

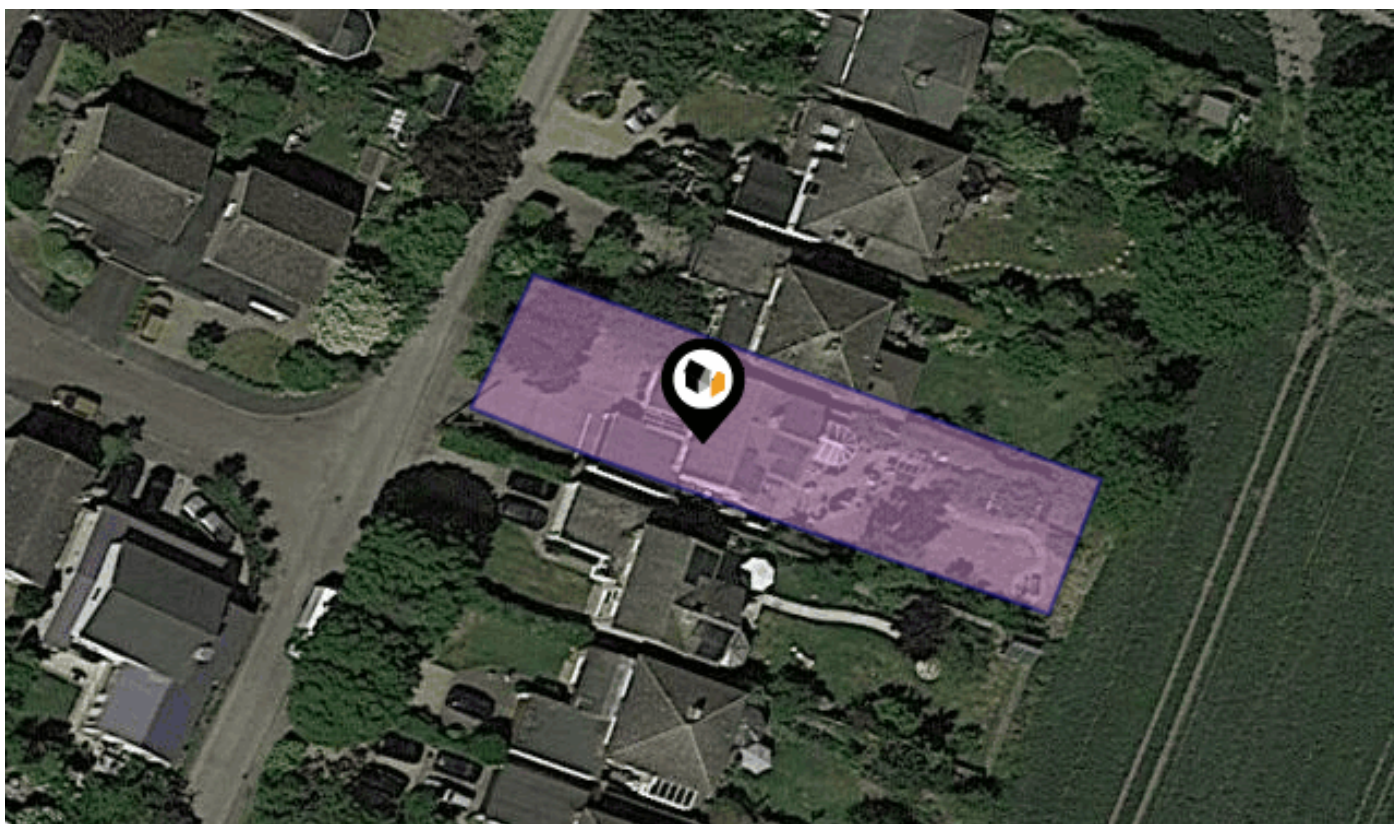


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# MIR: Material Info

The Material Information Affecting this Property

**Monday 18<sup>th</sup> November 2024**



**CANTELUPE ROAD, HASLINGFIELD, CAMBRIDGE, CB23**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	4
<b>Floor Area:</b>	1,593 ft <sup>2</sup> / 148 m <sup>2</sup>
<b>Plot Area:</b>	0.16 acres
<b>Year Built :</b>	1967-1975
<b>Council Tax :</b>	Band F
<b>Annual Estimate:</b>	£3,328
<b>Title Number:</b>	CB489394

## Local Area

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

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

<b>21</b> mb/s	<b>900</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *Land North Of Lesanna Farm Cantelupe Road Haslingfield Cambridgeshire CB23 1LU*

<b>Reference - 24/01823/HFUL</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 14th May 2024
<b>Description:</b> Part two storey, part single storey side and rear extension, and associated alterations.

<b>Reference - 24/01821/FUL</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 14th May 2024
<b>Description:</b> Change of use of agricultural land to enclosed field for private dog walking to include erection of secure boundary fencing, field shelter and area for car parking.

Planning records for: *Brook Bank 1 Cantelupe Road Haslingfield Cambridge Cambridgeshire CB23 1LU*

<b>Reference - 22/03139/HFUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 11th July 2022
<b>Description:</b> Installation of solar panels to the roof of the garage and erection of greenhouse in the garden.

<b>Reference - S/4070/19/LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 22nd November 2019
<b>Description:</b> Rear extension conversion of adjoined outbuilding renovations & internal alterations

Planning records for: *Brook Bank 1 Cantelupe Road Haslingfield Cambridge Cambridgeshire CB23 1LU*

Reference - S/4070/19/CONDC	
<b>Decision:</b>	Decided
<b>Date:</b>	08th December 2020
<b>Description:</b>	Submission of details required for condition 9 (Roof Structure) of listed building consent S/4070/19/LB

Reference - S/4070/19/CONDA	
<b>Decision:</b>	Decided
<b>Date:</b>	26th October 2020
<b>Description:</b>	Submission of details required for conditions 3 (details of the phasing of the below ground works, new plinth and sole plate) and 4 (details of the support for the cottage during the construction period) pursuant to listed building consent S/4070/19/LB

Reference - S/4067/19/CONDA	
<b>Decision:</b>	Decided
<b>Date:</b>	27th August 2020
<b>Description:</b>	Submission of details required by condition 3 (Written Scheme of Investigation (WSI)) of planning permission S/4067/19/FL

Reference - S/4070/19/CONDB	
<b>Decision:</b>	Decided
<b>Date:</b>	16th November 2020
<b>Description:</b>	Submission of details required for conditions 5 (brick, bond & mortar mix), 6 (render), 7 (laths & plaster), 8 (flooring), 10 (roof) & 15 (timber wall boarding/cladding) of listed building consent S/4070/19/LB

Planning records for: *1 Cantelupe Road Haslingfield Cambridge Cambridgeshire CB23 1LU*

<b>Reference - S/4126/18/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 30th October 2018
<b>Description:</b> Single storey rear extension and conversion of garage/store
<b>Reference - S/4070/19/CONDD</b>
<b>Decision:</b> Decided
<b>Date:</b> 11th July 2022
<b>Description:</b> Submission of details required for condition 12 (joinery) of listed building consent S/4070/19/LB
<b>Reference - 20/04671/S19LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 16th November 2020
<b>Description:</b> S19 application to remove condition 14 (historic joinery survey) of permission S/4070/19/LB (Rear extension conversion of adjoined outbuilding renovations & internal alterations).
<b>Reference - S/2282/18/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 14th June 2018
<b>Description:</b> Retention of existing cabin and storage unit and construction of new store and gates

Planning records for: **1 Cantelupe Road Haslingfield Cambridge Cambridgeshire CB23 1LU**

<b>Reference - S/4067/19/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	22nd November 2019
<b>Description:</b>	Rear extension conversion of adjoined outbuilding renovations & internal alterations

Planning records for: **3 Cantelupe Road Haslingfield CB23 1LU**

<b>Reference - 21/02446/HFUL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	26th May 2021
<b>Description:</b>	Front porch extension

Planning records for: **7 Cantelupe Road Haslingfield Cambridge Cambridgeshire CB23 1LU**

<b>Reference - S/1830/15/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	21st July 2015
<b>Description:</b>	Raising height of flat roof and converting garage to habitable accomodation

Planning records for: **Innisfree 9A Cantelupe Road Haslingfield Cambridgeshire CB23 1LU**

<b>Reference - 23/02836/HFUL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	21st July 2023
<b>Description:</b>	Single storey front extensions and new covered ways to both sides.

Planning records for: *Innisfree 9A Cantelupe Road Haslingfield Cambridgeshire CB23 1LU*

Reference - 23/02831/CLUED	
Decision:	Decided
Date:	21st July 2023
Description:	Certificate of lawfulness under S191 for the existing residential use in breach of condition 1 of planning permission (S/0114/78) which requires the dwelling to be occupied by a person solely or mainly in agriculture.

Planning records for: *9 Cantelupe Road Haslingfield Cambridgeshire CB23 1LU*

Reference - 24/01198/CLUED	
Decision:	Decided
Date:	26th March 2024
Description:	Certificate of lawfulness under S191 for the existing use of a former workshop as a residential unit.

Reference - S/0084/16/FL	
Decision:	Decided
Date:	08th February 2016
Description:	Retrospective planning application for change of use of annex to separate dwelling

Planning records for: *18 Cantelupe Road Haslingfield Cambridge Cambridgeshire CB23 1LU*

Reference - S/2771/18/FL	
Decision:	Decided
Date:	19th July 2018
Description:	Conversion of carport

Planning records for: *18 Cantelupe Road Haslingfield Cambridge Cambridgeshire CB23 1LU*

Reference - S/0535/19/FL	
Decision:	Decided
Date:	11th February 2019
Description:	Rear extension

Planning records for: *Brook Cottage 24 Cantelupe Road Haslingfield Cambridge CB23 1LU*

Reference - S/3818/17/FL	
Decision:	Decided
Date:	23rd October 2017
Description:	New front porch and rear extension and alterations.

Reference - S/3819/17/LB	
Decision:	Decided
Date:	23rd October 2017
Description:	New front porch and rear extension and alterations.

Reference - S/0287/18/DC	
Decision:	Decided
Date:	24th January 2018
Description:	Discharge of conditions 3 (External materials) of listed building consent S/3819/17/LB



Planning records for: **28 Cantelupe Road Haslingfield CB23 1LU**

Reference - 20/01706/HFUL	
Decision:	Decided
Date:	16th March 2020
Description:	Ground floor plan redesign, facade alterations and all associated works

Reference - 20/01705/CL2PD	
Decision:	Decided
Date:	15th March 2020
Description:	Certificate of lawful development for a loft conversion

Reference - 20/03987/HFUL	
Decision:	Decided
Date:	26th September 2020
Description:	Proposed single storey side and rear extension, facade alterations and floor plan redesign

Planning records for: **32 Cantelupe Road Haslingfield Cambridge Cambridgeshire CB23 1LU**

Reference - S/1531/11	
Decision:	Decided
Date:	29th July 2011
Description:	Front Extension

Planning records for: **34 Cantelupe Road Haslingfield Cambridgeshire CB23 1LU**

Reference - S/0590/10/F	
Decision:	Decided
Date:	15th April 2010
Description:	Extensions & replacement garage

Reference - S/2368/12/FL	
Decision:	Decided
Date:	19th November 2012
Description:	Loft Conversion

Planning records for: **36 Cantelupe Road Haslingfield Cambridgeshire CB23 1LU**

Reference - S/0176/09/F	
Decision:	Decided
Date:	02nd February 2009
Description:	Alteration to Roof Insertion of Rooflights and Extension

Planning records for: **38 Cantelupe Road Haslingfield CB23 1LU**

Reference - 20/01471/HFUL	
Decision:	Decided
Date:	28th February 2020
Description:	Single storey rear extension

Planning records for: *Lesanna Farm Cantelupe Road Haslingfield Cambridgeshire CB23 1LU*

<b>Reference - S/1343/09/F</b>
<b>Decision:</b> Decided
<b>Date:</b> 18th September 2009
<b>Description:</b> Agricultural Dwelling & Double Garage
<b>Reference - S/0582/11</b>
<b>Decision:</b> Decided
<b>Date:</b> 22nd March 2011
<b>Description:</b> Prior Notification - Proposed Building
<b>Reference - S/1419/16/DC</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th May 2016
<b>Description:</b> Discharge of Condition 3 (Boundary Treatment) and Condition 4 (Materials) of Planning ref S/3184/15/FL
<b>Reference - S/0236/15/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd February 2015
<b>Description:</b> Demolition of existing farm buildings erection of a new farm building & construction of a new farm dwelling and garage

Planning records for: *Lesanna Farm Cantelupe Road Haslingfield Cambridge Cambridgeshire CB23 1LU*

Reference - S/3184/15/FL	
<b>Decision:</b>	Decided
<b>Date:</b>	15th January 2016
<b>Description:</b>	Construction of a new Farm Dwelling (revised design from S/0236/15/FL)

Haslingfield, CAMBRIDGE, CB23

Energy rating

**B**

Valid until 07.11.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		100   <b>A</b>
81-91	<b>B</b>	84   <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system, plus solar
<b>Hot Water Energy Efficiency:</b>	Very good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	148 m <sup>2</sup>

## Electricity Supply

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Octopus energy

## Gas Supply

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Octopus Energy

## Central Heating

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Gas Central heating

## Water Supply

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Cambridge Water

## Drainage

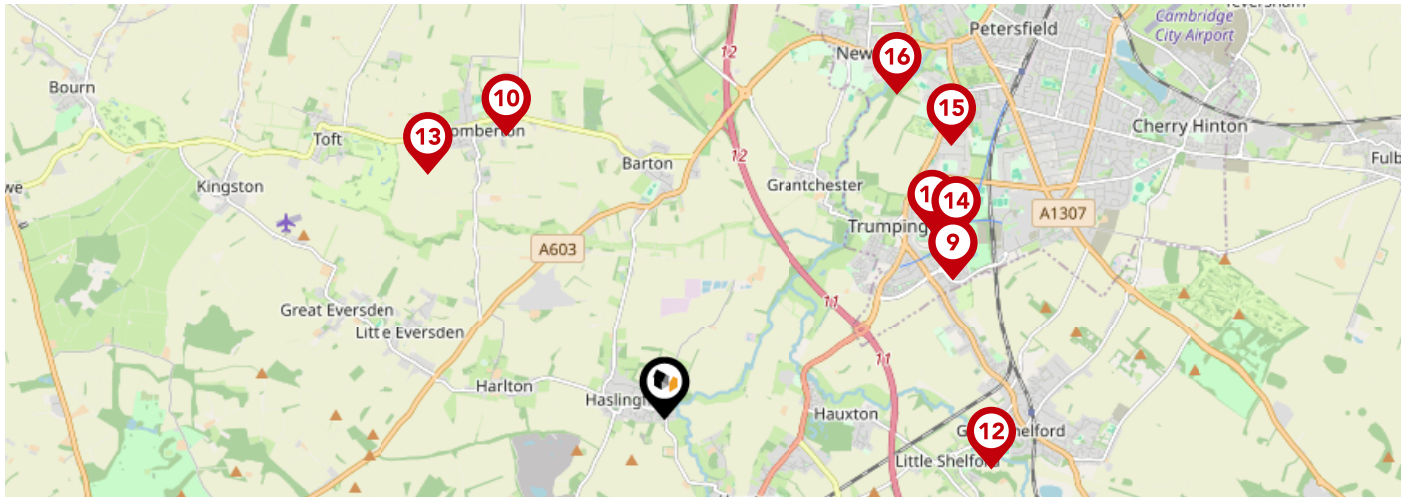
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Anglian Water

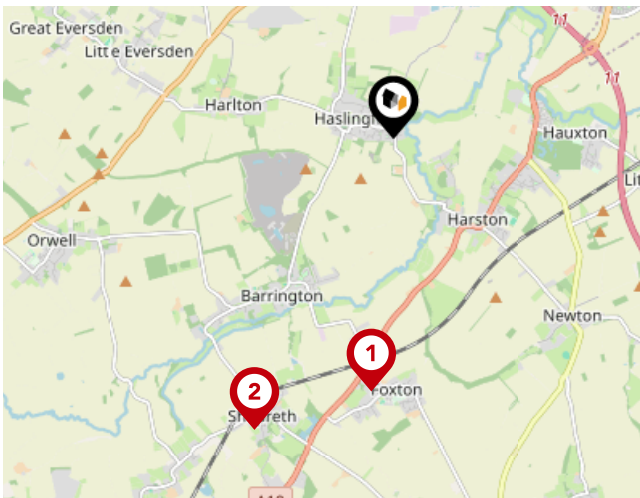


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Haslingfield Endowed Primary School</b> Ofsted Rating: Good   Pupils: 137   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Harston and Newton Community Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance:1.29	<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:1.73	<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:1.88	<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:2.19	<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:2.33	<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:2.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



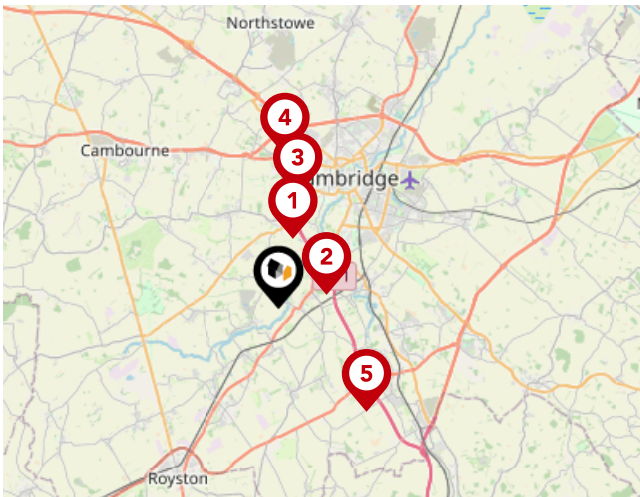


	Nursery	Primary	Secondary	College	Private
<b>Trumpington Park Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:2.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Meridian Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:2.96	<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:2.96	<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	<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:3.1	<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:3.11	<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:3.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Newnham Croft Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



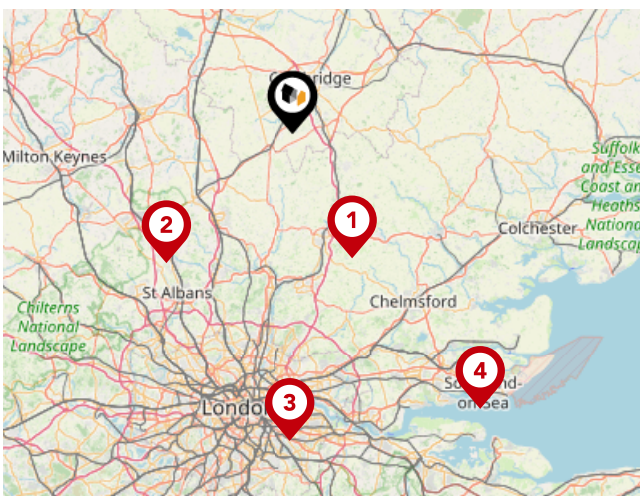
### National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	2.31 miles
2	Shepreth Rail Station	2.94 miles
3	Cambridge Rail Station	4.33 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	2.64 miles
2	M11 J11	1.87 miles
3	M11 J13	4.19 miles
4	M11 J14	5.61 miles
5	M11 J10	4.96 miles

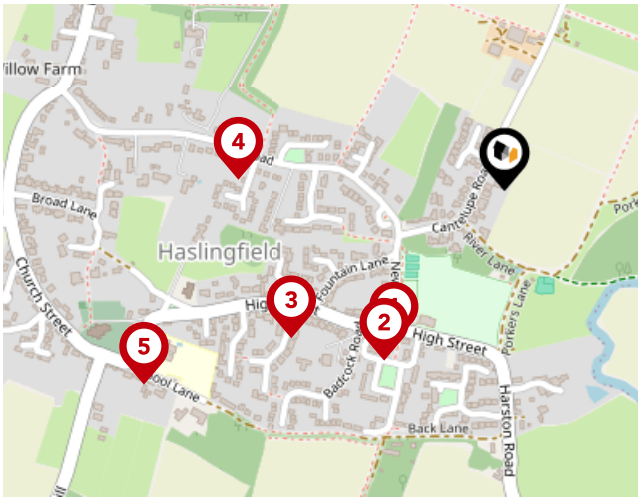


### Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	20.12 miles
2	Luton Airport	26.49 miles
3	Silvertown	44.91 miles
4	Southend-on-Sea	48.82 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Recreation Ground	0.21 miles
2	Badcock Road	0.24 miles
3	Fountain Lane	0.29 miles
4	The Meadows	0.3 miles
5	School	0.47 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



/cookecurtisco

# 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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