

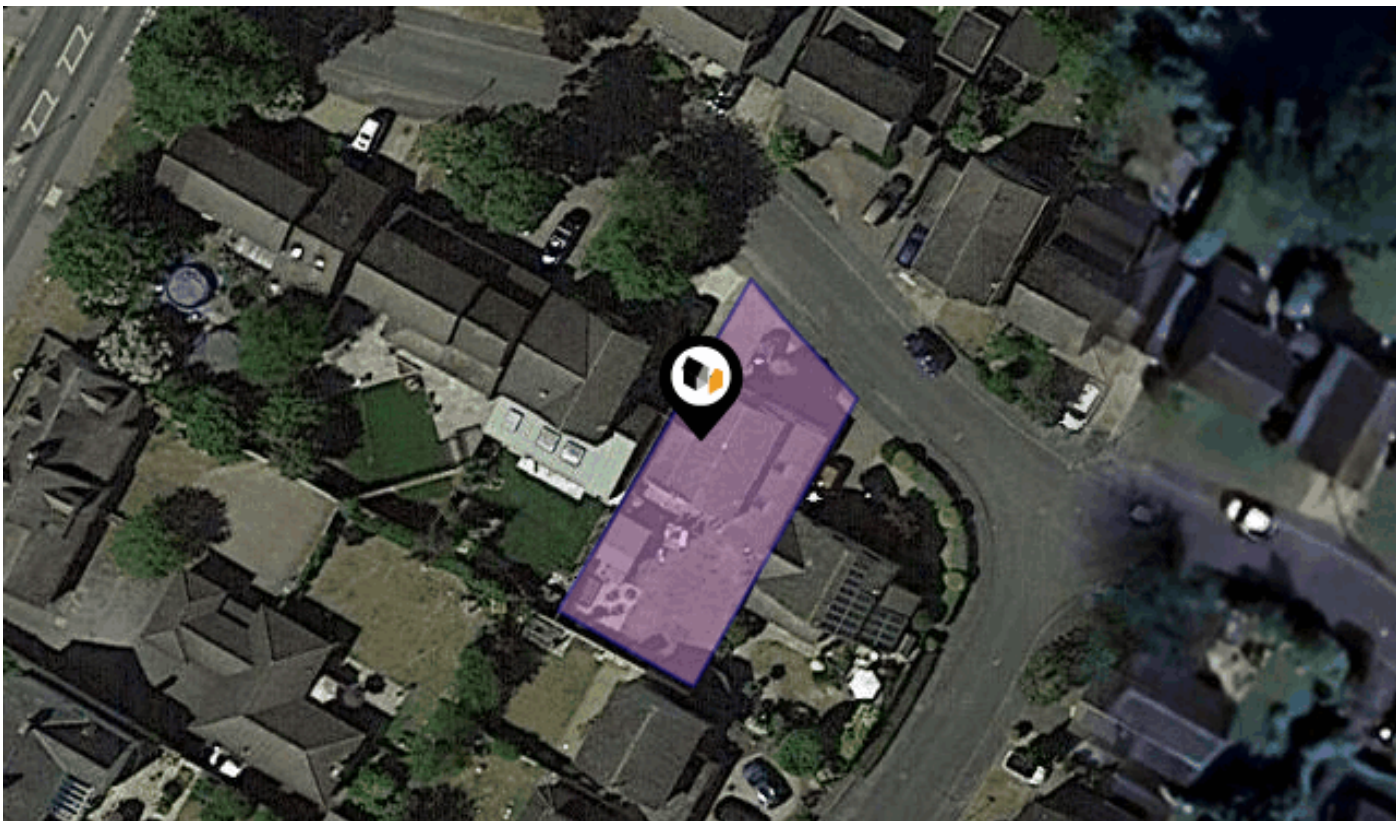


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 31st July 2024



THE LIMES, HARSTON, CAMBRIDGE, CB22

Cooke Curtis & Co

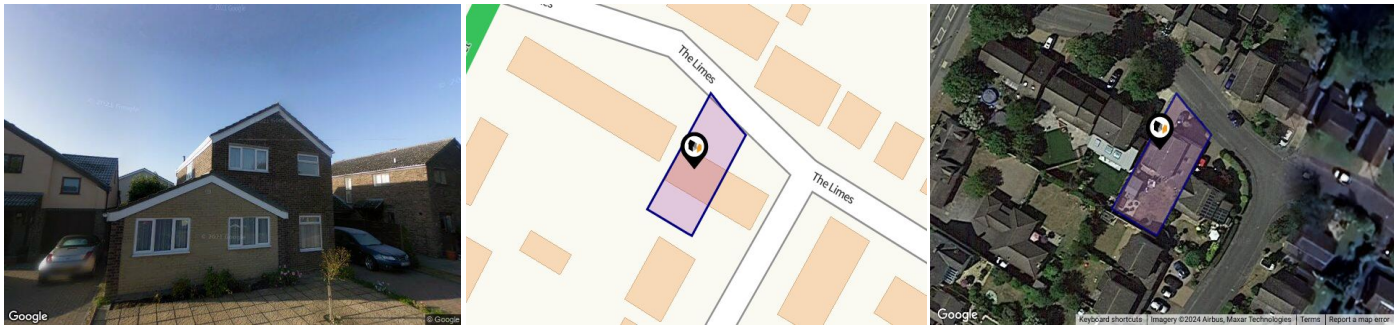
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,356 ft ² / 126 m ²		
Plot Area:	0.09 acres		
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£2,816		
Title Number:	CB12899		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	49 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **9 The Limes Harston Cambridge CB22 7QT**

Reference - S/0370/18/FL	
Decision:	Decided
Date:	02nd March 2018
Description:	First and ground floor rear extensions

Reference - S/0649/18/FL	
Decision:	Decided
Date:	06th March 2018
Description:	Ground floor and first floor rear extensions

Planning records for: **16 The Limes Harston Cambridge Cambridgeshire CB22 7QT**

Reference - S/2262/11	
Decision:	Decided
Date:	09th November 2011
Description:	Replacement Porch

Planning records for: **21 The Limes Harston Cambridge Cambridgeshire CB22 7QT**

Reference - S/0463/16/FL	
Decision:	Decided
Date:	18th February 2016
Description:	First Floor Side Extension

Planning records for: *21 The Limes Harston Cambridge Cambridgeshire CB22 7QT*

Reference - S/2299/11	
Decision:	Decided
Date:	16th November 2011
Description:	Rear Conservatory

Reference - S/1173/16/FL	
Decision:	Decided
Date:	20th May 2016
Description:	First Floor Side Extension

Planning records for: *26 The Limes Harston Cambridge Cambridgeshire CB22 7QT*

Reference - S/2161/15/FL	
Decision:	Decided
Date:	24th August 2015
Description:	Single storey front extension and single storey side extension

Reference - S/3100/15/FL	
Decision:	Decided
Date:	03rd December 2015
Description:	Single storey front extension and single storey side extension

Planning records for: **30 The Limes Harston Cambridge Cambridgeshire CB22 7QT**

Reference - S/1533/11	
Decision:	Decided
Date:	29th July 2011
Description:	Extensions

Planning records for: **32 The Limes Harston Cambridge Cambridgeshire CB22 7QT**

Reference - S/1394/11	
Decision:	Decided
Date:	18th July 2011
Description:	Extensions following demolition of existing conservatory.

Planning records for: **36B The Limes Harston Cambridge Cambridgeshire CB22 7QT**

Reference - S/3513/16/LD	
Decision:	Decided
Date:	21st December 2016
Description:	Lawful development certificate for proposed alterations to stairwell window

Reference - S/0121/14/LD	
Decision:	Decided
Date:	20th January 2014
Description:	Extension to Dwelling

Planning records for: **36B The Limes Harston Cambridge Cambridgeshire CB22 7QT**

Reference - S/0353/14/FL	
Decision:	Decided
Date:	12th February 2014
Description:	Single storey rear extension

Planning records for: **36 The Limes Harston Cambridgeshire CB22 7QT**

Reference - S/1806/09/F	
Decision:	Decided
Date:	08th December 2009
Description:	Extension & alterations

Planning records for: **37 The Limes Harston Cambridge Cambridgeshire CB22 7QT**

Reference - S/1493/15/FL	
Decision:	Decided
Date:	12th June 2015
Description:	Erection of single storey extension to rear of dwelling.

Reference - S/2240/12/FL	
Decision:	Decided
Date:	26th October 2012
Description:	First floor extension over existing garage and installation of rooflight to existing south-east elevation of dwelling.

Planning records for: **39 The Limes Harston Cambridgeshire CB22 7QT**

Reference - S/2413/06/F	
Decision:	Decided
Date:	15th December 2006
Description:	Extensions

Reference - S/1140/19/FL	
Decision:	Decided
Date:	22nd March 2019
Description:	Front extensions and canopies second storey side extension second storey extension over garage and single storey rear extension

Planning records for: **43 The Limes Harston Cambridgeshire CB22 7QT**

Reference - S/0634/16/FL	
Decision:	Decided
Date:	07th March 2016
Description:	Single storey side extension

Planning records for: **44 The Limes Harston Cambridgeshire CB22 7QT**

Reference - 24/80003/COND	
Decision:	Decided
Date:	04th January 2024
Description:	Discharge of Condition 7 (Boundary Treatment) and Condition 8 (Biodiversity Enhancement) for 23/01095/S73

Planning records for: **44 The Limes Harston CB22 7QT**

<p>Reference - 21/0413/TTPO</p> <hr/> <p>Decision: Decided</p> <hr/> <p>Date: 23rd March 2021</p> <hr/> <p>Description: TPO 0010 (1982) T4: T1 Mature Cedar This tree is in good health and is an asset to the community. It is however becoming very oppressive and causing excessive shading to both the owners house and all the immediate neighbors. I propose a crown lift to the height of the gutter of no. 44. This will improve light and access.</p>
<p>Reference - 23/1272/TTPO</p> <hr/> <p>Decision: Decided</p> <hr/> <p>Date: 23rd October 2023</p> <hr/> <p>Description: TPO 0010 (1982) T4: T1 Mature Cedar - -Remove deadwood, reason for work is to limit amount of falling debris.- Reduce branches that are interfering with telephone wires by approx 1m</p>
<p>Reference - 24/0023/TTPO</p> <hr/> <p>Decision: Decided</p> <hr/> <p>Date: 04th January 2024</p> <hr/> <p>Description: 5 DAY NOTICET1 - Mature Cedar - remove broken branch and make good snapped end back to growth point (approximately 0.5m).Reason - a branch has broken off in the recent storm and is hung up in the canopy of the tree which overhangs a driveway.</p>
<p>Reference - 23/02022/HHFUL</p> <hr/> <p>Decision: Decided</p> <hr/> <p>Date: 23rd October 2023</p> <hr/> <p>Description: Extension and conversion of outbuilding to form annexe accommodation to 48 Manor Road</p>

Planning records for: **44 The Limes Harston CB22 7QT**

Reference - 20/1378/TTPO
Decision: Decided
Date: 27th May 2020
Description: TPO 0010 (1982) T4: T1 Cedar - Crown reduce spread by approximately 3-4m; lift crown to 5-6m above ground level, whilst leaving centre of upper crown intact. AIM: To retain integrity of tree whilst improving light to neighbouring properties.
Reference - F/YR24/0046/O
Decision: Awaiting decision
Date: 04th January 2024
Description: Erect x1 dwelling (outline application with matters committed in respect of access) involving demolition of existing garage
Reference - 20/1098/TTPO
Decision: Decided
Date: 19th February 2020
Description: TPO 0010 (1982) T4: T1 Cedrus atlantica 'Glauca' (Atlas Cedar) to remove tree and replace with a more suitable species. Reasons for removal: Roots causing nuisance to owner and adjacent site, Light to adjacent buildings and gardens and falling debris (deadwood, cones, bird droppings), potential damage to house (direct and indirect).
Reference - 24/0018/TTCA
Decision: Decided
Date: 04th January 2024
Description: T1 - Malus, Fell. Tree mainly dead and large section recently broken out.

Planning records for: **44 The Limes Harston Cambridgeshire CB22 7QT**

Reference - 23/80420/COND	
Decision:	Decided
Date:	23rd October 2023
Description:	Discharge of condition 3 (Sample of Brickwork) of 23/01122/S73

Planning records for: **47 The Limes Harston Cambridge Cambridgeshire CB22 7QT**

Reference - S/0352/14/FL	
Decision:	Decided
Date:	12th February 2014
Description:	Replacement of flat roof with pitched Roof

Planning records for: **48 The Limes Harston Cambridge Cambridgeshire CB22 7QT**

Reference - S/2952/16/FL	
Decision:	Decided
Date:	04th November 2016
Description:	Remodelling of front and rear elevations erection of new store to front garden.

Planning records for: **52 The Limes Harston Cambridge Cambridgeshire CB22 7QT**

Reference - S/2204/17/TP	
Decision:	Decided
Date:	22nd June 2017
Description:	Large Lime reduce by approx. 20% lift crown to approx. 10ft deadwood and take out any dead or crossing branches. Chestnut reduce by approx. 20% lift crown to approx. 10ft deadwood and take out any dead or crossing branches. These are very mature trees which owners don't recall ever being pruned. The trees have a lot of deadwood and with the trees being in close proximity to the house and telephone wires is a worry for the owner. The owner is very concerned about the end weight of the branches as they are growing over cars and neighbouring property. There is a small amount of bleeding Canker on the Horse Chestnut which is also a concern.

Planning records for: **54 The Limes Harston CB22 7QT**

Reference - 20/01350/HFUL	
Decision:	Decided
Date:	19th February 2020
Description:	Installation of 5 no. Safety Roller Shutters on the ground floor garden side of the property and 2 No. Safety Roller Shutters on the west side of the property on the first floor.

Reference - S/1246/16/FL	
Decision:	Decided
Date:	10th May 2016
Description:	Single storey side extension.

Reference - S/4158/17/TP	
Decision:	Decided
Date:	24th November 2017
Description:	Horse Chestnut ~ This tree is in decline with both fungal brackets of Polyporus squamosus 'Dryads Saddle' and evidence of Psuedomonas throughout. Due to the deterioration of this tree its removal is recommended.

Planning records for: **58 The Limes Harston Cambridge Cambridgeshire CB22 7QT**

Reference - S/0838/18/FL	
Decision:	Decided
Date:	06th March 2018
Description:	Two storey rear and single storey side extensions

Planning records for: **58 The Limes Harston CB22 7QT**

Reference - 21/01534/HFUL	
Decision:	Decided
Date:	05th April 2021
Description:	Two storey rear and single storey side extension

Planning records for: **70 The Limes Harston Cambridge Cambridgeshire CB22 7QT**

Reference - S/2405/13/FL	
Decision:	Decided
Date:	25th November 2013
Description:	Single Storey Extension

HARSTON, CB22

Energy rating

C

Valid until 05.04.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
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:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very 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:	126 m ²

Electricity Supply

British Gas

Gas Supply

British Gas

Central Heating

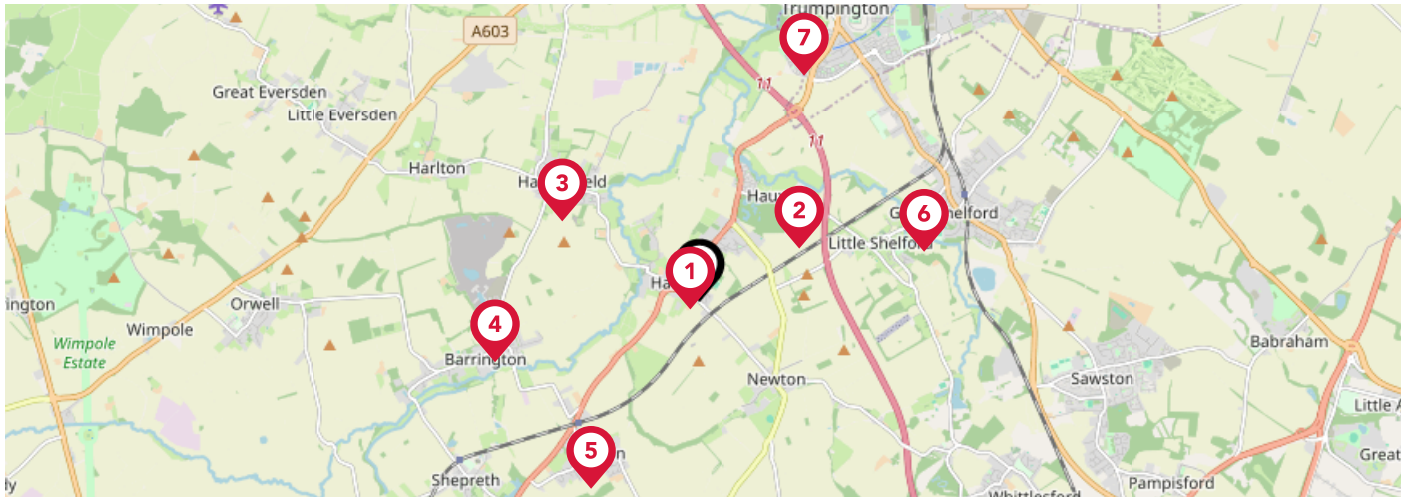
Gas Central Heating

Water Supply

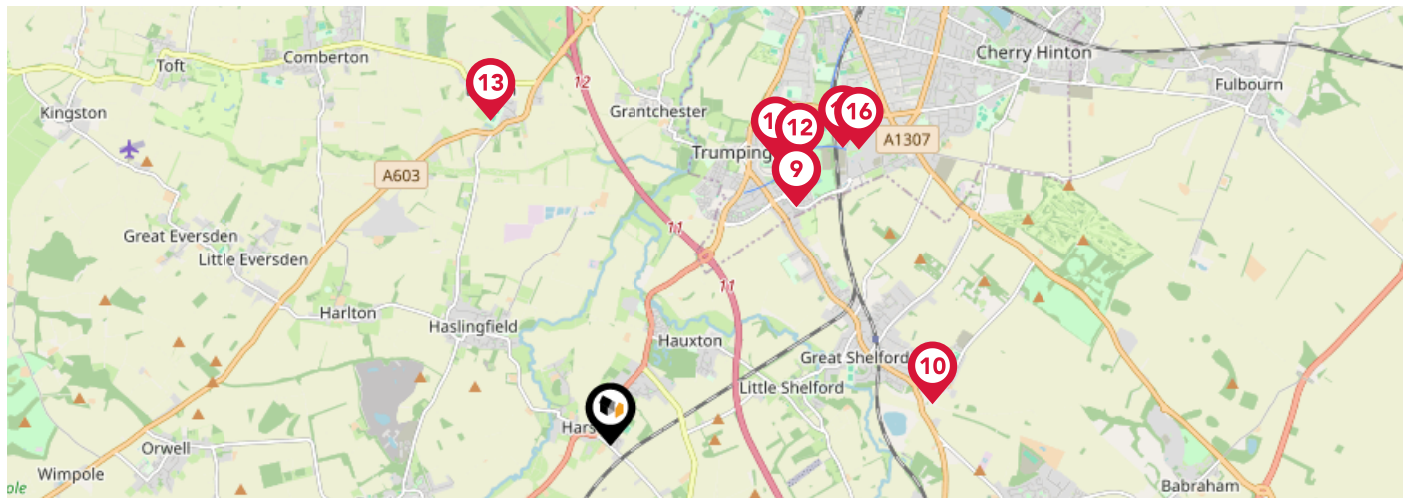
Cambridge Water

Drainage

Anglian Water



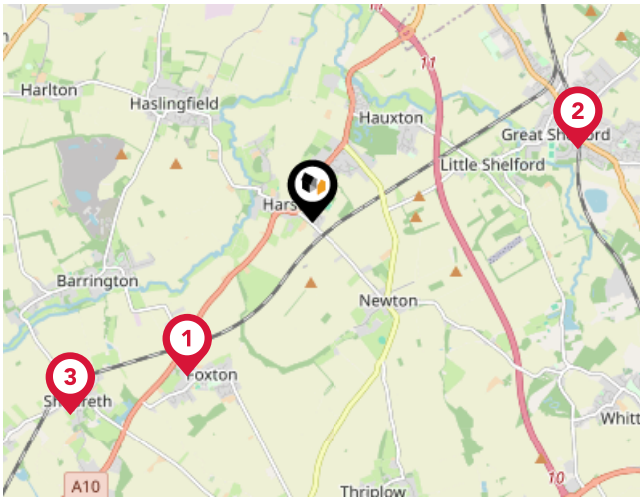
		Nursery	Primary	Secondary	College	Private
1	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 135 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hauxton Primary School Ofsted Rating: Good Pupils: 96 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 162 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 104 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Foxton Primary School Ofsted Rating: Good Pupils: 94 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 209 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 275 Distance:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Thriplow CofE VA Primary School Ofsted Rating: Good Pupils: 141 Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 207 Distance:2.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stapleford Community Primary School Ofsted Rating: Good Pupils: 189 Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fawcett Primary School Ofsted Rating: Good Pupils: 444 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Community College Ofsted Rating: Requires Improvement Pupils: 406 Distance:3.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 103 Distance:3.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fowlmere Primary School Ofsted Rating: Good Pupils: 95 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Long Road Sixth Form College Ofsted Rating: Good Pupils:0 Distance:3.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 277 Distance:3.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

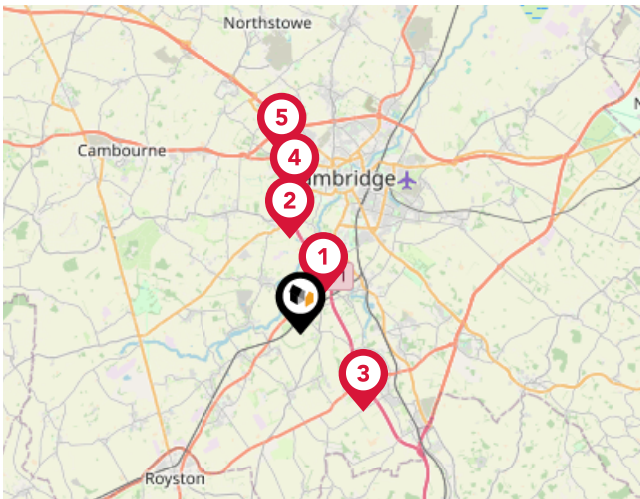
Area

Transport (National)



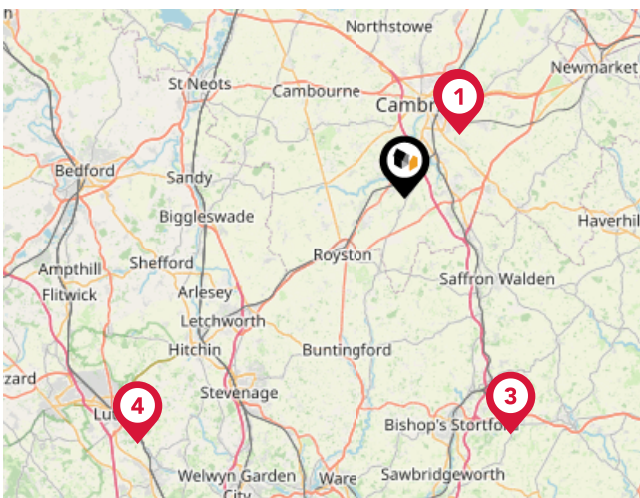
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	1.8 miles
2	Shelford (Cambs) Rail Station	2.51 miles
3	Shepreth Rail Station	2.81 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.69 miles
2	M11 J12	3.51 miles
3	M11 J10	3.66 miles
4	M11 J13	5.05 miles
5	M11 J14	6.55 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	6.02 miles
2	Cambridge Airport	6.19 miles
3	London Stansted Airport	18.9 miles
4	London Luton Airport	26.54 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Orchard Close	0.14 miles
2	Station Road	0.15 miles
3	High Meadow	0.23 miles
4	Primary School	0.24 miles
5	The Paddock	0.29 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

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

