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MIR: Material Info

The Material Information Affecting this Property

Monday 24th June 2024



DODDS MEAD, HASLINGFIELD, CAMBRIDGE, CB23

Cooke Curtis & Co

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,689 ft ² / 157 m ²		
Plot Area:	0.16 acres		
Year Built :	1967-1975		
Council Tax :	Band F		
Annual Estimate:	£3,328		
Title Number:	CB210765		

Local Area

Local Authority:	South cambridgeshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	50 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *4 Dodds Mead Haslingfield Cambridgeshire CB23 1LD*

Reference - 24/02323/HFUL	
Decision:	Awaiting decision
Date:	17th June 2024
Description:	First floor side extension, single storey rear extension and external render finish.

Planning records for: *5 Dodds Mead Haslingfield CB23 1LD*

Reference - 21/00752/HFUL	
Decision:	Decided
Date:	19th February 2021
Description:	Erection of a detached garage

Reference - 21/00752/HFUL	
Decision:	Awaiting decision
Date:	22nd March 2021
Description:	Erection of a detached garage

Reference - 21/00752/HFUL	
Decision:	Awaiting decision
Date:	22nd March 2021
Description:	Erection of a detached garage

Energy rating

C

Valid until 07.09.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Other

Solar Panels installed in 2021 - Greenscape Energy Are Utility Suppliers.

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

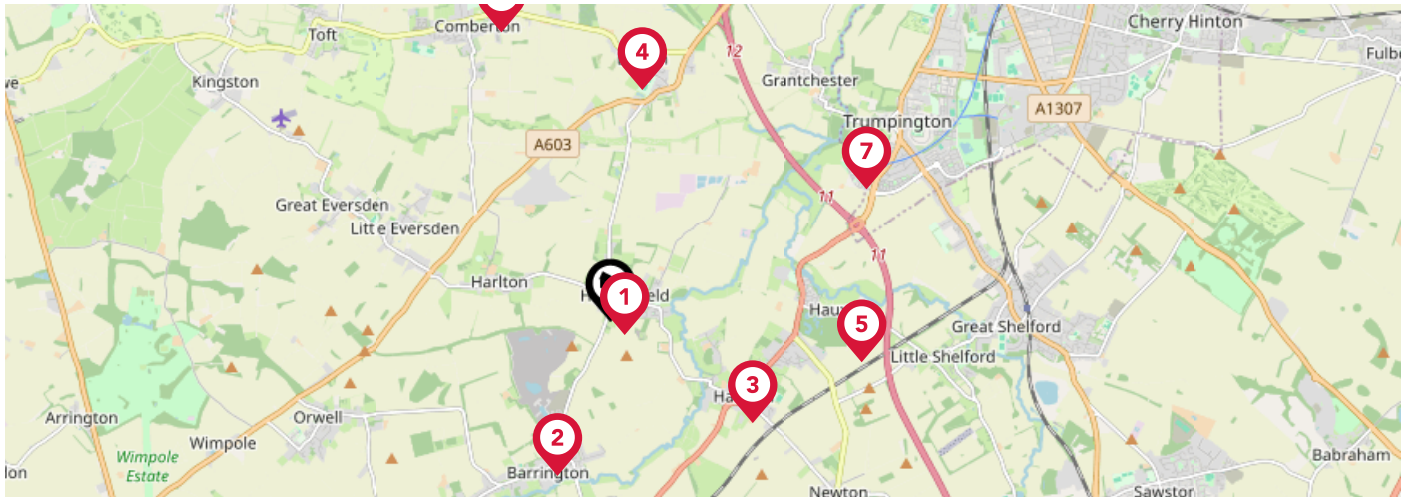
Gas Central Heating

Water Supply

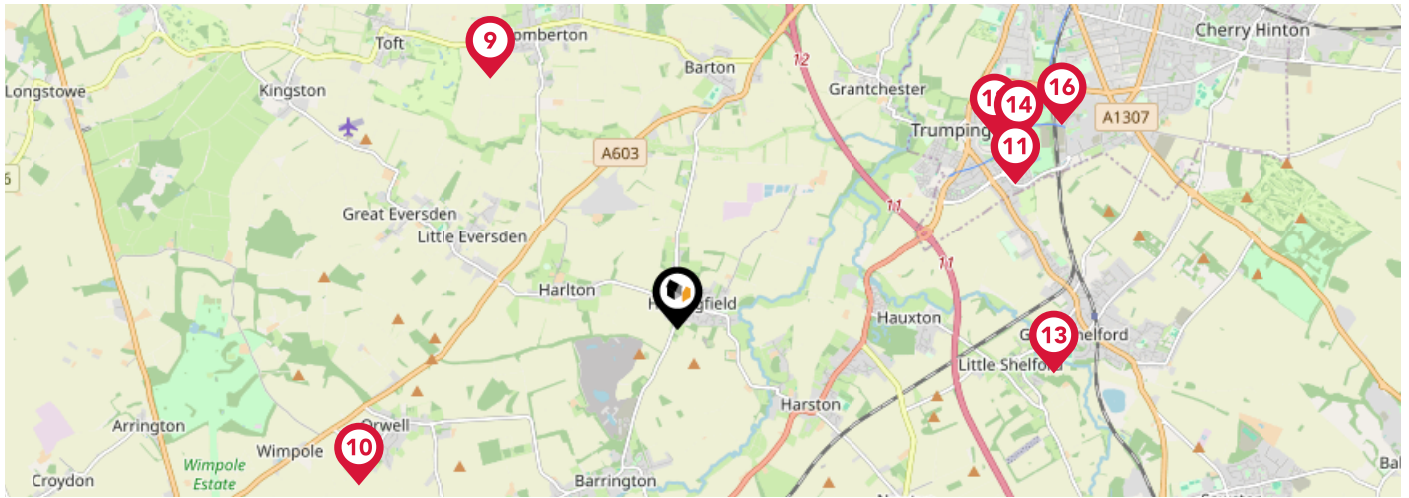
Cambridge Water

Drainage

Cambridge Water



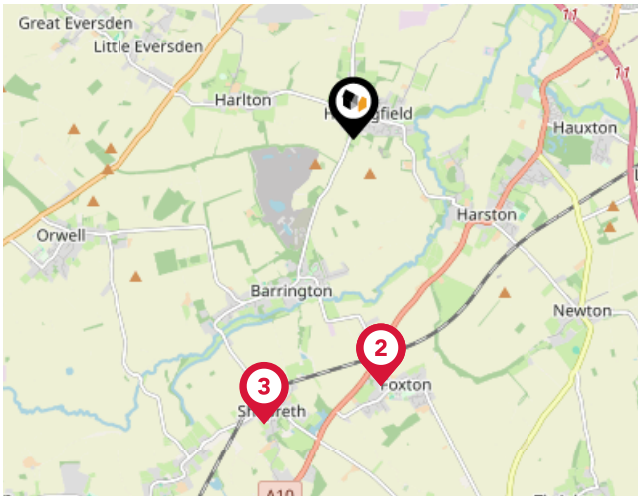
		Nursery	Primary	Secondary	College	Private
1	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 162 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 104 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 135 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 103 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hauxton Primary School Ofsted Rating: Good Pupils: 96 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Foxton Primary School Ofsted Rating: Good Pupils: 94 Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 275 Distance:2.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Meridian Primary School Ofsted Rating: Good Pupils: 184 Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Comberton Village College Ofsted Rating: Outstanding Pupils: 1906 Distance:2.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 109 Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 207 Distance:3.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fawcett Primary School Ofsted Rating: Good Pupils: 444 Distance:3.37	<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: 209 Distance:3.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Community College Ofsted Rating: Requires Improvement Pupils: 406 Distance:3.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Outstanding Pupils: 114 Distance:3.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Long Road Sixth Form College Ofsted Rating: Good Pupils:0 Distance:3.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

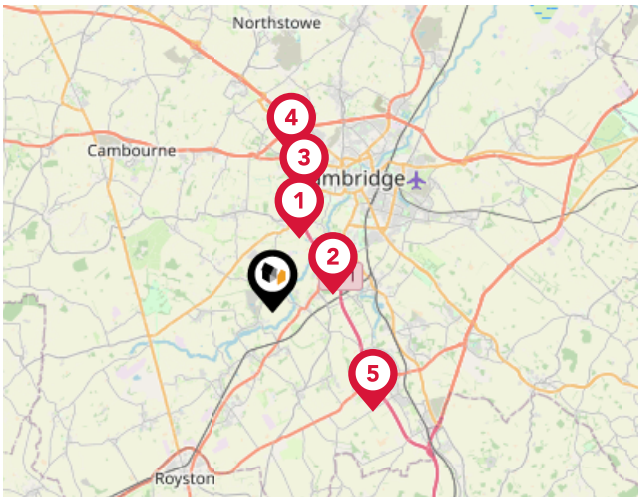
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	2.25 miles
2	Foxton Rail Station	2.25 miles
3	Shepreth Rail Station	2.72 miles



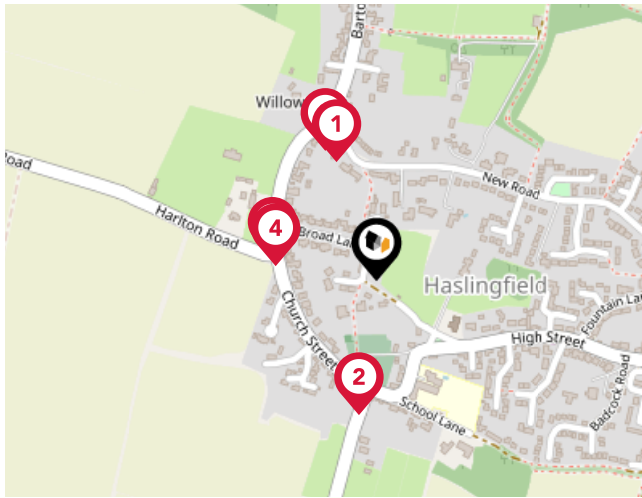
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	2.83 miles
2	M11 J11	2.32 miles
3	M11 J13	4.35 miles
4	M11 J14	5.72 miles
5	M11 J10	5.22 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	6.47 miles
2	Cambridge Airport	6.47 miles
3	Cambridge Airport	6.58 miles
4	London Stansted Airport	20.14 miles



Bus Stops/Stations

Pin	Name	Distance
1	Barton Road	0.14 miles
2	Chapel Hill	0.15 miles
3	Post Office	0.16 miles
4	Broad Lane	0.12 miles
5	Broad Lane	0.12 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.



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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