

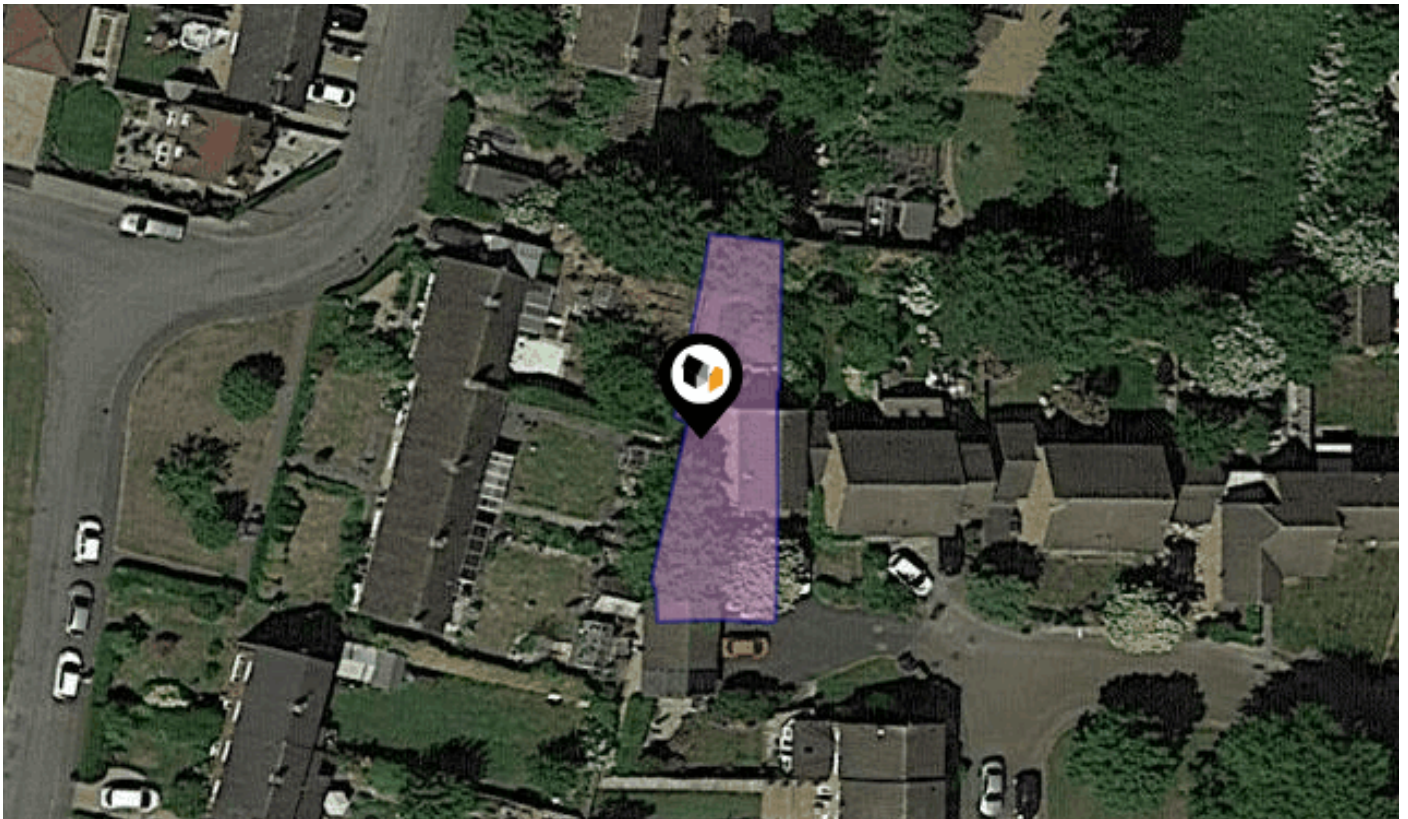


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 15th January 2025



THE ELMS, HASLINGFIELD, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

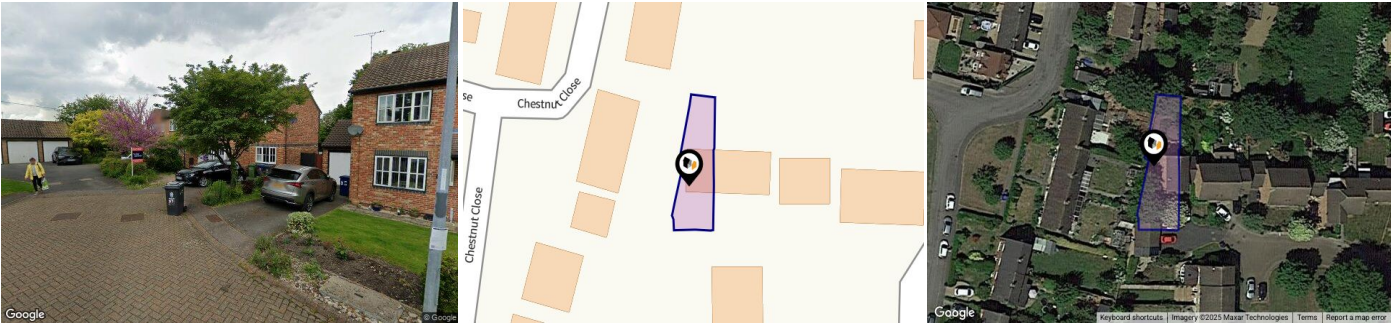
01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	731 ft ² / 68 m ²		
Plot Area:	0.07 acres		
Year Built :	1991-1995		
Council Tax :	Band D		
Annual Estimate:	£2,304		
Title Number:	CB154373		

Local Area

Local Authority:	South cambridgeshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
● Rivers & Seas	No Risk	26	900
● Surface Water	Medium	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning History

This Address



Planning records for: *The Elms, Haslingfield, Cambridge, CB23*

Reference - 23/00505/HFUL	
Decision:	Decided
Date:	13th February 2023
Description:	Single storey lean to extension to front and rear, two storey extension to side.

Planning records for: **2 The Elms Haslingfield Cambridge Cambridgeshire CB23 1ND**

Reference - S/1363/13/FL	
Decision:	Decided
Date:	24th June 2013
Description:	Garage

Planning records for: **4 The Elms Haslingfield Cambridge Cambridgeshire CB23 1ND**

Reference - S/3827/19/FL	
Decision:	Decided
Date:	06th November 2019
Description:	Proposed first floor extension

Planning records for: **8 The Elms Haslingfield CB23 1ND**

Reference - 20/04890/HFUL	
Decision:	Decided
Date:	26th November 2020
Description:	Two storey side and single storey rear extension.

Reference - 20/02690/HFUL	
Decision:	Decided
Date:	14th June 2020
Description:	Two storey side and single storey rear extension.

Planning records for: **12 The Elms Haslingfield Cambridge Cambridgeshire CB23 1ND**

Reference - S/1994/14/FL	
Decision:	Decided
Date:	20th August 2014
Description:	Two Storey Side Extension following Demolition of Existing Garage

Planning records for: **24 The Elms Haslingfield Cambridge Cambridgeshire CB23 1ND**

Reference - S/3103/18/FL	
Decision:	Decided
Date:	13th August 2018
Description:	First floor and ground floor extension

Planning records for: **25 The Elms Haslingfield Cambridge Cambridgeshire CB23 1ND**

Reference - S/1658/13/FL	
Decision:	Decided
Date:	30th July 2013
Description:	Single storey front extension

Planning records for: **35 The Elms Haslingfield Cambridgeshire CB23 1ND**

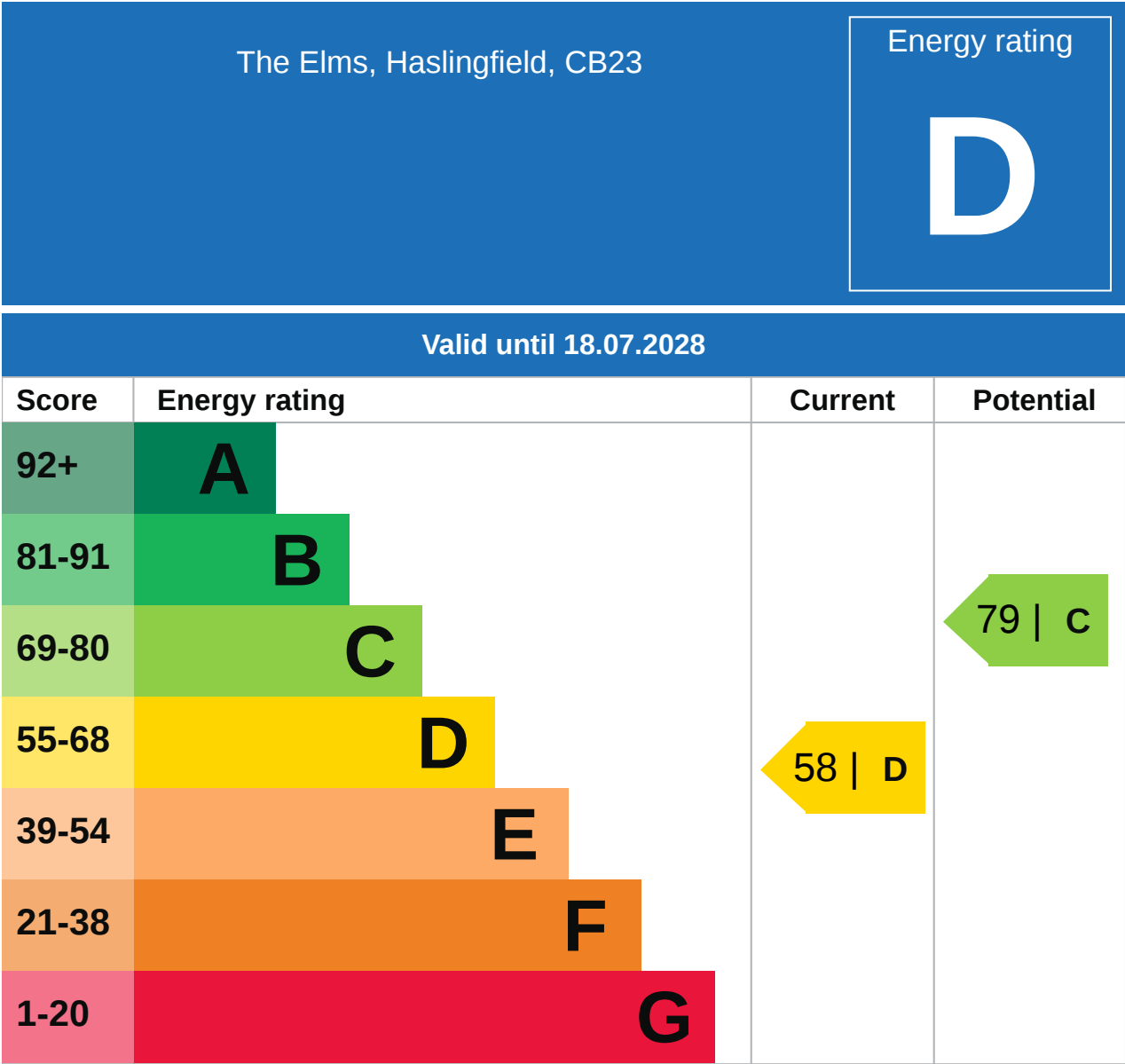
Reference - 22/05176/PRIOR	
Decision:	Decided
Date:	29th November 2022
Description:	Single storey rear extension

Planning records for: **35 The Elms Haslingfield Cambridgeshire CB23 1ND**

Reference - S/0519/18/CONDB	
Decision:	Decided
Date:	29th November 2022
Description:	Submission of details required by condition 1 (Details of Design and Materials) and 2 (Details of Hard and Soft Landscape) of planning permission S/0519/18/VC

Planning records for: **51 The Elms Haslingfield Cambridge Cambridgeshire CB23 1ND**

Reference - S/0028/13/FL	
Decision:	Decided
Date:	08th January 2013
Description:	Side Extension



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 33% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	68 m ²

Accessibility / Adaptations

When you enter the house I knocked through the the staircase and closed off where it used to be in the living room making the living room far bigger and a more usable space

Electricity Supply

EDF

Gas Supply

EDF

Central Heating

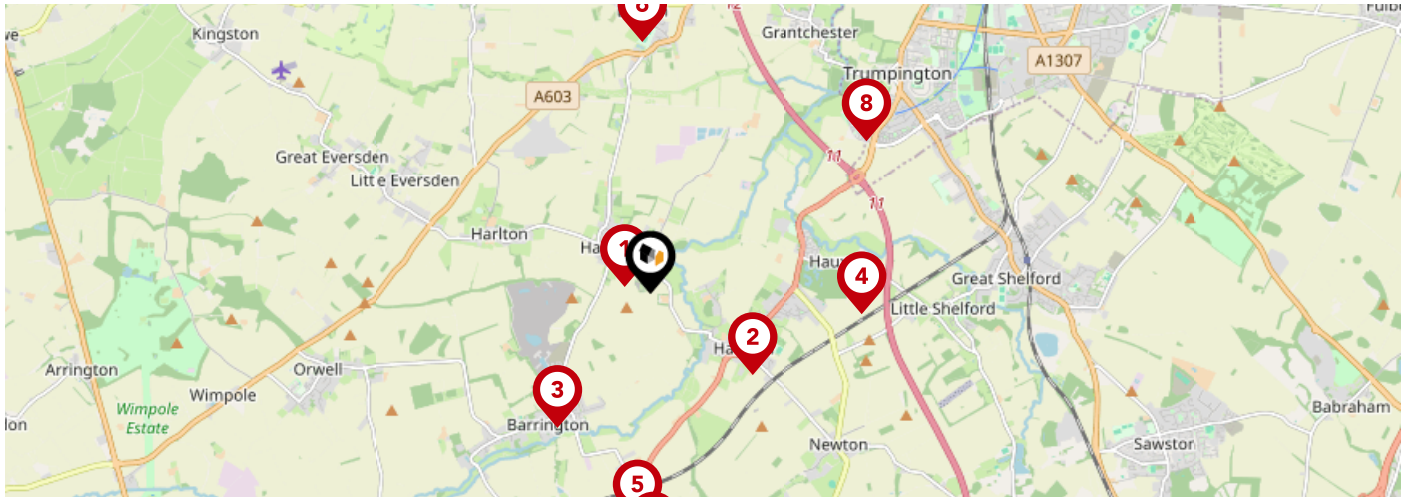
Gas Central heating

Water Supply

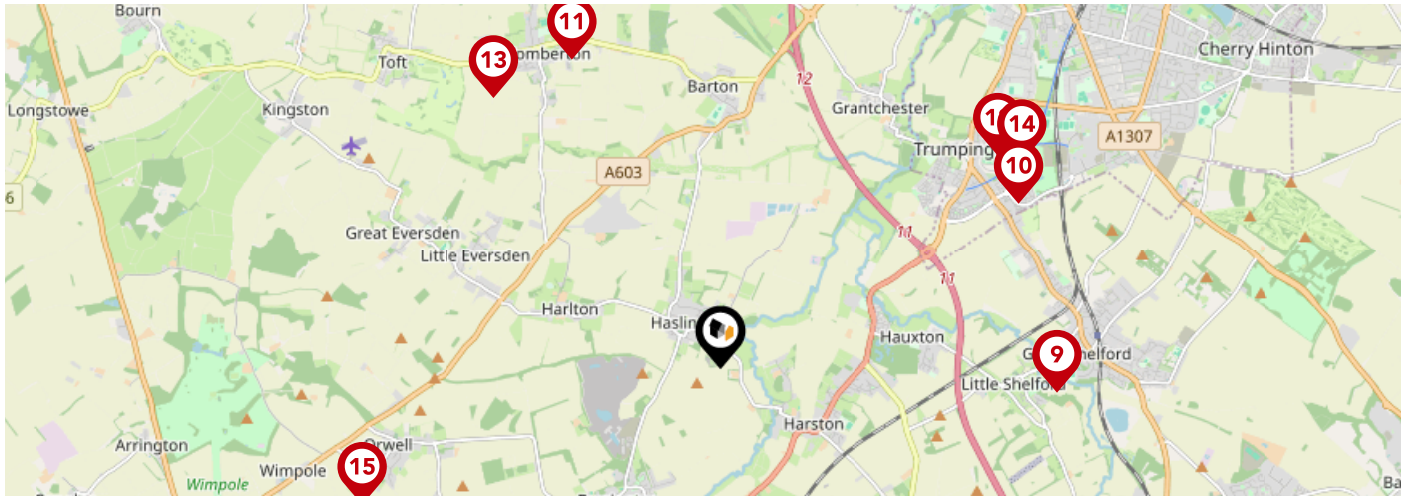
Cambridge Water









Drainage

Anglian Water



		Nursery	Primary	Secondary	College	Private
1	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:0.24	<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:1.19	<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:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:2.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:2.3	<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:2.37	<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:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:3.06	<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:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:3.13	<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:3.18	<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:3.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:3.32	<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:3.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:3.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

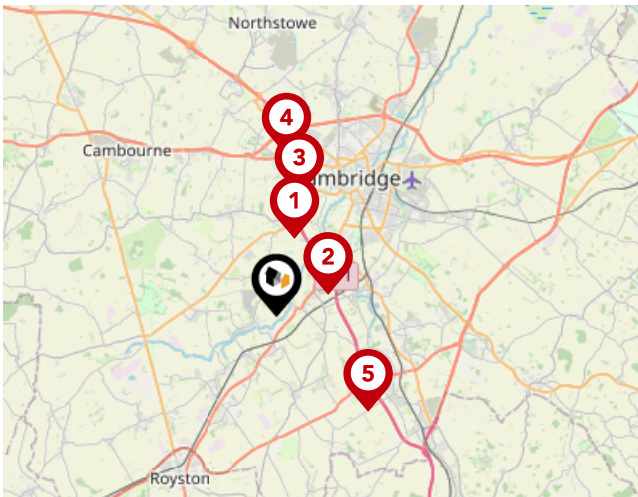
Area

Transport (National)



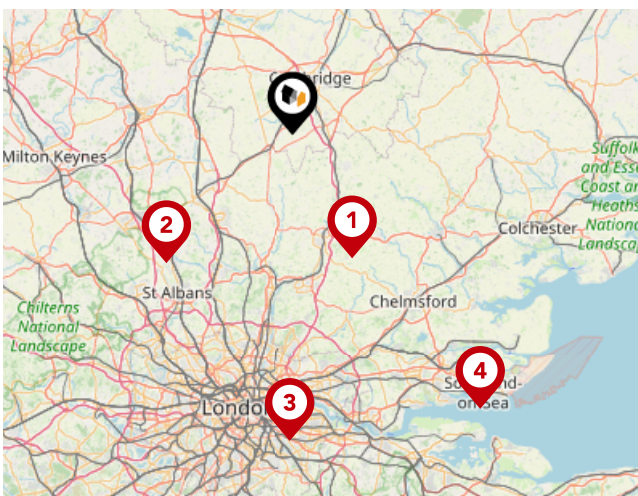
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	2.06 miles
2	Shepreth Rail Station	2.68 miles
3	Cambridge Rail Station	4.56 miles



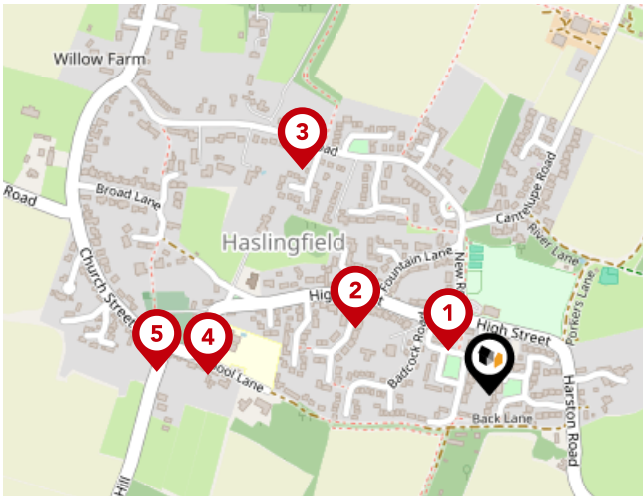
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	2.9 miles
2	M11 J11	2.04 miles
3	M11 J13	4.45 miles
4	M11 J14	5.86 miles
5	M11 J10	4.83 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	19.94 miles
2	Luton Airport	26.26 miles
3	Silvertown	44.66 miles
4	Southend-on-Sea	48.67 miles



Bus Stops/Stations

Pin	Name	Distance
1	Badcock Road	0.07 miles
2	Fountain Lane	0.17 miles
3	The Meadows	0.33 miles
4	School	0.32 miles
5	Chapel Hill	0.38 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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