

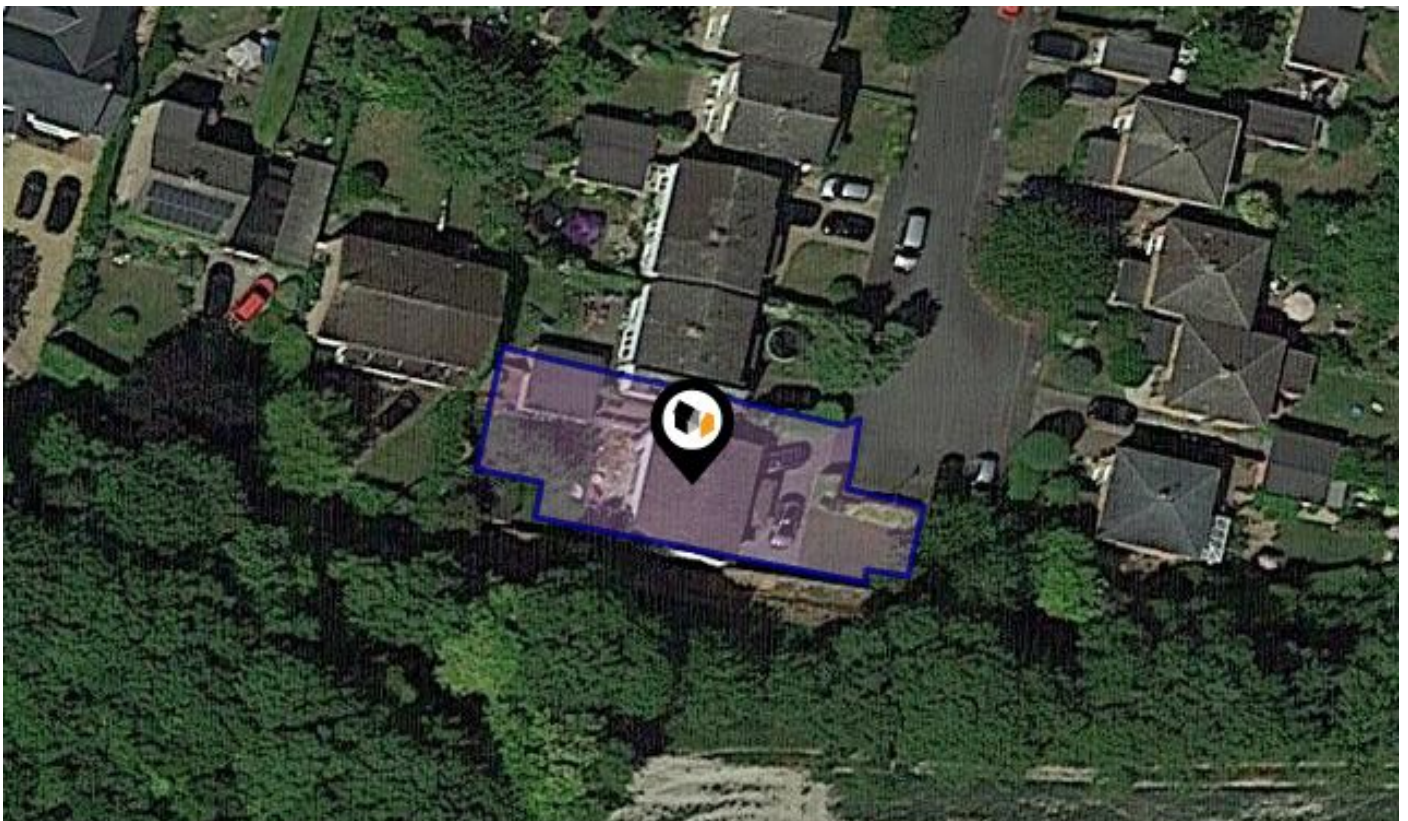


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 04th December 2024



BADCOCK ROAD, HASLINGFIELD, CAMBRIDGE, CB23

Cooke Curtis & Co

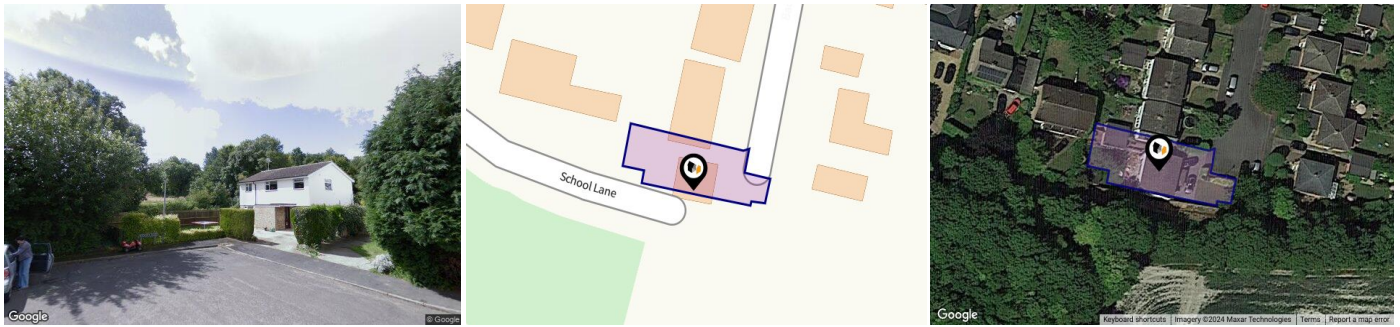
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

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www.cookecurtis.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,560 ft ² / 145 m ²		
Plot Area:	0.11 acres		
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£2,816		
Title Number:	CB9068		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **6 Badcock Road Haslingfield Cambridge CB23 1LF**

Reference - S/3066/19/FL	
Decision:	Decided
Date:	04th September 2019
Description:	Change the roofline on the garage to one level with a new dormer to front

Reference - S/1933/19/FL	
Decision:	Withdrawn
Date:	31st May 2019
Description:	Change the roofline on the garage to one level with a new dormer to front

Planning records for: **1 Badcock Road Haslingfield CB23 1LF**

Reference - 20/03719/HFUL	
Decision:	Decided
Date:	04th September 2020
Description:	Two storey side extension, single storey front, rear and side extensions, demolition of existing single storey garage

Reference - 21/00846/HFUL	
Decision:	Decided
Date:	23rd February 2021
Description:	Two storey side extension, single storey front, rear and side extensions, demolition of existing single storey garage and construction of a double garage with room over.

Planning records for: **2 Badcock Road Haslingfield Cambridgeshire CB23 1LF**

Reference - 22/04572/HFUL	
Decision:	Decided
Date:	17th October 2022
Description:	Two storey extensions to front and rear. Part two storey, part one storey extension to side.

Reference - 22/00439/HFUL	
Decision:	Withdrawn
Date:	01st February 2022
Description:	Front, side and rear two storey extensions, new roof and alterations.

Reference - 22/04580/LBC	
Decision:	Decided
Date:	17th October 2022
Description:	Change of use of the second floor from an educational establishment (Class F1) into two College Fellow Accommodation units (Class C2). Internal works to the listed building including the installation of a lift from the basement to the first floor. Installation of PV panels and air source heat pump to the roof.

Planning records for: **3 Badcock Road Haslingfield Cambridge Cambridgeshire CB23 1LF**

Reference - 20/03385/HFUL	
Decision:	Decided
Date:	06th August 2020
Description:	Proposed Rear and side extension along with demolition of existing semi detached garage and erection of new detached double garage.

Planning records for: *Land Adjacent To 9 Badcock Road Haslingfield Cambridgeshire CB23 1LF*

Reference - 24/00363/PIP	
Decision:	Decided
Date:	26th January 2024
Description:	Erection of a single dwelling

Reference - F/YR24/0166/VOC	
Decision:	Decided
Date:	26th January 2024
Description:	Variation of condition 4 (list of approved plans), relating to planning approval F/YR23/0193/F (Erect a first floor side (LHS) extension and a part 2-storey/part single storey side (RHS) extension, and a porch to front of existing dwelling, involving the demolition of existing garage and carport) to allow for reduction of rear single-storey element

Planning records for: *15 Badcock Road HASLINGFIELD CB23 1LF*

Reference - S/3585/17/FL	
Decision:	Decided
Date:	02nd November 2017
Description:	Single Storey Front Extension and Two Storey Side Extension and Replacement of Existing Garage

Planning records for: *16 Badcock Road Haslingfield Cambridge Cambridgeshire CB23 1LF*

Reference - S/0806/11	
Decision:	Decided
Date:	18th April 2011
Description:	Replacement Conservatory (Retrospective)

Planning records for: *18 Badcock Road Haslingfield Cambridge Cambridgeshire CB23 1LF*

Reference - S/2350/19/FL	
Decision:	Decided
Date:	08th July 2019
Description:	Two storey Side extension Front bay window and single storey rear extension

Planning records for: *21 Badcock Road Haslingfield Cambridge CB23 1LF*

Reference - S/2087/16/FL	
Decision:	Decided
Date:	10th August 2016
Description:	Proposed two storey rear extension and side car port

Planning records for: *22 Badcock Road Haslingfield Cambridge CB23 1LF*

Reference - S/0043/16/PA	
Decision:	Decided
Date:	08th January 2016
Description:	Single storey extension.

Planning records for: *27 Badcock Road Haslingfield Cambridge Cambridgeshire CB23 1LF*

Reference - 21/03310/HFUL	
Decision:	Decided
Date:	15th July 2021
Description:	Single storey rear extension

Planning records for: **32 Badcock Road Haslingfield Cambridge Cambridgeshire CB23 1LF**

Reference - S/1341/13/FL	
Decision:	Decided
Date:	24th June 2013
Description:	Two storey side extension to dwelling

Planning records for: **34 Badcock Road Haslingfield Cambridgeshire CB23 1LF**

Reference - S/1387/09/	
Decision:	Decided
Date:	24th September 2009
Description:	Extension and Alterations

Planning records for: **37 Badcock Road Haslingfield Cambridge Cambridgeshire CB23 1LF**

Reference - 20/01798/NMA1	
Decision:	Decided
Date:	21st December 2020
Description:	Non-material amendment of planning application 20/01798/HFUL (Single storey side extension and partial garage conversion) to change single door and window on the West extension to a pair of French doors plus flat roof lantern over kitchen extension

Reference - S/0724/16/FL	
Decision:	Decided
Date:	03rd May 2016
Description:	Take down existing brick wall and shrubs. Build new feather edge fence and gate 2.5m away from the existing wall.

Planning records for: *37 Badcock Road Haslingfield Cambridge Cambridgeshire CB23 1LF*

Reference - 20/01798/HFUL	
Decision:	Decided
Date:	18th February 2020
Description:	Single storey side extension and partial garage conversion

Reference - S/2797/19/FL	
Decision:	Withdrawn
Date:	13th August 2019
Description:	Demolish single storey entrance hall and construct a single storey front extension

Planning records for: *43 Badcock Road Haslingfield Cambridgeshire CB23 1LF*

Reference - 23/02970/HFUL	
Decision:	Decided
Date:	31st July 2023
Description:	First floor front extension and part single storey, part two storey rear extension (Re-submission of 22/04983/HFUL)

Reference - 22/04983/HFUL	
Decision:	Decided
Date:	15th November 2022
Description:	First floor front extension, single storey side extension, and part single storey, part two storey rear extension.

Badcock Road, Haslingfield, CB23

Energy rating

C

Valid until 01.05.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

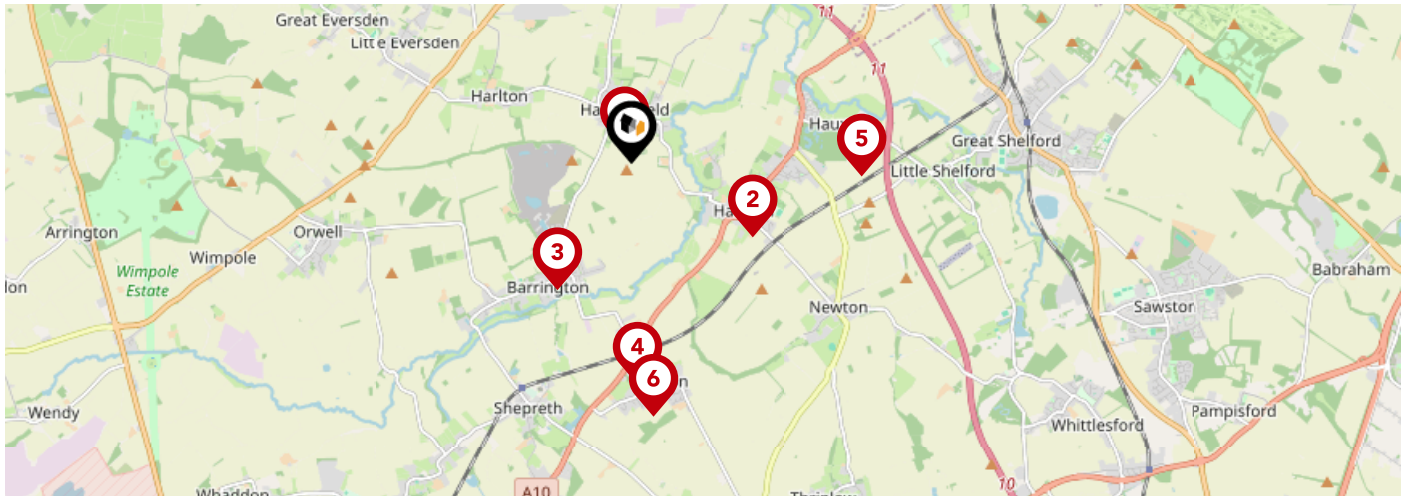
Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 76% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	145 m ²

Accessibility / Adaptations

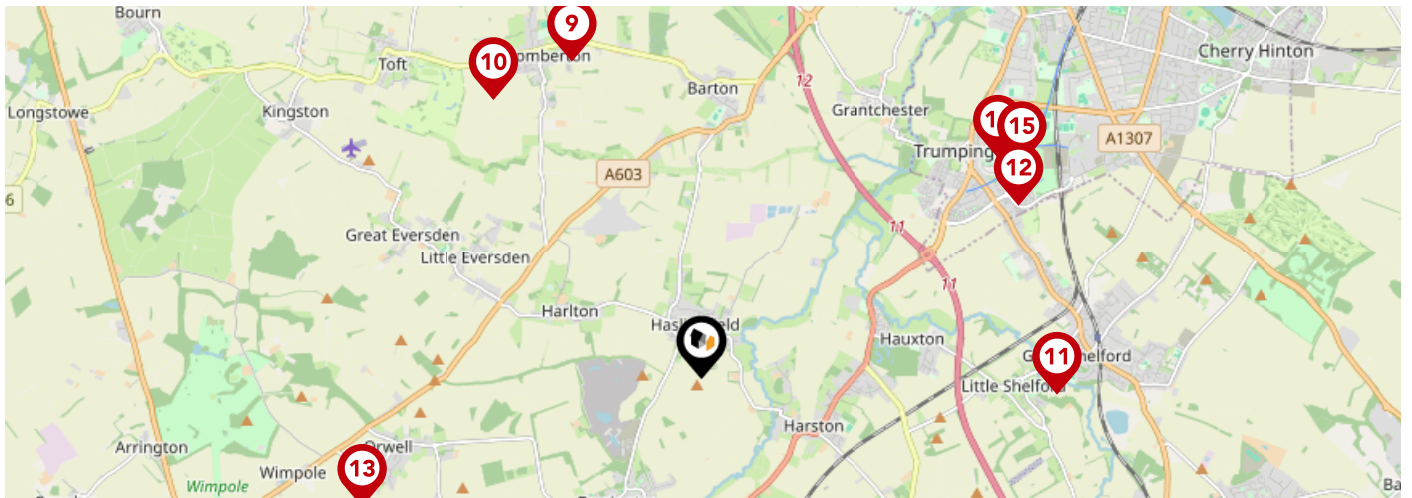
2019: Windows replaced and bifold door at rear

Central Heating

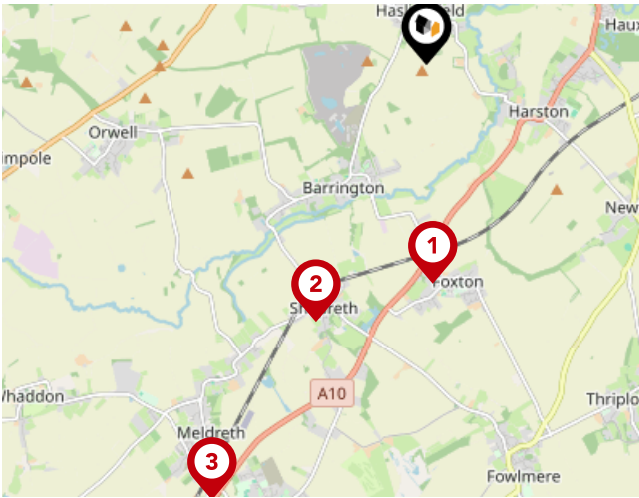
Gas central heating



		Nursery	Primary	Secondary	College	Private
1	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:2.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Foxtan Primary School Ofsted Rating: Good Pupils: 86 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

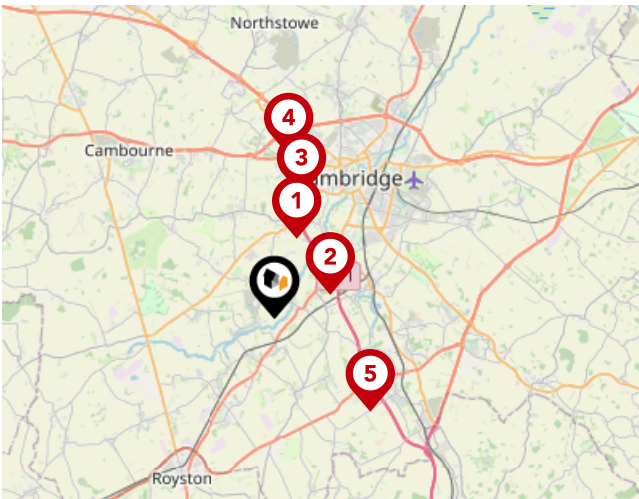


		Nursery	Primary	Secondary	College	Private
	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:3.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 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: 403 Distance:3.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 121 Distance:3.31	<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:3.36	<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:3.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



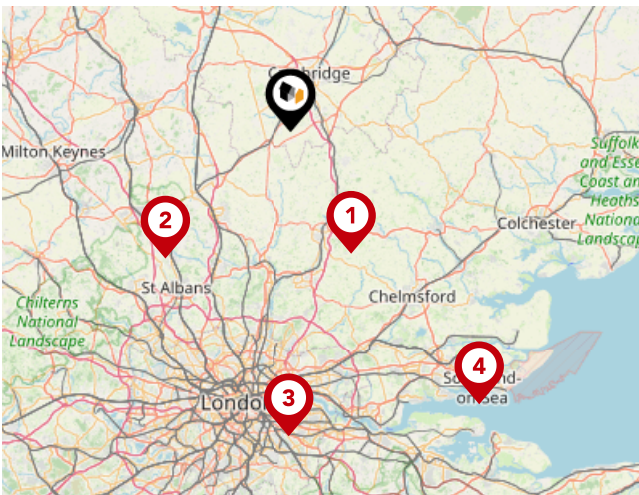
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	2 miles
2	Shepreth Rail Station	2.55 miles
3	Meldreth Rail Station	4.43 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	3 miles
2	M11 J11	2.22 miles
3	M11 J13	4.54 miles
4	M11 J14	5.94 miles
5	M11 J10	4.92 miles

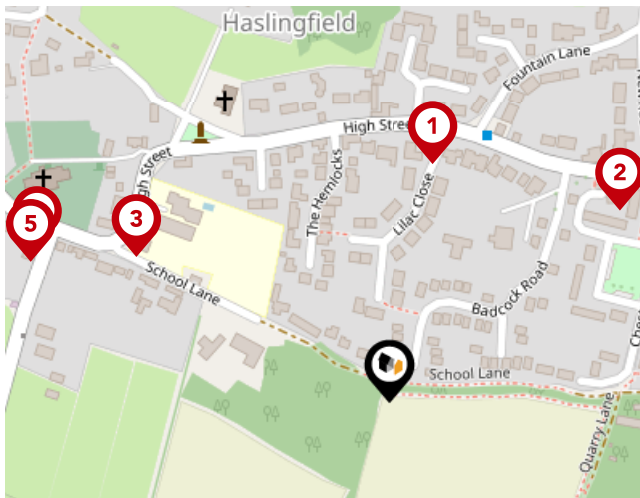


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	19.96 miles
2	Luton Airport	26.09 miles
3	Silvertown	44.6 miles
4	Southend-on-Sea	48.72 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fountain Lane	0.14 miles
2	Badcock Road	0.17 miles
3	School	0.17 miles
4	Chapel Hill	0.22 miles
5	Chapel Hill	0.22 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

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