

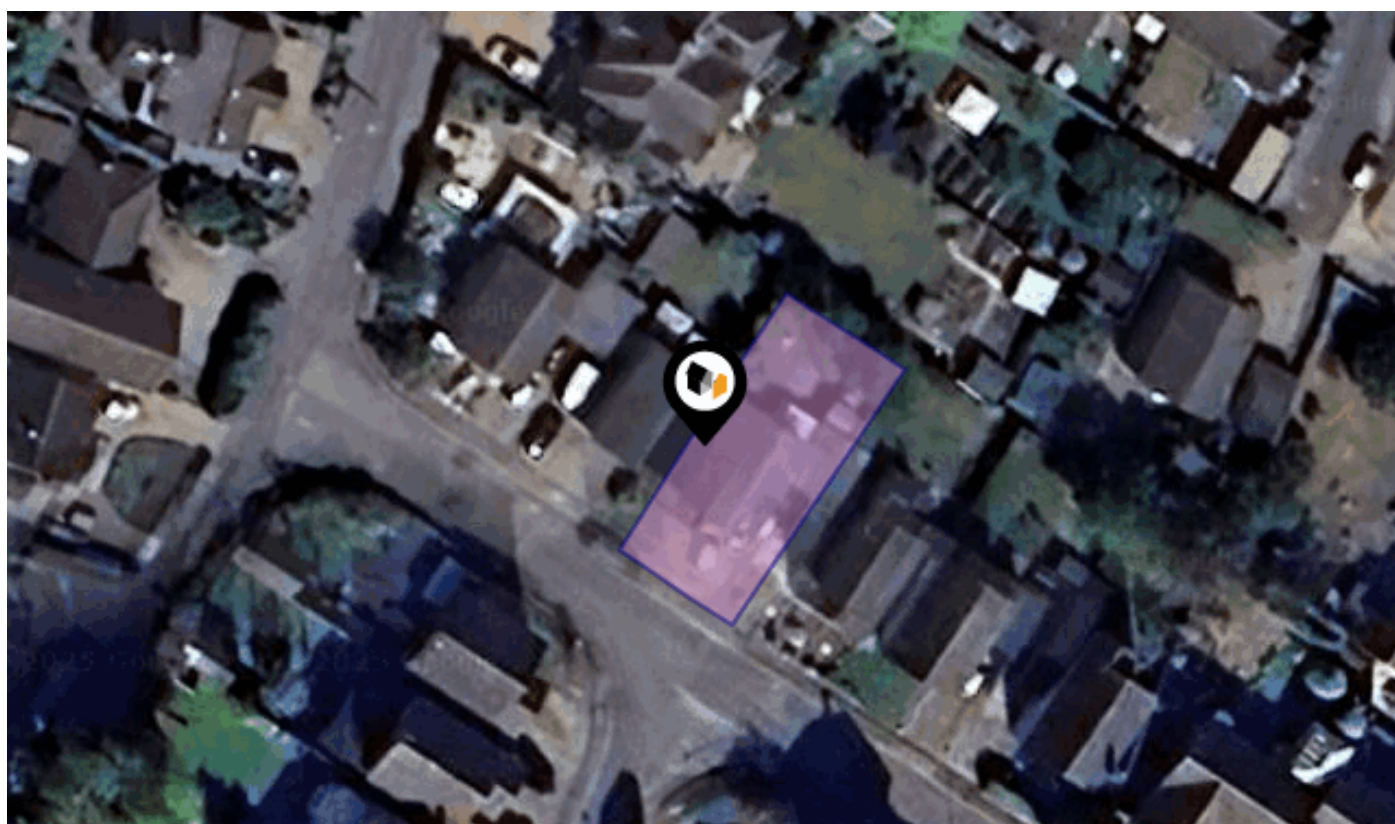


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 05<sup>th</sup> March 2025**



**WILLOW WAY, HAUXTON, CAMBRIDGE, CB22**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



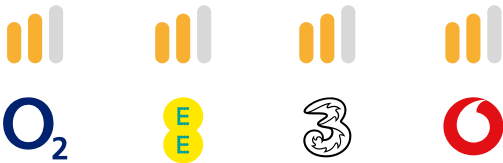


## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.07 acres		
Council Tax :	Band E		
Annual Estimate:	£2,816		
Title Number:	CB100862		

## Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	4	35	1000
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				



Planning records for: **6 Willow Way Hauxton CB22 5JB**

Reference - 21/00255/HFUL	
Decision:	Decided
Date:	21st January 2021
Description:	First floor extension following conversion of existing garage to kitchen and utility including modification of existing flat roof eaves detail.

Planning records for: **8 Willow Way Hauxton Cambridgeshire CB22 5JB**

Reference - 23/03276/HFUL	
Decision:	Decided
Date:	24th August 2023
Description:	Single storey front, side and rear extension.

Reference - S/4045/17/FL	
Decision:	Decided
Date:	14th November 2017
Description:	Single storey front side and rear extensions.

Planning records for: **12 Willow Way Hauxton Cambridge Cambridgeshire CB22 5JB**

Reference - S/2008/15/FL	
Decision:	Decided
Date:	21st July 2015
Description:	Erection of Side extension to bungalow

Planning records for: **12 Willow Way Hauxton Cambridge Cambridgeshire CB22 5JB**

Reference - S/1264/10	
Decision:	Decided
Date:	02nd August 2010
Description:	Single storey rear & side extension

Planning records for: **14 Willow Way Hauxton Cambridge Cambridgeshire CB22 5JB**

Reference - S/0320/14/FL	
Decision:	Decided
Date:	10th February 2014
Description:	Two Storey Rear Extension

Planning records for: **The Grove 15 High Street Great Shelford Cambridgeshire CB22 5JB**

Reference - S/1307/15/FL	
Decision:	Decided
Date:	22nd May 2015
Description:	Two storey side extension to provide internal access to annexe

Planning records for: **21 Willow Way Hauxton Cambridge Cambridgeshire CB22 5JB**

Reference - S/1031/11	
Decision:	Decided
Date:	20th May 2011
Description:	Front and side extensions

Planning records for: **35 Willow Way Hauxton Cambridgeshire CB22 5JB**

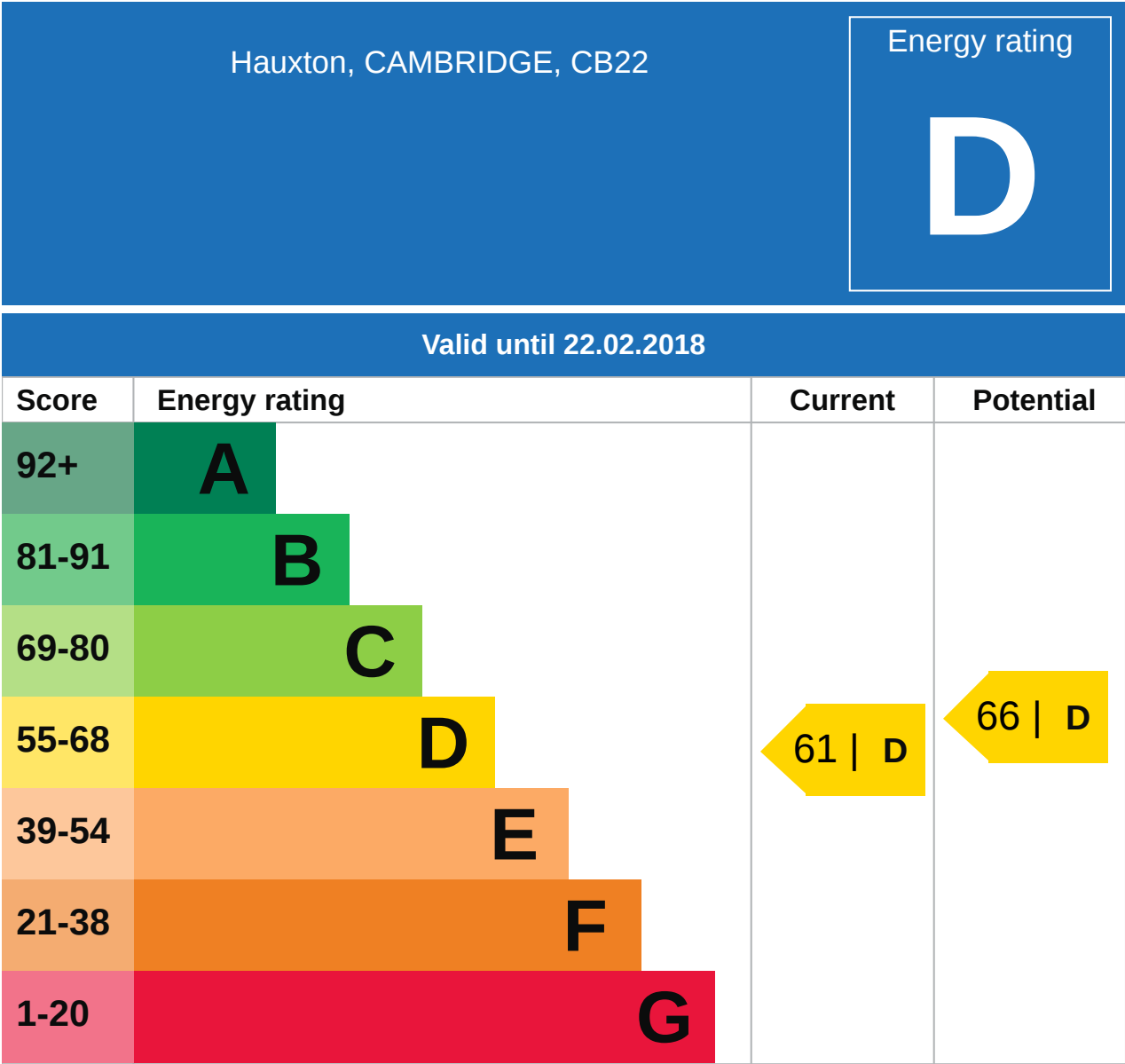
Reference - 25/00257/HFUL	
Decision:	Awaiting decision
Date:	24th January 2025
Description:	Part single and part two storey rear extension. Ground floor bay window, extended porch roof to front and part garage conversion.

Reference - 24/00756/HFUL	
Decision:	Decided
Date:	29th February 2024
Description:	Part single and part two storey rear extensions. Ground floor front bay window and extended porch roof.

Reference - S/1553/14/FL	
Decision:	Decided
Date:	21st July 2014
Description:	Two Storey Extension

Planning records for: **37 Willow Way Hauxton Cambridge Cambridgeshire CB22 5JB**

Reference - S/4344/19/FL	
Decision:	Decided
Date:	13th December 2019
Description:	Single storey side and rear extension



### Additional EPC Data

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<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<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>	Average
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 10% of fixed outlets
<b>Lighting Energy:</b>	Poor
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas



### 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.

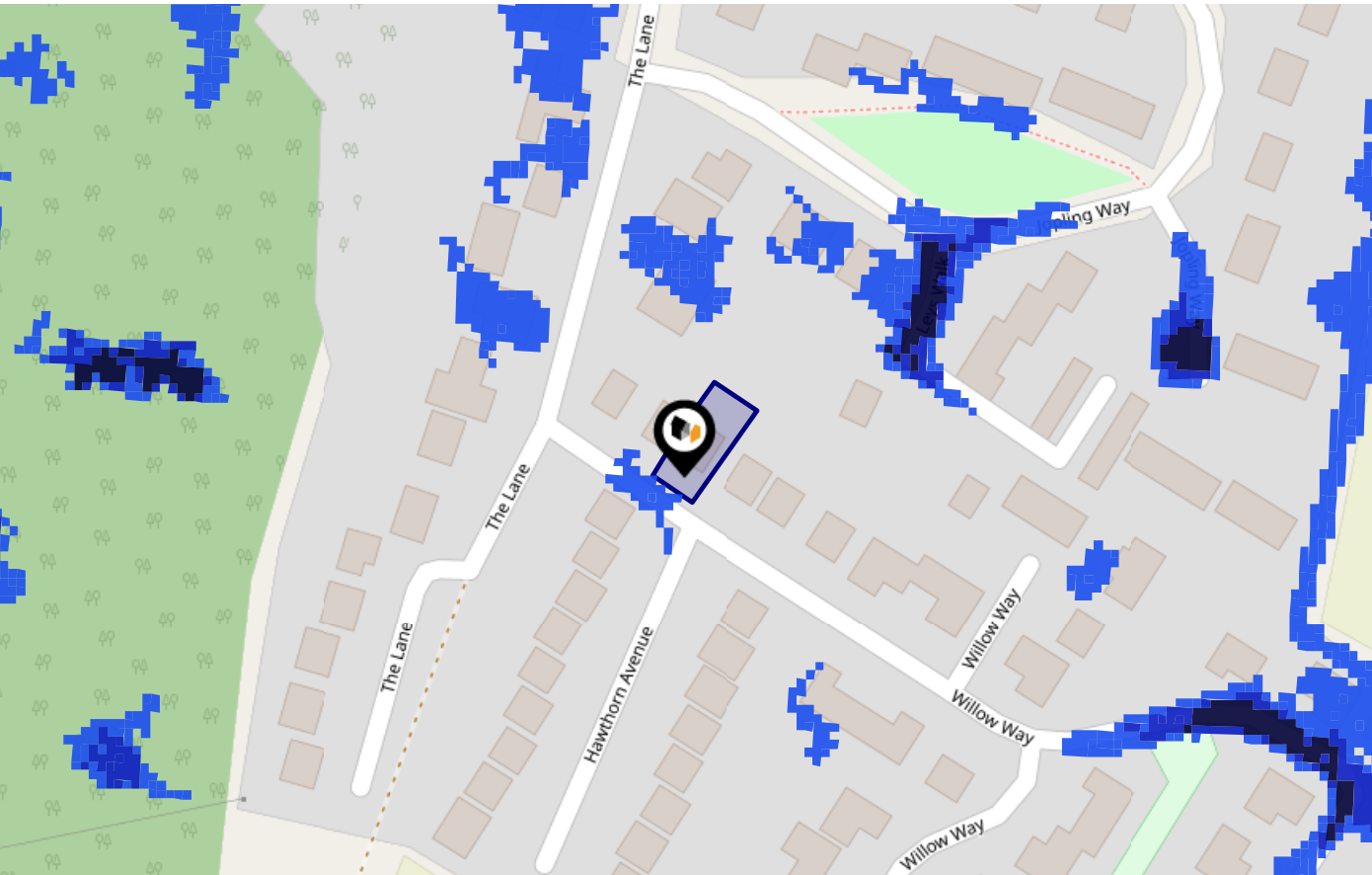


# Flood Risk

## 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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

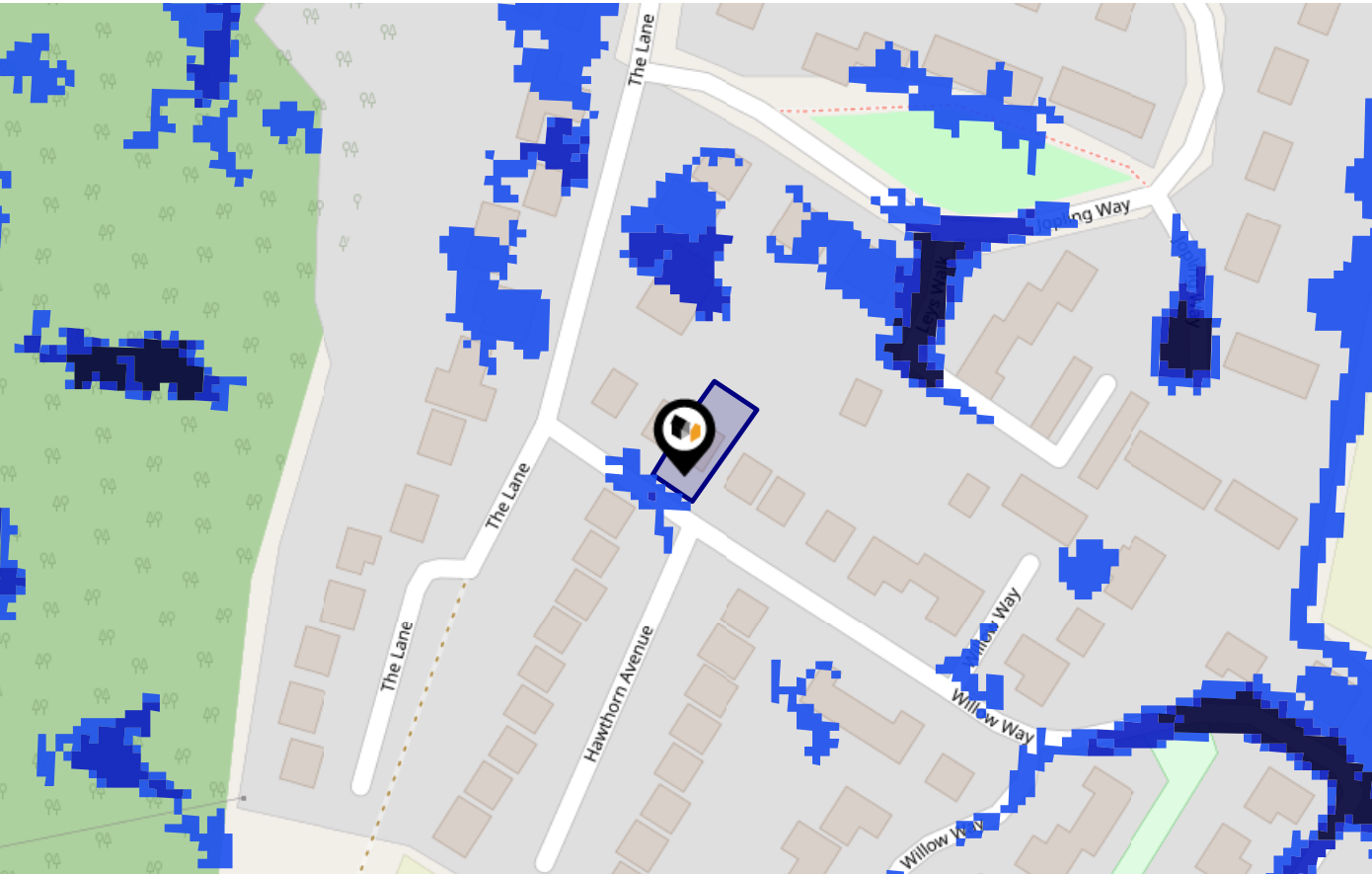


# Flood Risk

## 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

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Chance of flooding to the following depths at this property:

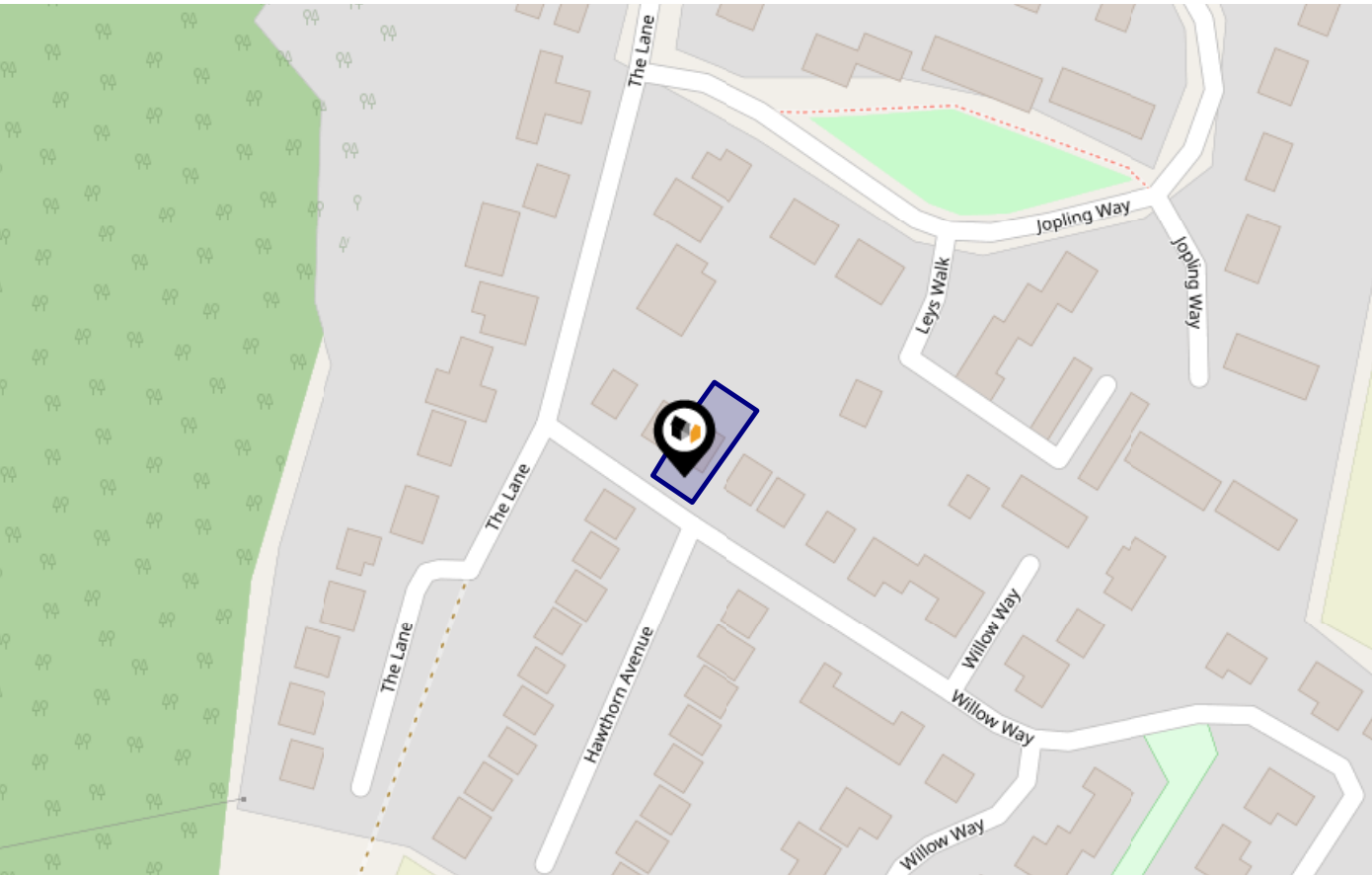


# Flood Risk

## 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

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- 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.
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Chance of flooding to the following depths at this property:

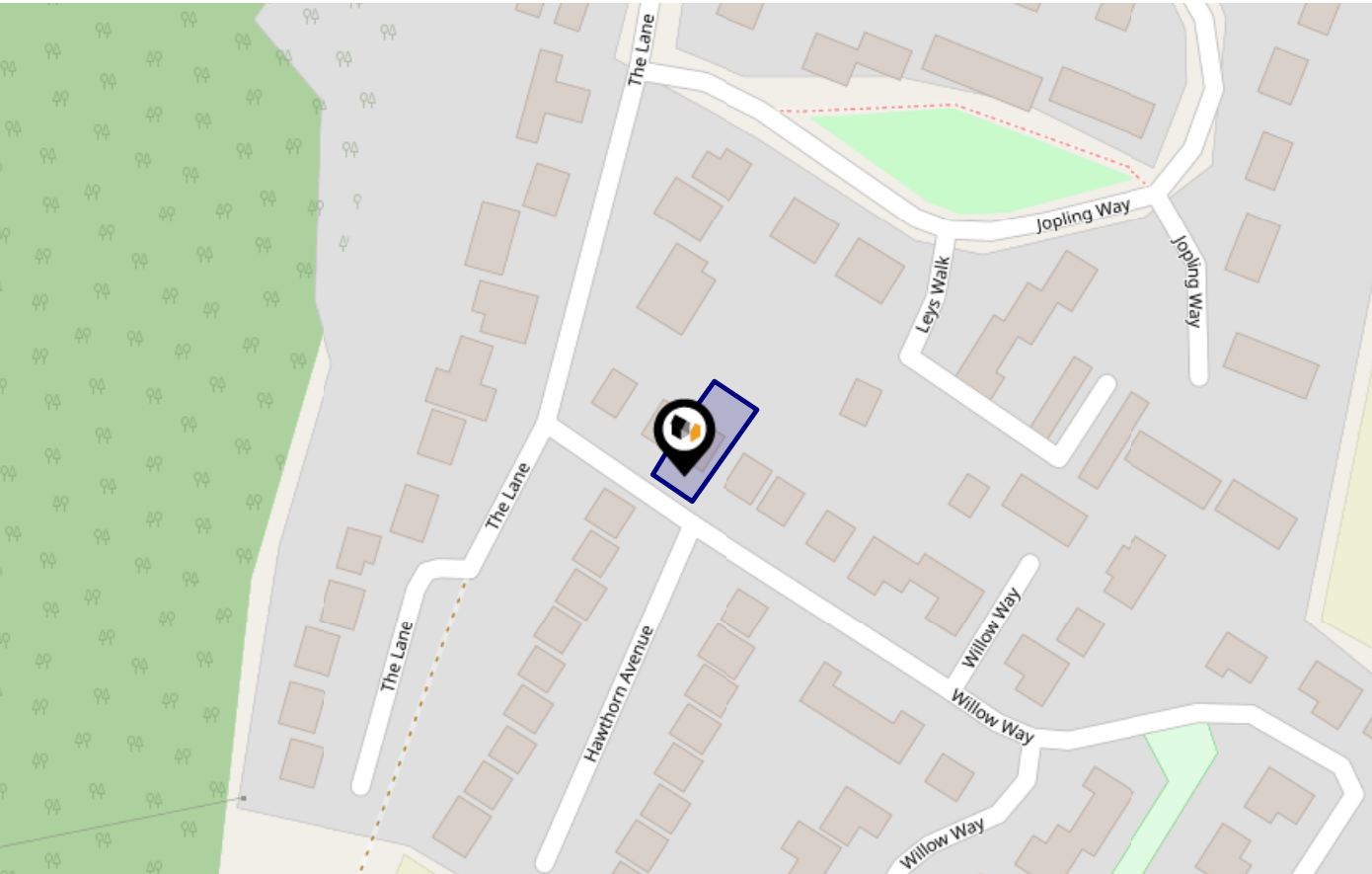


# Flood Risk

## 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.

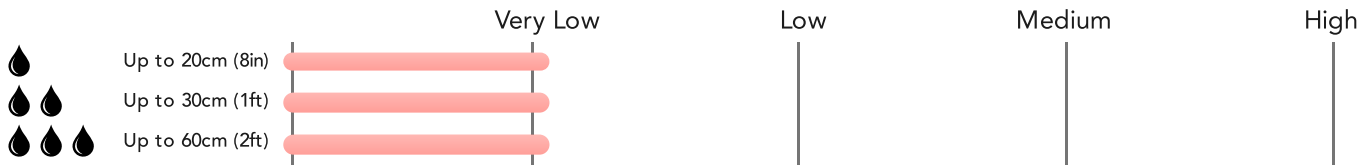


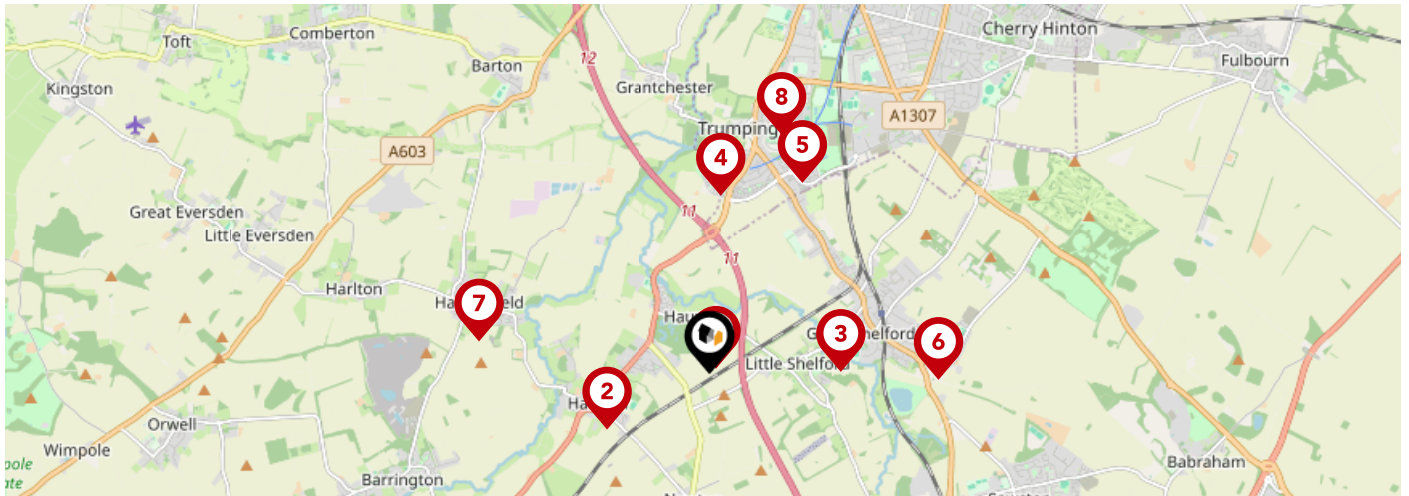
Risk Rating: Very low

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- 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.
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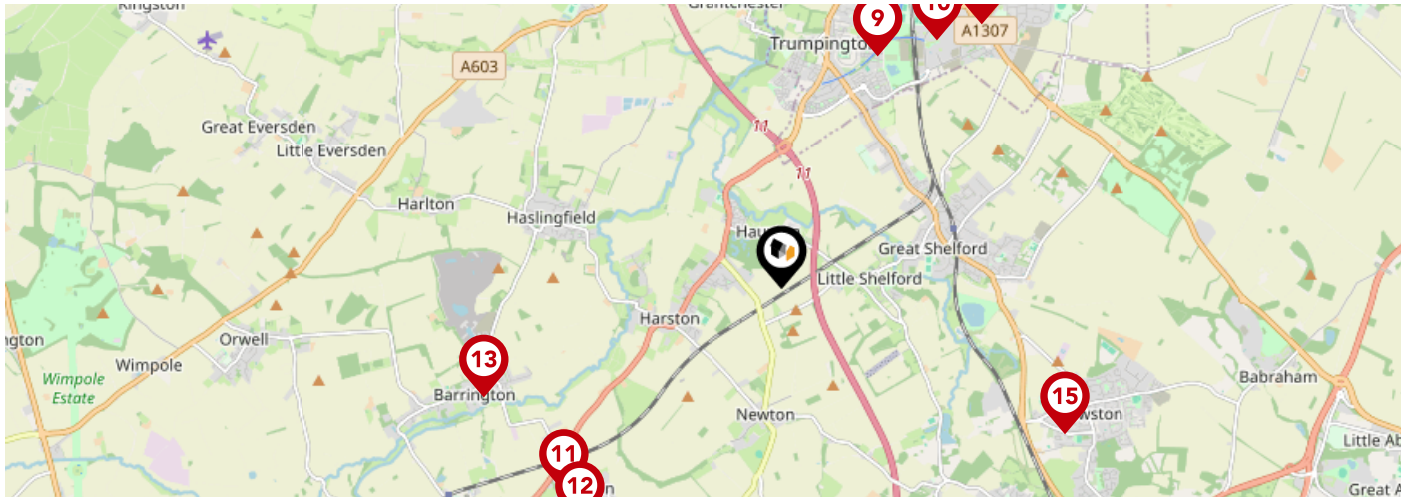
Chance of flooding to the following depths at this property:













		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hauxton Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:0.08	<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:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Great and Little Shelford CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Trumpington Meadows Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Trumpington Park Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Stapleford Community Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Haslingfield Endowed Primary School</b> Ofsted Rating: Good   Pupils: 137   Distance:2.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Fawcett Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

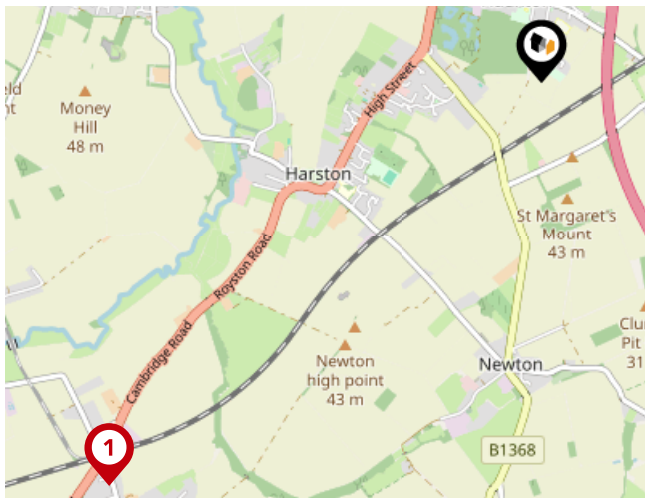




		Nursery	Primary	Secondary	College	Private
	<b>Trumpington Community College</b> Ofsted Rating: Good   Pupils: 491   Distance:2.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Academy for Science and Technology</b> Ofsted Rating: Good   Pupils: 431   Distance:2.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Selwyn Hall School</b> Ofsted Rating: Good   Pupils: 10   Distance:2.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Foxton Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barrington CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 157   Distance:2.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Perse School</b> Ofsted Rating: Not Rated   Pupils: 1705   Distance:2.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sawston Village College</b> Ofsted Rating: Good   Pupils: 1162   Distance:2.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Homerton Early Years Centre</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:3.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

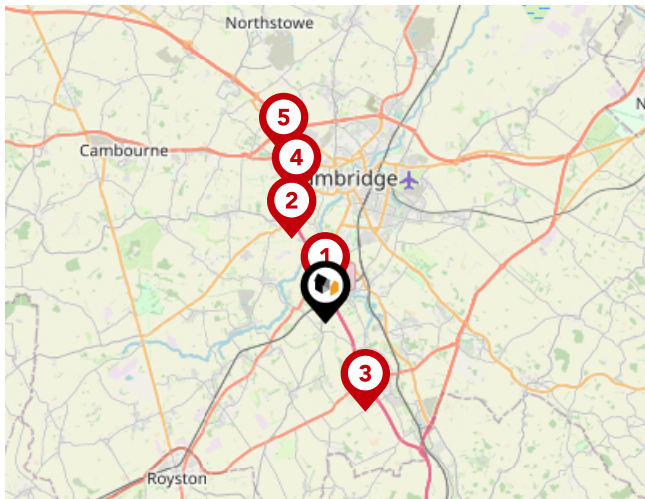
# Area

## Transport (National)



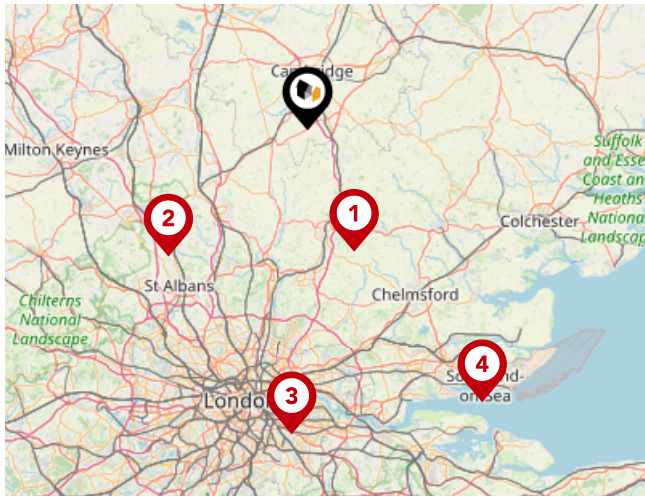
### National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	2.69 miles
2	Cambridge Rail Station	3.66 miles
3	Shepreth Rail Station	3.74 miles



### Trunk Roads/Motorways

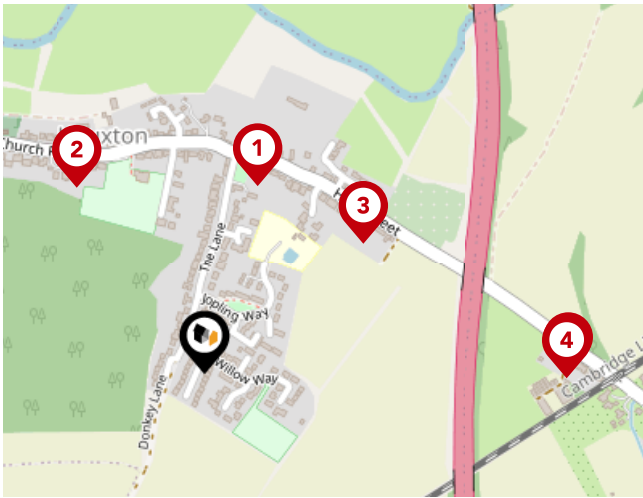
Pin	Name	Distance
1	M11 J11	1.01 miles
2	M11 J12	3.28 miles
3	M11 J10	3.58 miles
4	M11 J13	4.73 miles
5	M11 J14	6.26 miles



### Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	18.99 miles
2	Luton Airport	27.45 miles
3	Silvertown	44.49 miles
4	Southend-on-Sea	47.44 miles





Bus Stops/Stations

Pin	Name	Distance
1	The Lane	0.22 miles
2	St Edmund's Church	0.26 miles
3	Jackson Close	0.23 miles
4	Hauxton Road	0.41 miles
5	Hauxton Road	0.42 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.



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