

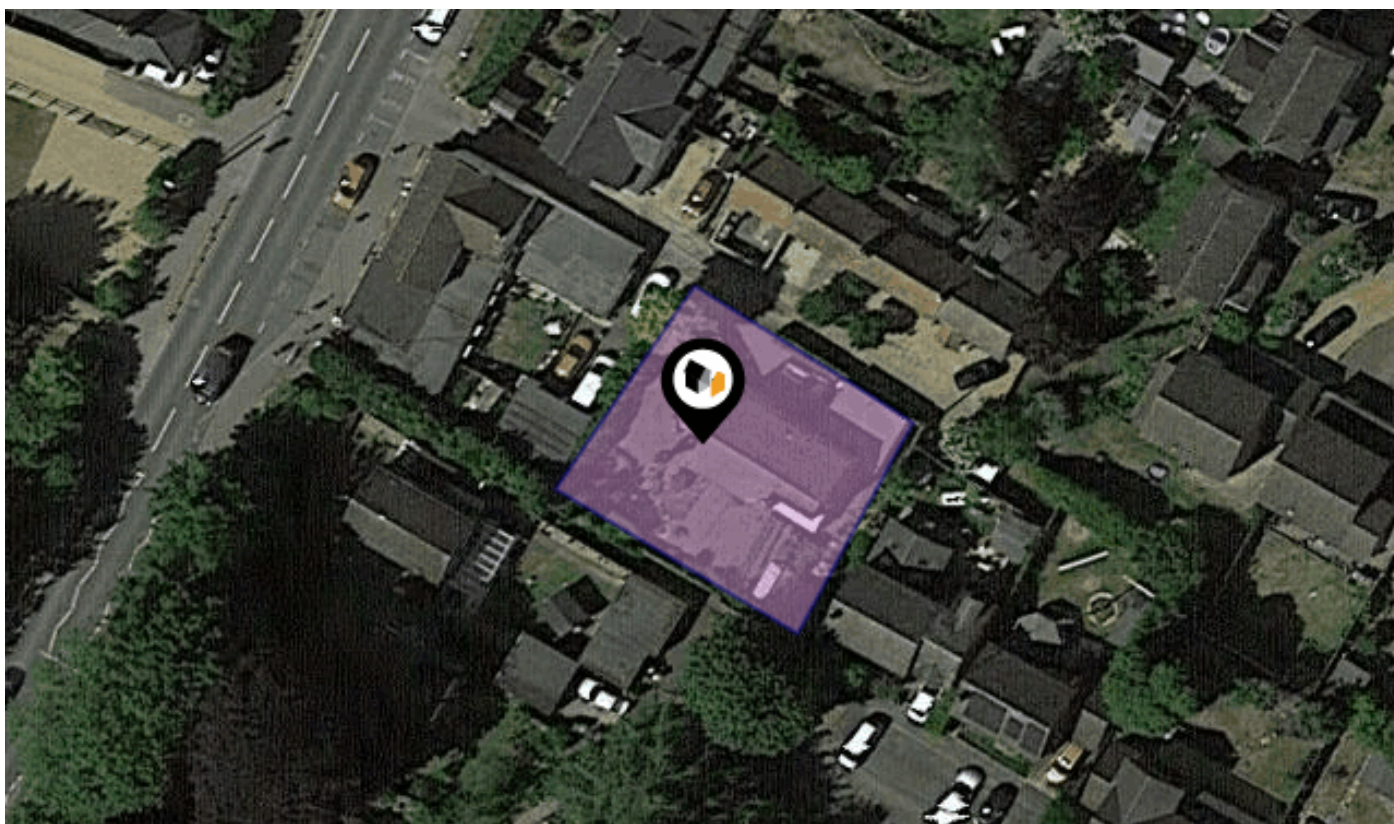


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# MIR: Material Info

The Material Information Affecting this Property

Wednesday 25<sup>th</sup> September 2024



## HIGH STREET, HARSTON, CAMBRIDGE, CB22

### Cooke Curtis & Co

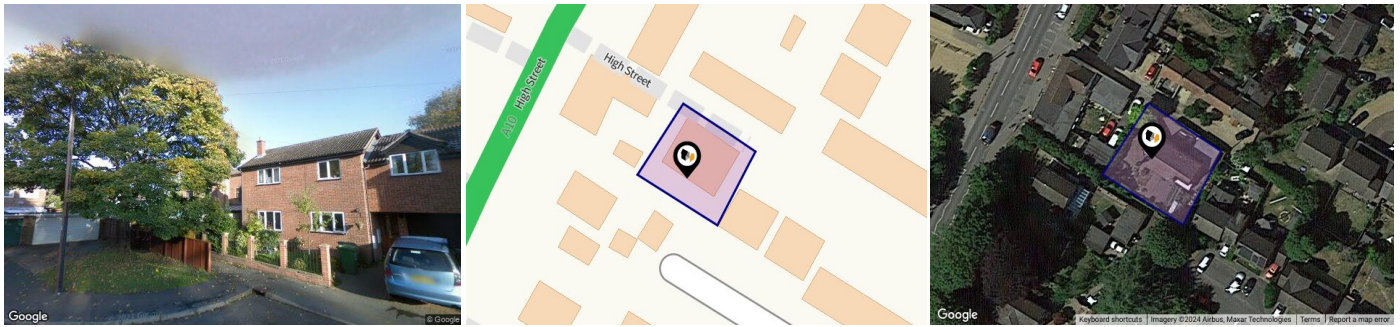
40 High Street Trumpington Cambridge CB2 9LS

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## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,345 ft <sup>2</sup> / 125 m <sup>2</sup>		
<b>Plot Area:</b>	0.11 acres		
<b>Council Tax :</b>	Band G		
<b>Annual Estimate:</b>	£3,840		
<b>Title Number:</b>	CB95453		

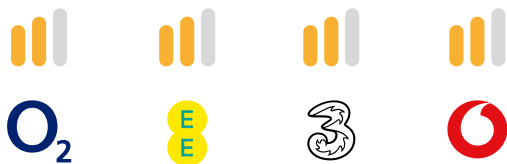
## Local Area

<b>Local Authority:</b>	Cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>52</b> mb/s	<b>900</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: *Harston & Newton Primary School High Street High Street HarstonCambridgeshire CB22 7PX*

<b>Reference - S/1917/18/CM</b>
<b>Decision:</b> Decided
<b>Date:</b> 17th May 2018
<b>Description:</b> Erection of Single Storey Extension to the north elevation - Condition no. 6 (materials)

Planning records for: *29A High Street Harston Cambridge Cambridgeshire CB22 7PX*

<b>Reference - S/0037/14/DC</b>
<b>Decision:</b> Decided
<b>Date:</b> 17th January 2014
<b>Description:</b> Discharge of conditions 3 (materials) & 9 (contractors arrangements) of planning permission reference S/1501/13/FL

<b>Reference - S/1325/15/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 18th June 2015
<b>Description:</b> Construction of an open-sided garden shelter to front of dwelling.

<b>Reference - S/2460/15/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 25th September 2015
<b>Description:</b> Front Boundary Fence (retrospective) and Timber Open Garden Structure

Planning records for: **2A High Street Harston Cambridge Cambridgeshire CB22 7PX**

Reference - S/4141/17/FL	
Decision:	Decided
Date:	23rd November 2017
Description:	Front porch and single storey front bay window

Planning records for: **6A High Street Harston Cambridgeshire CB22 7PX**

Reference - S/0577/10/F	
Decision:	Decided
Date:	09th April 2010
Description:	Extensions

Planning records for: **10B High Street Harston Cambridge Cambridgeshire CB22 7PX**

Reference - S/0664/17/TP	
Decision:	Decided
Date:	24th February 2017
Description:	REFER TO ATTACHED 'SCHEDULE OF WORK - JONES / 001 FOR PROPOSED WORKS.

Reference - 22/0766/TTPO	
Decision:	Decided
Date:	08th July 2022
Description:	Communal GreenT1, T2 & T3 - Limes x 3 - Reduce limbs to previous reduction points approx 2.5/3m - part of a regular maintenance program.

Planning records for: **28 High Street Harston Cambridge Cambridgeshire CB22 7PX**

Reference - S/1066/18/FL	
Decision:	Decided
Date:	10th May 2018
Description:	Proposed conversion of store to form take away and rear extension for new storeroom.

Reference - S/1362/16/FL	
Decision:	Decided
Date:	24th May 2016
Description:	Proposed conversion of store to form takeaway and rear extension for new storeroom

Reference - S/1176/08/F	
Decision:	Decided
Date:	18th August 2008
Description:	Extension to Dwelling and Erection of Double Garage

Planning records for: **41 High Street Harston Cambridgeshire CB22 7PX**

Reference - 23/0099/TTCA	
Decision:	Awaiting decision
Date:	23rd January 2023
Description:	T1 Beech Reduce height by 2m and shorten lateral branches by 3m, all back to previous reduction in February 2017

## Planning records for: *41 High Street Harston Cambridgeshire CB22 7PX*

Reference - 23/00237/OUT	
Decision:	Withdrawn
Date:	23rd January 2023
Description:	Outline planning application for a single storey detached dwelling to the rear of 41 High Street, Harston with all matters reserved except for access.

## Planning records for: *43 High Street Harston Cambridge Cambridgeshire CB22 7PX*

Reference - S/1539/15/FL	
Decision:	Decided
Date:	18th June 2015
Description:	Erection of Dwelling following Demolition of Existing Building & Alterations to Access (Amended Scheme to S/2068/13/FL)

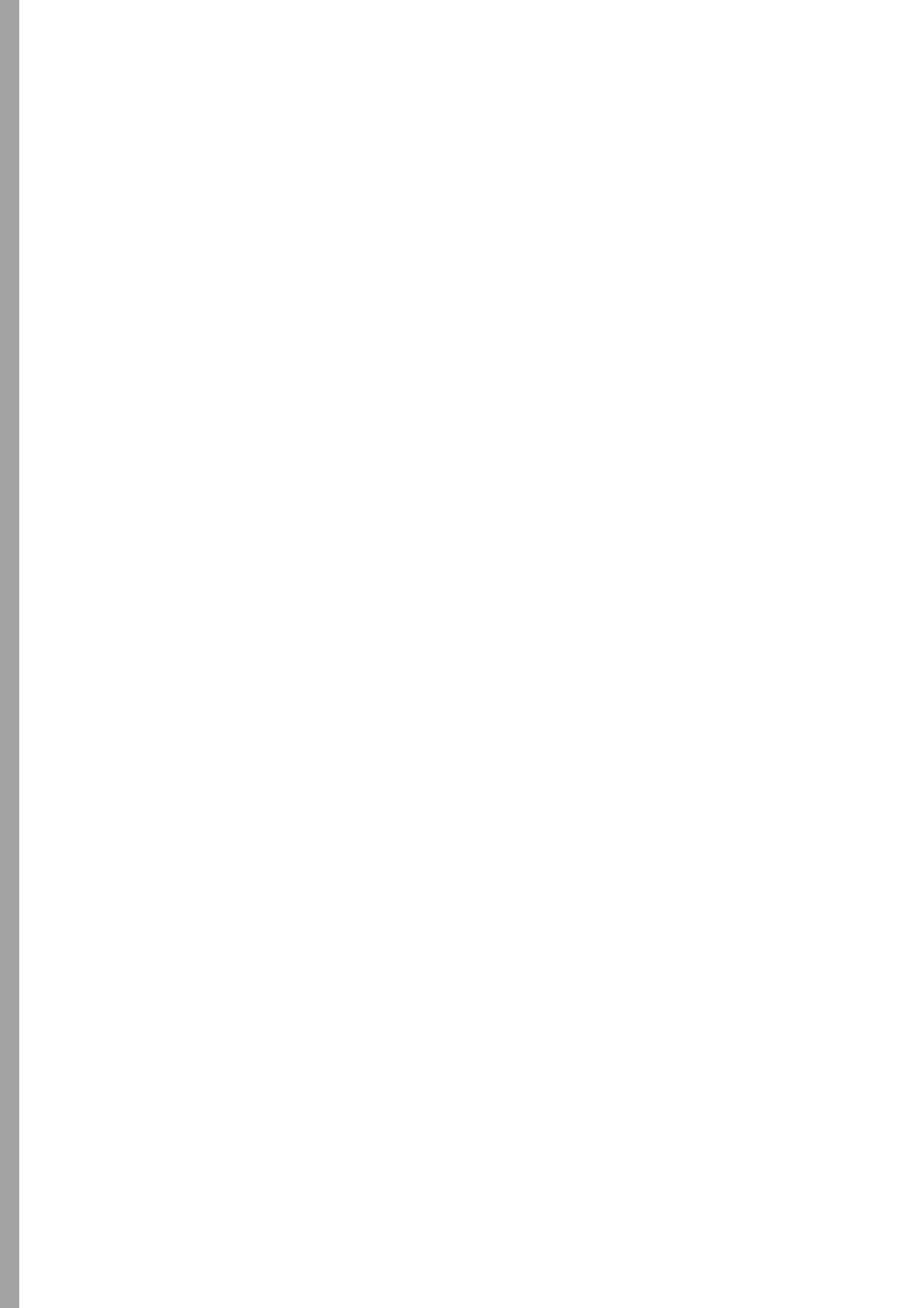
Reference - S/2068/13/FL	
Decision:	Decided
Date:	11th October 2013
Description:	Erection of Dwelling following Demolition of Existing Building and Alterations to Access

## Planning records for: *2 High Street Harston Cambridge Cambridgeshire CB22 7PX*

Reference - S/0303/15/FL	
Decision:	Decided
Date:	11th February 2015
Description:	Erection of 1 no. dwelling

Planning records for: *2 High Street Harston Cambridge Cambridgeshire CB22 7PX*

<b>Reference - S/4117/17/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st November 2017
<b>Description:</b> Alterations extensions and change of use of the existing public house (A4 use) to an A1 convenience store on the ground floor with two flats above (C3 Use) with associated access and parking
<b>Reference - S/2415/18/DC</b>
<b>Decision:</b> Decided
<b>Date:</b> 25th June 2018
<b>Description:</b> Discharge of condition 11 (Details of location design and specification of any plant and machinery) of planning permission S/4117/17/FL
<b>Reference - S/0294/16/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 03rd February 2016
<b>Description:</b> Erection of two 3 X bed residential dwellings along with car parking and associated landscaping.
<b>Reference - 20/03394/CONDB</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 10th July 2024
<b>Description:</b> Submission of details required by condition 10 (Biodiversity Net Gain) of planning permission 20/03394/FUL





Planning records for: **2 High Street Harston CB22 7PX**

Reference - 24/0221/TTPO	
<b>Decision:</b>	Decided
<b>Date:</b>	14th February 2024
<b>Description:</b>	
<p>T1 - Small Yew - reduce crown back by 1.5m to near boundary. Tree overhangs car park. T2 - Mature Lime - cut back lower limb to near boundary by 2m. Tree has extensive deadwood in upper crown. T3 - Hawthorn - cut back to boundary by 2m. Tree overhangs car park. T4 - Small twin stemmed Ash - remove lower epicormic growth to near boundary and the removal of left hand stem to a 4m pollard to remove over hang into carpark. T5 - Yew - 1m overall crown reduction. Tree is becoming very dominant and reducing the usability of the carpark. T6 - Mature Lime - reduction of epicormic growth back by 1.5m to near boundary to alleviate dominance. T7 - Semi Mature Ash - Pollard to 5m to allviate weight. Tree leans towards car park. T8 - Lime - reduce overhanging branches back by 2.5m to near boundary line to reduce dominance, sail and loading. Sever Ivy. T9 - Semi Mature Lime - reduce back by 5m to near boundary line. Tree encroaching over neighbouring roof. T10 - Mature Oak - remove lower epicormic growth that is interfering with the neighbouring roof to provide a 4m clearance. T11 - Mature Ash - reduce back by 3m to near boundary. Tree is interfering with neighbouring roof. T12 - Oak - pollard back by 5m to near boundary line. Tree is interfering with neighbouring roof</p>	

Reference - S/4072/18/DC	
<b>Decision:</b>	Decided
<b>Date:</b>	26th October 2018
<b>Description:</b>	
<p>Discharge of Conditions 3 (foul water drainage) 4 (surface water drainage) and 5 (arboricultural method statement and tree protection strategy) of planning consent S/4117/17/FL for alterations extensions and change of use of the existing public house (A4 use) to an A1 convenience store on the ground floor with two flats above (C3 Use) with associated access and parking</p>	

Reference - S/1847/12/FL	
<b>Decision:</b>	Decided
<b>Date:</b>	18th September 2012
<b>Description:</b>	
<p>External means of escape staircase to the public house</p>	

Reference - 20/03394/CONDA	
<b>Decision:</b>	Decided
<b>Date:</b>	14th February 2024
<b>Description:</b>	
<p>Submission of details required by conditions 3 (ground surface finishes), 4 (cycle and bin stores), 5 (boundary treatments and landscaping), 6 (hard and soft landscaping), 8 (arboricultural method statement and tree protection strategy), 9 (ecological enchancement), 12 (lighting and parking control system), 13 (construction environmental management plan), 14 (traffic management plan), 16 (servicing plan) and 23 (energy statement) of planning permission 20/03394/FUL</p>	

Planning records for: **21 High Street Harston CB22 7PX**

Reference - S/1072/17/FL	
Decision:	Decided
Date:	25th April 2017
Description:	Demolition of side and rear extensions and stores. Refurbishment of consolidated original building including change of use from use class A3 (restaurant) to use classes A1 (shop) B1a (office) and B8 (storage and distribution) and erection of new wing adjoining rear of existing building. Erection of two residential dwellings.

Planning records for: **45 High Street Harston Cambridge Cambridgeshire CB22 7PX**

Reference - S/1380/16/DC	
Decision:	Decided
Date:	20th May 2016
Description:	Discharge of conditions 3 (Materials) & 4 (Boundary Treatment) of planning application S/1539/15/FL for proposed new dwelling

Planning records for: **29 High Street Harston Cambridge CB22 7PX**

Reference - S/1915/08/F	
Decision:	Decided
Date:	04th November 2008
Description:	Change of use from A1 to allow health and medical consultancy service to be offered on the premises

Reference - S/0450/09/F	
Decision:	Decided
Date:	01st April 2009
Description:	Change of use from B1/D1 to A1 for use as florist shop.

Harston, CB22

Energy rating

**C**

Valid until 09.01.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>	70   <b>c</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, insulated at rafters
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	125 m <sup>2</sup>

## Electricity Supply

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British Gas

## Gas Supply

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British Gas

## Central Heating

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Gas central heating

## Water Supply

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Cambridge Water

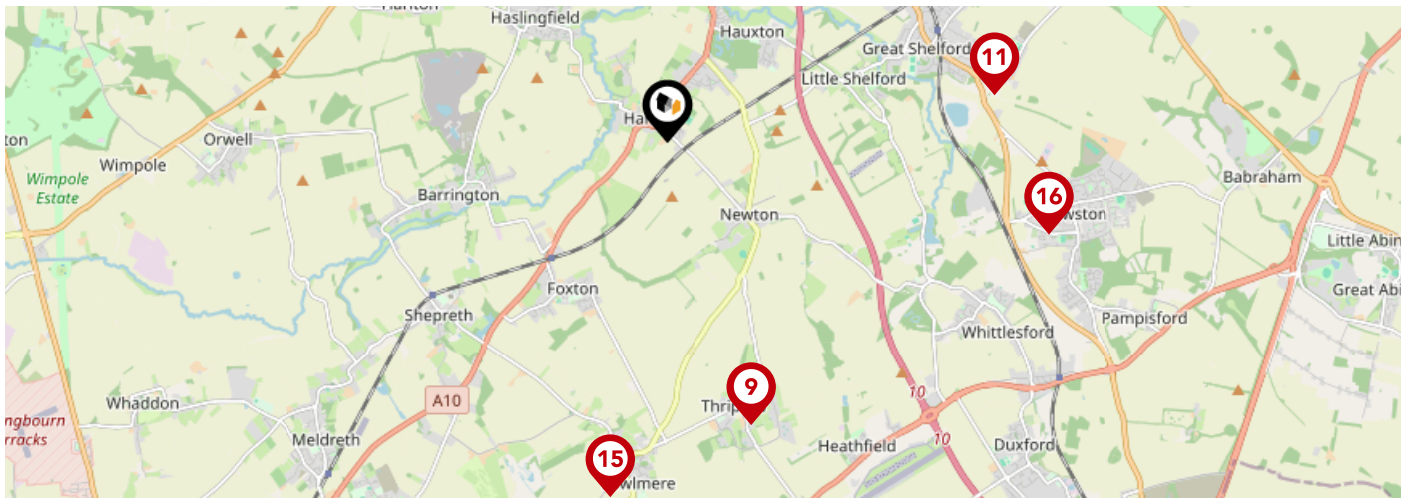
## Drainage

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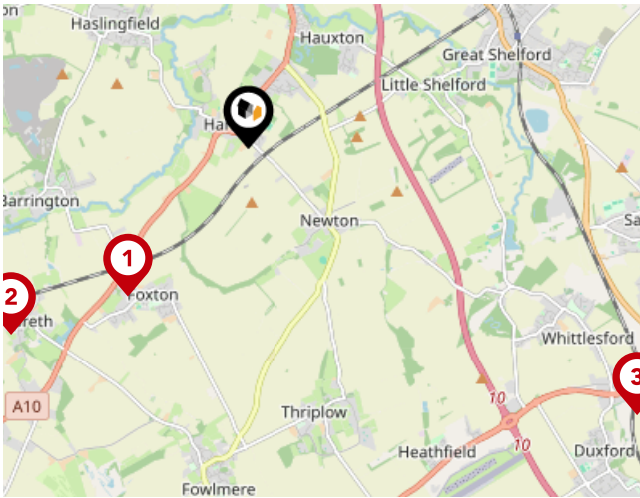
Anglian Water



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Harston and Newton Community Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hauxton Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Haslingfield Endowed Primary School</b> Ofsted Rating: Good   Pupils: 137   Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Selwyn Hall School</b> Ofsted Rating: Good   Pupils: 10   Distance:1.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Barrington CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 157   Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Foxtan Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Great and Little Shelford CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Trumpington Meadows Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

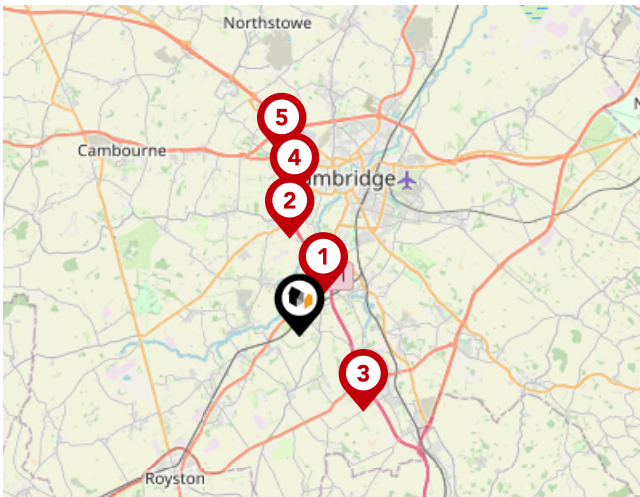


		Nursery	Primary	Secondary	College	Private
	<b>Thriplow CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Park Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stapleford Community Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fawcett Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Community College</b> Ofsted Rating: Good   Pupils: 491   Distance:3.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barton CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fowlmere Primary School</b> Ofsted Rating: Good   Pupils: 87   Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sawston Village College</b> Ofsted Rating: Good   Pupils: 1162   Distance:3.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



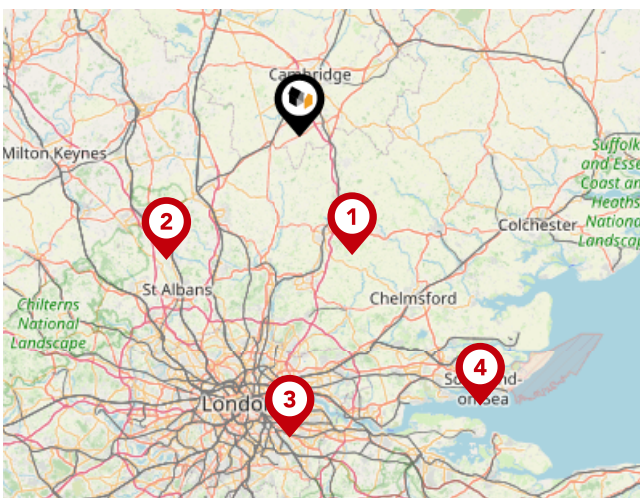
## National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	1.74 miles
2	Shepreth Rail Station	2.75 miles
3	Whittlesford Parkway Rail Station	4.29 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.75 miles
2	M11 J12	3.55 miles
3	M11 J10	3.64 miles
4	M11 J13	5.1 miles
5	M11 J14	6.6 miles



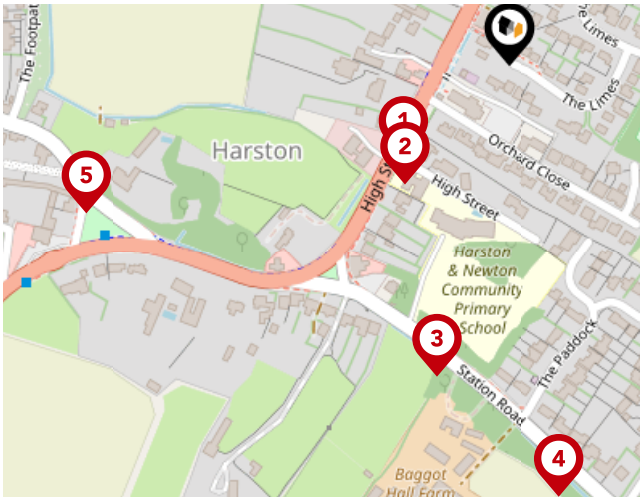
## Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	18.88 miles
2	Luton Airport	26.48 miles
3	Silvertown	43.97 miles
4	Southend-on-Sea	47.52 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Orchard Close	0.08 miles
2	Station Road	0.09 miles
3	Primary School	0.18 miles
4	The Paddock	0.25 miles
5	Hurrell's Row	0.25 miles



### 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.



/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.



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