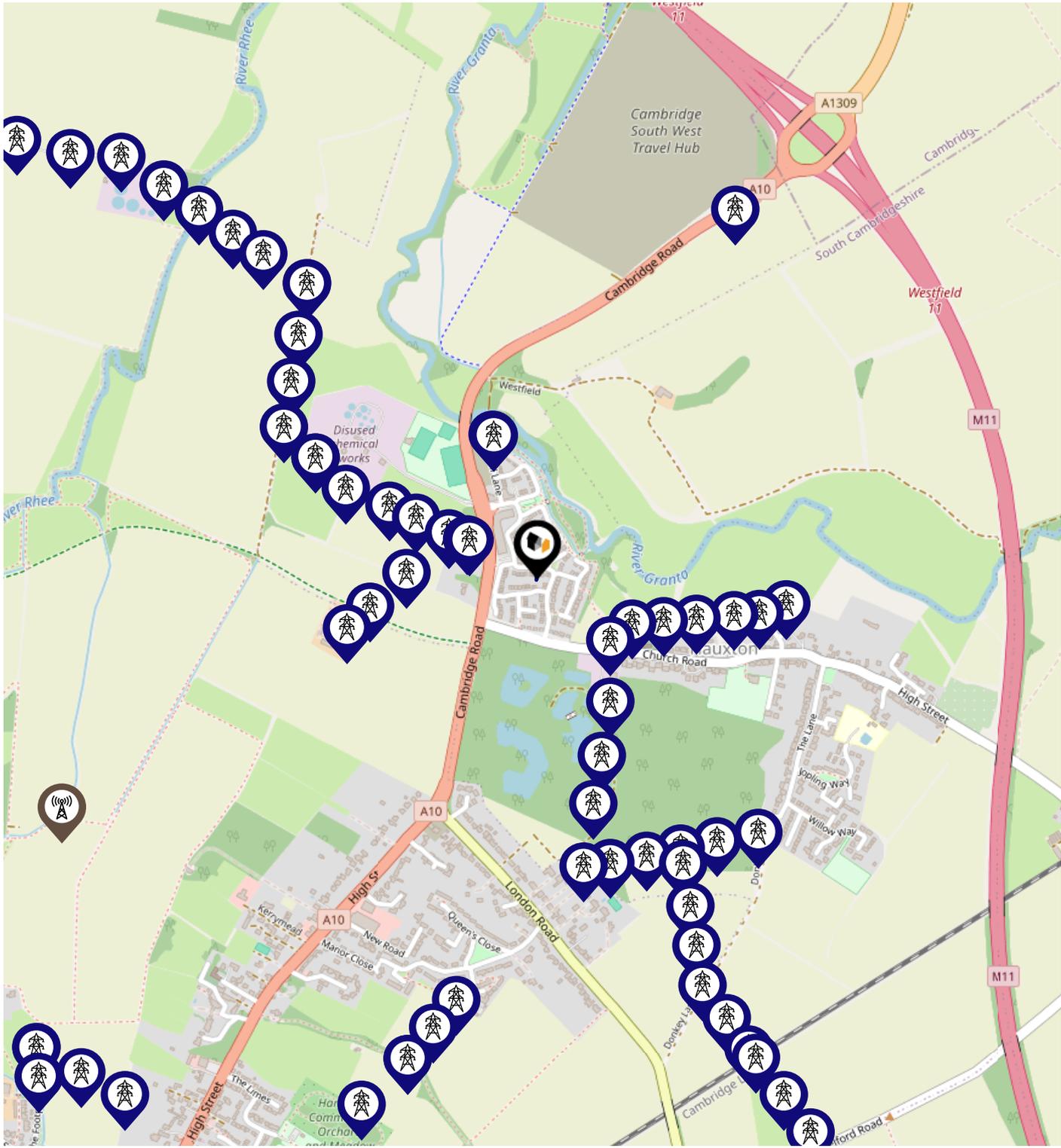
Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area Masts & Pylons



- Key:**
- Power Pylons
 - Communication Masts

Maps

Listed Buildings



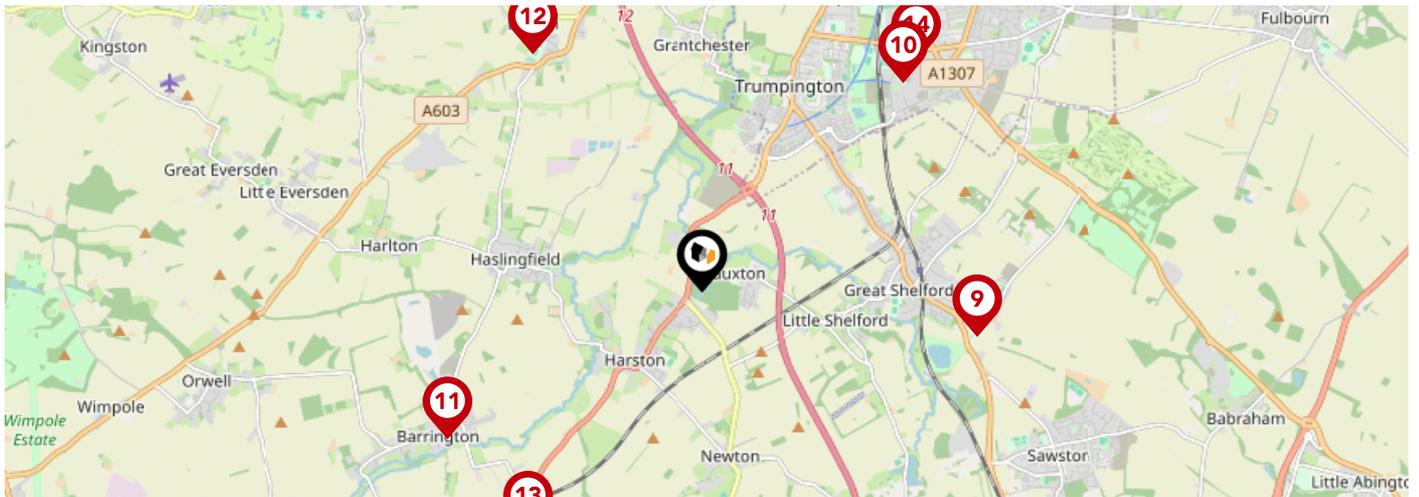
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1127839 - Hauxton Watermill	Grade II	0.2 miles
	1164672 - Church Of St Edmund	Grade I	0.2 miles
	1225955 - Hauxton Watermill	Grade II	0.2 miles
	1331083 - Old Mill House	Grade II	0.2 miles
	1425399 - Hauxton War Memorial	Grade II	0.2 miles
	1127840 - Milestone, Hauxton Mill Bridge	Grade II	0.3 miles
	1331082 - Little Manor House	Grade II	0.3 miles
	1127841 - 11, High Street	Grade II	0.5 miles
	1317657 - Tudor House	Grade II	0.5 miles
	1164811 - The Old House	Grade II	0.5 miles



		Nursery	Primary	Secondary	College	Private
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:0.55	<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: 110 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:1.36	<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: 208 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:2.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

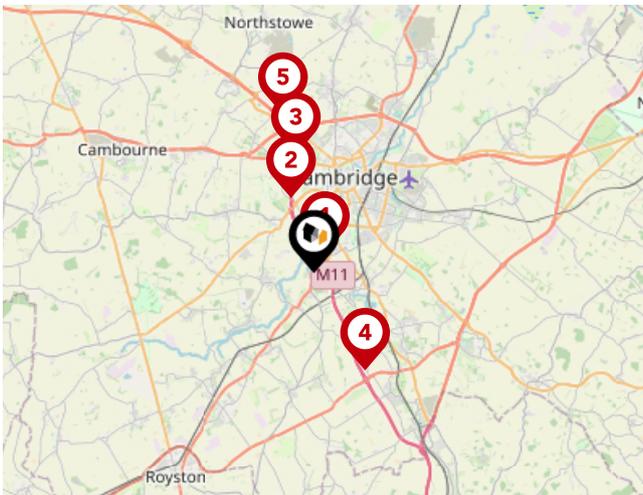


		Nursery	Primary	Secondary	College	Private
	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:2.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:2.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:2.66	<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: 112 Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:2.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:2.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:2.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	Shelford (Cambs) Rail Station	1.98 miles
2	Foxton Rail Station	2.69 miles
3	Cambridge Rail Station	3.54 miles



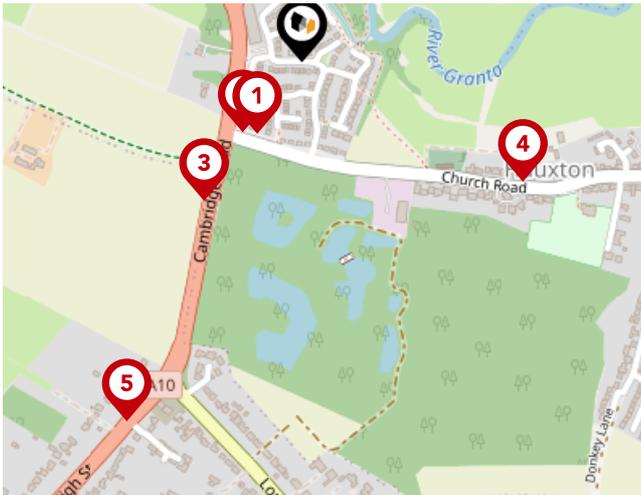
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	0.79 miles
2	M11 J12	2.82 miles
3	M11 J13	4.31 miles
4	M11 J10	4.07 miles
5	M11 J14	5.84 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge	5.14 miles
2	Stansted Airport	19.35 miles
3	Luton Airport	27.45 miles
4	Silvertown	44.82 miles



Bus Stops/Stations

Pin	Name	Distance
1	St Edmund's Way	0.1 miles
2	St Edmund's Way	0.1 miles
3	Church Road	0.19 miles
4	St Edmund's Church	0.29 miles
5	London Road	0.45 miles

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.

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

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk

