

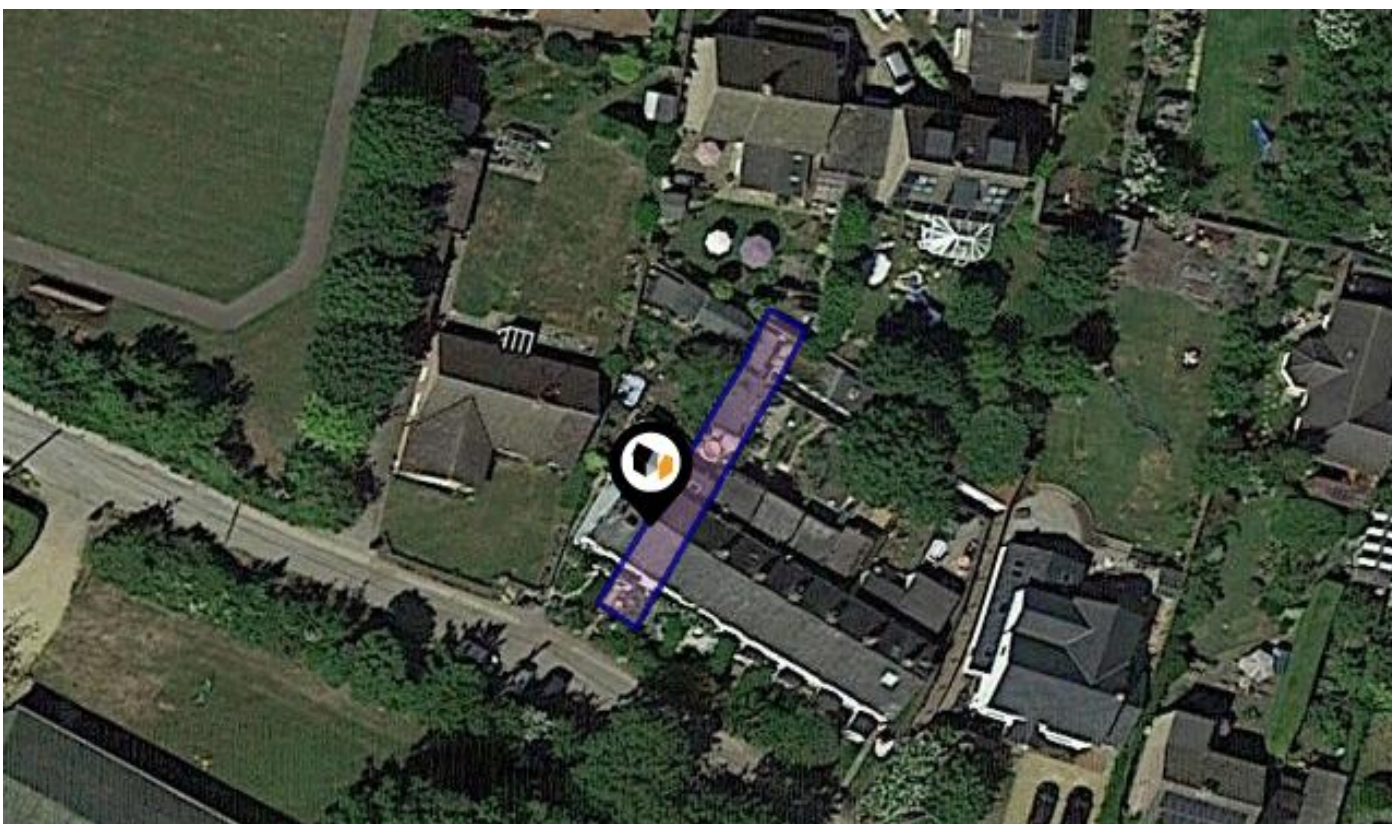


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MIR: Material Info

The Material Information Affecting this Property

Monday 09th December 2024



SCHOOL LANE, HASLINGFIELD, CAMBRIDGE, CB23

Cooke Curtis & Co

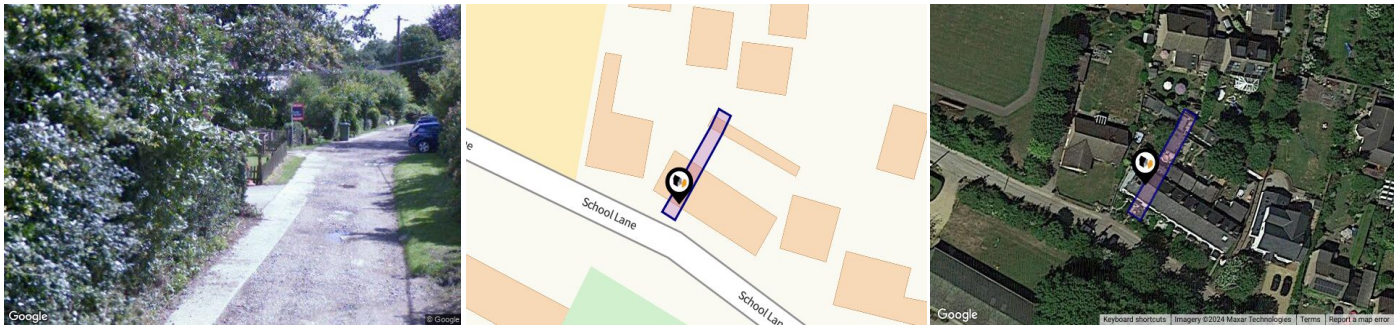
40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	559 ft ² / 52 m ²		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,048		
Title Number:	CB96027		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



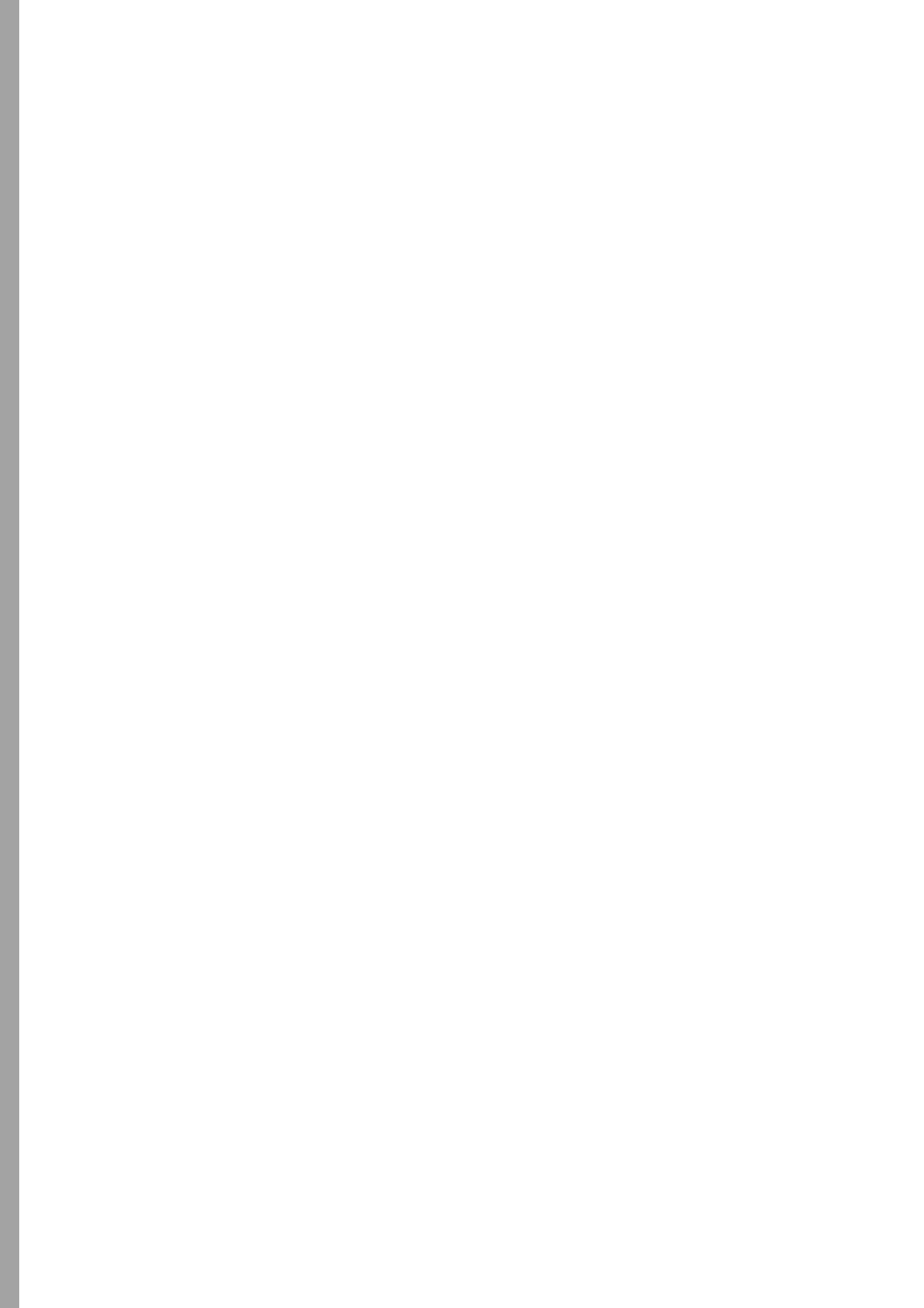
Planning records for: *1 School Lane Haslingfield Cambridge Cambridgeshire CB23 1JL*

Reference - S/2501/19/CONDB	
Decision:	Awaiting decision
Date:	07th April 2022
Description:	Submission of details required by condition 2 (External Materials) of reserved matters application S/2501/19/RM

Reference - 23/0455/TTCA	
Decision:	Decided
Date:	09th May 2023
Description:	Willow - Listed as T2 on the application and T1 on the sketch map.Pollard to previous reduction points (5-6m reduction)

Reference - S/3409/17/TC	
Decision:	Decided
Date:	22nd September 2017
Description:	T1 Group Cherry/Prunus Reduce height back to previous reduction T2 Silver Birch x 3 Reduce height by 0.5m T3 Cypress Reduce height by 3/4m

Reference - 23/0457/TTCA	
Decision:	Decided
Date:	09th May 2023
Description:	G1 - Trimming back by 0.5m to property boundary overhanging Sambucus 1 is the only tree not within my property, but in the grounds of the Schoolhouse, School Lane. If approval is given I will discuss with my neighbour before proceeding with this tree and also offer back any trimmed branches.All work will be carried out by a professional arborist.G2 - Trimming of stray Leylandii branch by 1mG3 - Removing top stray branches and trimming of Hawthorn and Elder by 0.5mG4 - Reducing in height by 0.5m Silver Birch x 3G5 - Reducing height and trimming of Greengage/ Prunus by 0.5mG6 - Trimming of Cypress x 2 by 0.5m



Planning records for: *1 School Lane Haslingfield Cambridge Cambridgeshire CB23 1JL*

Reference - S/4687/18/TC	
Decision:	Decided
Date:	11th December 2018
Description:	
T1 Hawthorn Remove low limb over lawn T2 1 x Elder 3 x Silver Birch Reduce height by 1m G1 Prunus & Elder Reduce back to previous reduction	

Reference - 21/0371/TTCA	
Decision:	Decided
Date:	16th March 2021
Description:	
G1 (photo1). Removing top stray branches from Hawthorn and ElderG2 (photo2). Silver birch x 3. Reducing height by 0.5 m.G3 (photo3). Greengage/ Prunus trees. Reducing height back to previous reduction.G4 Cypress tree. Reducing height by 0.5 m.The work will be carried out by an arborist. The trees are pruned annually - my property garden has the playground of the village primary school behind and to one side.	

Reference - 24/0280/TTCA	
Decision:	Decided
Date:	01st March 2024
Description:	
All work will be carried out by a professional arborist. The property is bordered on two sides by Haslingfield primary school playground/ playing fields, and as such annual tree work has been undertaken.G1 - General crown reduction of no more than 0.5m to improve shape of LeylandiiG2 - Removing any top spray branches and trimming of Field Maple and Elder by 0.5mG3 - Reducing in height by 0.5m Silver Birch x 3G4 - Reducing height and trimming of Greengage / Prunus by 0.5mG5 - Removal* of Lawson cypressG6 - Removal* of Lawson cypress* G5 is 1.9m distant from my property and G6 is 4.8m distant from my property. The original part of the property is Victorian and as such is based on relatively shallow foundations, and there is some clay within the soil upon which the property sits. On this basis, a review by a professional arboriculturist (OMC Associates, Cambridge. MSc Arb) has recommended that both G5 and G6 are removed. Neither tree is particularly attractive and both have limited growth at the back where they are up against the boundary fence between my property and the school playing fields. Replacing the trees with another tree in the same place would also not be advised for similar reasons. I would intend to replace the trees with an appropriate slow growing shrub along my property's side of the shared boundary fence with the school which would be well maintained, more attractive and provide some shading to the edge of the playing fields in the summer months.	

Reference - S/4238/19/TC	
Decision:	Decided
Date:	02nd December 2019
Description:	
T1 Silver Birch Reduce height by 0.5m T2 Silver Birch Reduce height by 0.5m T3 Silver Birch Reduce height by 0.5m T4 Prunus Reduce height by 1m	

Planning records for: **1 School Lane Haslingfield Cambridge Cambridgeshire CB23 1JL**

Reference - 22/0418/TTCA	
Decision:	Awaiting decision
Date:	07th April 2022
Description:	G1 - Trimming back by 1m to property boundary overhanging Sambucus G2 - Reducing height by 1m of Leylandii and trimming of stray branch by 1.5 mG3 - Removing top stray branches and trimming of Hawthorn and Elder by 0.5 mG4 - Reducing in height by 0.5 m Silver Birch x 3 G5 - Reducing height and trimming of Greengage/ Prunus by 0.5 mG6 - Trimming of Cypress x 2 by 0.5 mG1 is the only tree not within my property, but in the grounds of the Schoolhouse, School Lane. If approval is given I will discuss with my neighbour before proceeding with this tree and also offer back any trimmed branches.

Planning records for: **4 School Lane Haslingfield Cambridgeshire CB23 1JL**

Reference - S/1358/08/F	
Decision:	Decided
Date:	06th August 2008
Description:	Timber Outbuilding

Planning records for: **35 School Lane Haslingfield Cambridge Cambridgeshire CB23 1JL**

Reference - S/0373/16/FL	
Decision:	Decided
Date:	08th February 2016
Description:	Proposed two storey front and rear extensions single storey front side and rear extensions pitched roof to garage external rendering re-roofing new window openings and alterations to existing driveway.

HASLINGFIELD, CB23

Energy rating

C

Valid until 01.12.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	52 m ²

Accessibility / Adaptations

Chimney removed to make larger living room. Steel added in living room area. Stud wall bathroom added to allow for bigger square kitchen. This space was originally a very small dining area and a fitted cupboard space.

Electricity Supply

Utility Warehouse

Gas Supply

Utility Warehouse

Central Heating

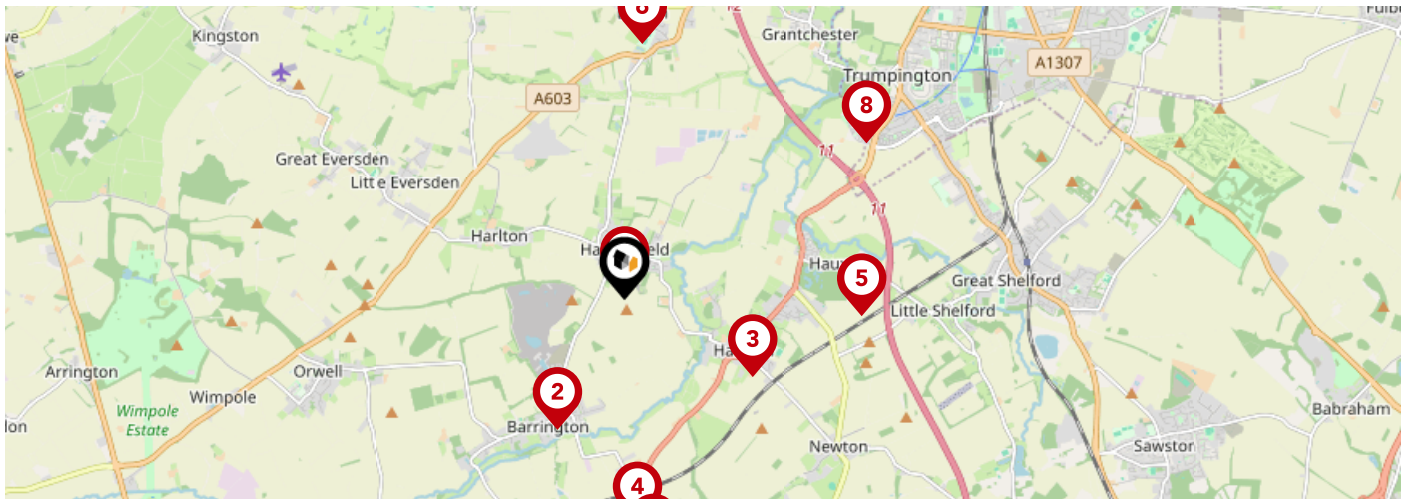
Gas boiler Radiators every room

Water Supply

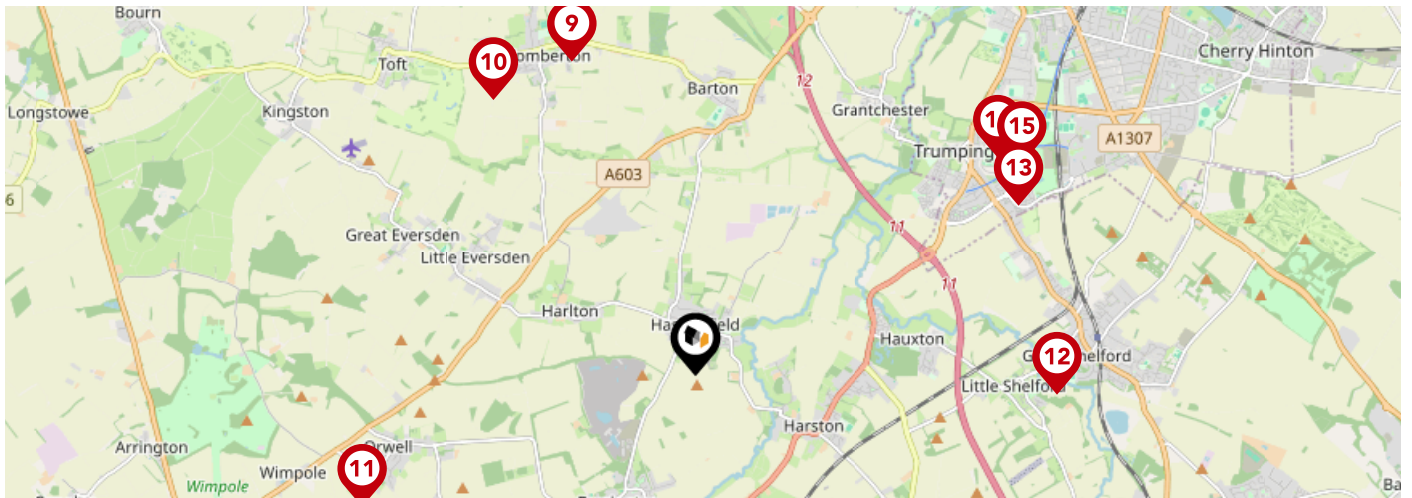
Cambridge Water

Drainage

Anglian Water



		Nursery	Primary	Secondary	College	Private
1	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:0.09	<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: 157 Distance:1.33	<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: 110 Distance:1.36	<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:2.05	<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:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:2.35	<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:2.61	<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:3.07	<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:3.1	<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: 121 Distance:3.27	<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:3.29	<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:3.32	<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:3.39	<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:3.53	<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:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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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