

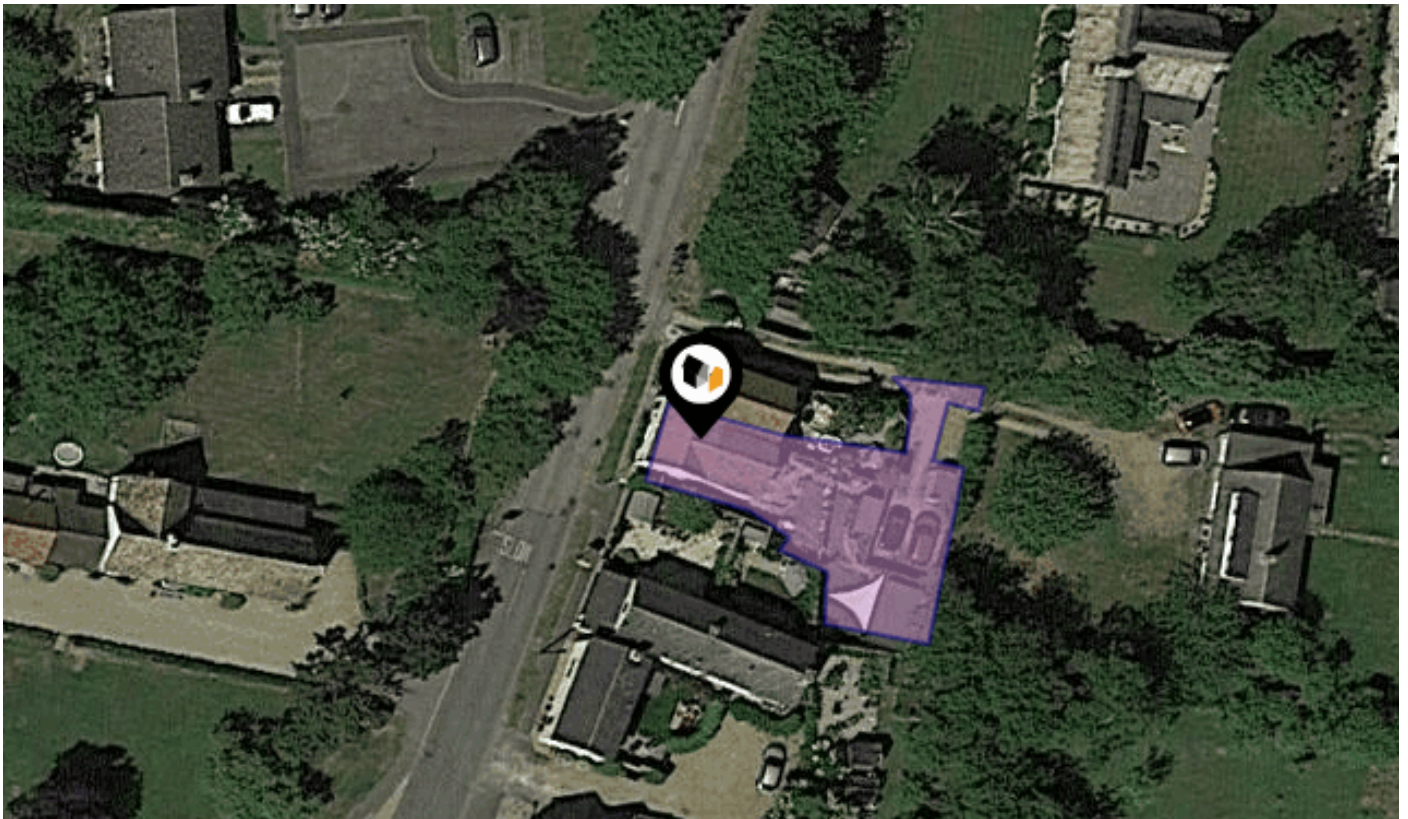


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 22nd January 2025



BARTON ROAD, HASLINGFIELD, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	936 ft ² / 87 m ²		
Plot Area:	0.07 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,304		
Title Number:	CB276401		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	37 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *60 Barton Road Haslingfield Cambridge Cambridgeshire CB23 1LL*

Reference - S/3557/16/FL	
Decision:	Decided
Date:	20th December 2016
Description:	Proposed front and rear Extensions

Planning records for: *2 Barton Road Haslingfield Cambridgeshire CB23 1LL*

Reference - 20/02161/CONDE	
Decision:	Decided
Date:	23rd March 2023
Description:	Submission of details required by partial discharge of condition 8 (Materials) of planning permission 20/02161/FUL - In respect of the proposed weatherboarding only for Units 1-3

Reference - 21/05355/CONDB	
Decision:	Decided
Date:	23rd March 2023
Description:	Submission of details required by condition 11 (Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP)) of planning permission 21/05355/FUL

Reference - 22/03809/CONDC	
Decision:	Decided
Date:	10th July 2023
Description:	Submission of details required by condition 3 (External materials) of planning permission 22/03809/S73

Planning records for: **2 Barton Road Haslingfield Cambridgeshire CB23 1LL**

Reference - S/2903/14/NMA1
Decision: Decided
Date: 10th July 2023
Description: Non material amendment on application S/2903/14/COND15A for the replacement of footbridges 3, 4, 5, 6, 7 with culverts.
Reference - 23/0428/TTCA
Decision: Awaiting decision
Date: 26th April 2023
Description: T13. Ash - severely decayed at base and up to 2.5m - fell.T15. Ash - covered in dead Ivy, tree is dead - fell.
Reference - 22/0941/TTPO
Decision: Decided
Date: 23rd August 2022
Description: T1 - A Large monolith ash tree re-trenched need to fell to ground level.
Reference - 22/03809/S73
Decision: Decided
Date: 23rd August 2022
Description: S73 Variation of condition 2 (Approved plans) of planning permission 21/05355/FUL (Demolition of 2 Barton Road and construction of 2 No. bungalows and 1 No. dwellinghouse with associated gardens and parking) amendments contained in the covering letter dated 22 August 2022

Planning records for: *2 Barton Road Haslingfield Cambridgeshire CB23 1LL*

Reference - S/0374/09/F
Decision: Decided
Date: 22nd July 2009
Description: Change of use from post office to residential use.
Reference - 21/05355/CONDC
Decision: Decided
Date: 23rd March 2023
Description: Submission of details required by condition 17 (Construction Environmental Management Plan) of planning permission 21/05355/FUL
Reference - 21/00560/CONDA
Decision: Awaiting decision
Date: 07th March 2023
Description: Submission of details required by condition 7 (Arboricultural Method Statement and Tree Protection Strategy) of planning permission 21/00560/FUL
Reference - 22/03809/CONDA
Decision: Awaiting decision
Date: 26th April 2023
Description: Submission of details required by condition 18 (Drainage Scheme), 19 (Flood Mitigation Measures) and 21 (10% Carbon Reduction) of planning permission 22/03809/S73

Planning records for: *2 Barton Road Haslingfield Cambridgeshire CB23 1LL*

Reference - 20/03339/NMA1	
Decision:	Decided
Date:	10th July 2023
Description:	Non material amendment on application 20/03339/FUL for additional of Solar Panels to western elevation of building.

Reference - 22/03809/CONDD	
Decision:	Decided
Date:	01st May 2024
Description:	Submission of details required by condition 5 (Hard and Soft Landscaping), 14 (Biodiversity Enhancement Plan) and 15 (Biodiversity External Lighting) of planning permission 22/03809/S73

Reference - 22/03809/CONDB	
Decision:	Decided
Date:	29th June 2023
Description:	Submission of details required by condition 18 (Surface/Foul Water) and 19 (Flood Resilient) of planning permission 22/03809/S73

Reference - 21/05355/CONDA	
Decision:	Decided
Date:	07th March 2023
Description:	Submission of details required by condition 10 (Traffic Management Plan) and 22 (Water Efficiency) of planning permission 21/05355/FUL

Planning records for: *2 Barton Road Haslingfield CB23 1LL*

Reference - 21/05355/FUL	
Decision:	Decided
Date:	07th December 2021
Description:	Demolition of 2 Barton Road and construction of 2 No. bungalows and 1 No. dwellinghouse with associated gardens and parking.

Reference - 21/00544/FUL	
Decision:	Withdrawn
Date:	09th February 2021
Description:	Demolition and reconstruction of 2 Barton Road with a single detached garage and 3no dwellings with attached garages and associated gardens and parking.

Planning records for: *12 Barton Road Haslingfield Cambridgeshire CB23 1LL*

Reference - 24/03253/CL2PD	
Decision:	Decided
Date:	30th August 2024
Description:	Certificate of lawfulness under S192 for the siting of a mobile home for purposes ancillary to the main dwelling.

Planning records for: *21 Barton Road Haslingfield Cambridgeshire CB23 1LL*

Reference - 23/02986/HFUL	
Decision:	Withdrawn
Date:	01st August 2023
Description:	Retrospective installation of an Air Source Heat Pump

Planning records for: **21 Barton Road Haslingfield Cambridgeshire CB23 1LL**

Reference - 24/00585/HFUL	
Decision:	Withdrawn
Date:	19th February 2024
Description:	Retrospective Installation of an Air Source Heat Pump to replace gas boiler.

Planning records for: **22 Barton Road Haslingfield Cambridge Cambridgeshire CB23 1LL**

Reference - S/0887/13/FL	
Decision:	Decided
Date:	29th April 2013
Description:	Front side and rear extensions and alterations to existing dwelling.

Reference - S/1889/14/DC	
Decision:	Decided
Date:	28th May 2014
Description:	Discharge of Condition 3 of S/0887/13 - Joinery

Planning records for: **23 Barton Road Haslingfield Cambridgeshire CB23 1LL**

Reference - S/1802/08/F	
Decision:	Decided
Date:	03rd November 2008
Description:	Extension to existing house

Planning records for: **24 Barton Road Haslingfield CB23 1LL**

Reference - 20/04691/HFUL	
Decision:	Awaiting decision
Date:	16th November 2020
Description:	Single storey rear extension

Planning records for: **26 Barton Road Haslingfield CB23 1LL**

Reference - 20/04799/HFUL	
Decision:	Decided
Date:	23rd November 2020
Description:	Single storey rear extension

Planning records for: **Rose Cottage 31 Barton Road Haslingfield Haslingfield Cambridgeshire CB23 1LL**

Reference - S/2121/15/FL	
Decision:	Decided
Date:	17th August 2015
Description:	Alterations to garage to create annexe and new entrance porch link to main dwelling

Planning records for: **34 Barton Road Haslingfield Cambridgeshire CB23 1LL**

Reference - S/1485/08/F	
Decision:	Decided
Date:	27th August 2008
Description:	Conservatory

Planning records for: **39 Barton Road Haslingfield Cambridge Cambridgeshire CB23 1LL**

Reference - S/1839/13/LD	
Decision:	Decided
Date:	21st August 2013
Description:	Application for a lawful development certificate for a proposed single storey rear extension

Planning records for: **44 Barton Road Haslingfield Cambridge Cambridgeshire CB23 1LL**

Reference - S/1504/10	
Decision:	Decided
Date:	07th September 2010
Description:	Conservatory

Planning records for: **46 Barton Road Haslingfield Cambridge Cambridgeshire CB23 1LL**

Reference - S/3914/17/LB	
Decision:	Decided
Date:	01st November 2017
Description:	Demolition of single storey rear extension and side lean-to and construction of two storey rear extension single storey rear glazed link and single storey rear extension and internal alterations

Reference - 24/01200/LBC	
Decision:	Withdrawn
Date:	28th March 2024
Description:	Removal of existing timber picket fence to front elevation of property and replace with low level brick wall.

Planning records for: **46 Barton Road Haslingfield CB23 1LL**

Reference - 20/02920/LBC
Decision: Decided
Date: 02nd July 2020
Description: Retrospective repair to exposed south facing clunch wall.
Reference - S/2228/13/FL
Decision: Decided
Date: 22nd November 2013
Description: Single Storey Extension Alterations and Erection of Garage and Gates
Reference - S/1639/12/LB
Decision: Decided
Date: 30th August 2012
Description: Demolition single storey extension and alterations - Demlish lean-to extend to side and rear alter partitions and reconstruct partition of W.C install rooflights
Reference - 24/02102/NMA1
Decision: Decided
Date: 08th October 2024
Description: Non material amendment on application 24/02102/HFUL for head of low level wall to be brick-on-edge detail rather than pre-cast coping sections.

Planning records for: *46 Barton Road Haslingfield Cambridge Cambridgeshire CB23 1LL*

Reference - S/2229/13/LB
Decision: Decided
Date: 22nd November 2013
Description: Rear Extension Internal and External Alterations Extend and Alter Lean-to Extend Single Storey and Link Alter Partitions Openings and Insert Sunpipes to Rear Range Insert First Floor Shower Room Partition and Vent.
Reference - 21/00678/LBC
Decision: Decided
Date: 15th February 2021
Description: Replace 4 No. timber single glazed modern softwood windows to the front elevation with bespoke made like for like slimline double glazed Accoya casement windows.
Reference - S/0552/17/FL
Decision: Decided
Date: 17th February 2017
Description: Demolition of single storey rear extension and lean-to construction of two storey rear extension & internal alterations
Reference - S/0553/17/LB
Decision: Decided
Date: 17th February 2017
Description: Demolition of single storey rear extension and lean-to construction of two storey rear extension & internal alterations

Planning records for: **46 Barton Road Haslingfield Cambridge Cambridgeshire CB23 1LL**

Reference - S/1640/12/FL
Decision: Decided
Date: 30th August 2012
Description: Single storey extension alterations erection of garage and gates
Reference - 24/02102/CONDA
Decision: Decided
Date: 08th October 2024
Description: Submission of details required by condition 3 (a) (bricks) and (b) (coping) of planning permission 24/02102/HFUL
Reference - S/3913/17/FL
Decision: Decided
Date: 01st November 2017
Description: Demolition of single storey rear extension and side lean-to and construction of two storey rear extension and internal alterations.
Reference - 24/02102/HFUL
Decision: Decided
Date: 31st May 2024
Description: Removal of existing timber picket fence to front elevation of property and replace with low level brick wall.

Planning records for: **56 Barton Road Haslingfield Cambridge Cambridgeshire CB23 1LL**

Reference - 21/02897/HFUL	
Decision:	Decided
Date:	21st June 2021
Description:	Erection of an outbuilding for the storage of cycles.

Planning records for: **64 Barton Road Haslingfield Cambridgeshire CB23 1LL**

Reference - 24/01616/CLUED	
Decision:	Decided
Date:	29th April 2024
Description:	Certificate of lawfulness under S191 for existing use of land as garden land together with enclosing fence.

Reference - 24/03769/LBC	
Decision:	Decided
Date:	08th October 2024
Description:	Construction of a replacement single storey outbuilding following demolition of existing.

Reference - 24/03768/HFUL	
Decision:	Decided
Date:	08th October 2024
Description:	Construction of a replacement single storey outbuilding following demolition of existing.

Barton Road, Haslingfield, CB23

Energy rating

C

Valid until 17.06.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

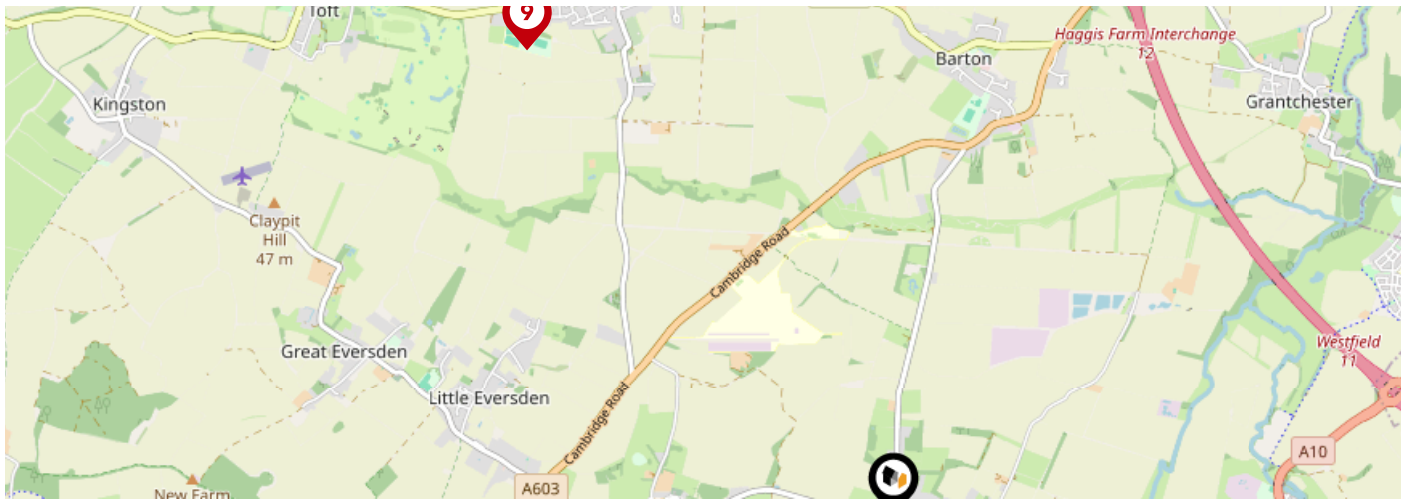
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
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 all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	87 m ²

Accessibility / Adaptations

re-roofed, including upgrade of roof insulation - January 2014
6 windows and 1 set of glazed french doors at rear replaced 19/05/2013



		Nursery	Primary	Secondary	College	Private
	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:1.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:2.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:2.57	<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:2.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

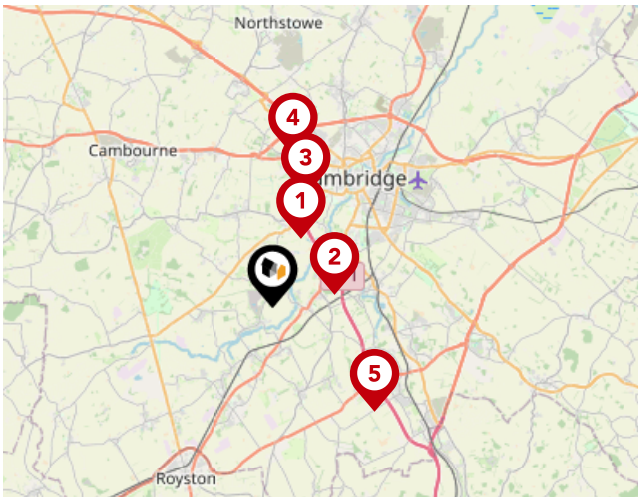


		Nursery	Primary	Secondary	College	Private
Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:2.7		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:2.75		<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:3.29		<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:3.31		<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:3.32		<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:3.48		<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:3.5		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:3.78		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



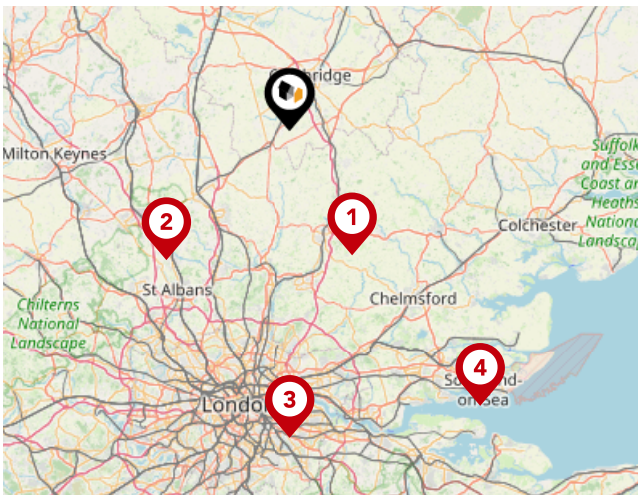
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	2.43 miles
2	Shepreth Rail Station	2.87 miles
3	Cambridge Rail Station	4.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	2.68 miles
2	M11 J11	2.31 miles
3	M11 J13	4.19 miles
4	M11 J14	5.55 miles
5	M11 J10	5.36 miles

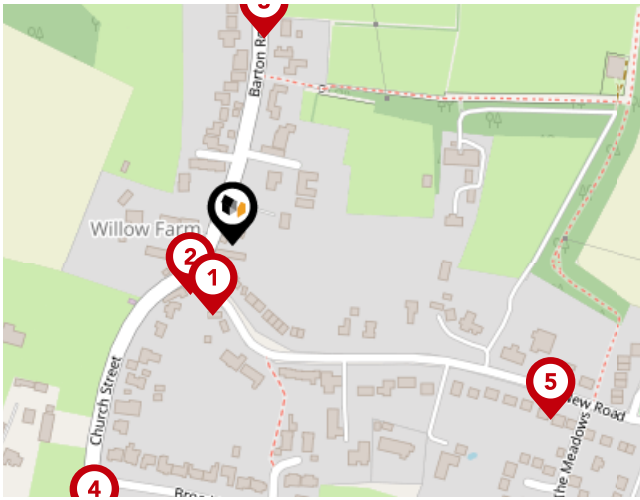


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	20.43 miles
2	Luton Airport	26.24 miles
3	Silvertown	45.01 miles
4	Southend-on-Sea	49.19 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Barton Road	0.04 miles
2	Post Office	0.04 miles
3	Pates Close	0.12 miles
4	Broad Lane	0.18 miles
5	The Meadows	0.21 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.



/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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

