

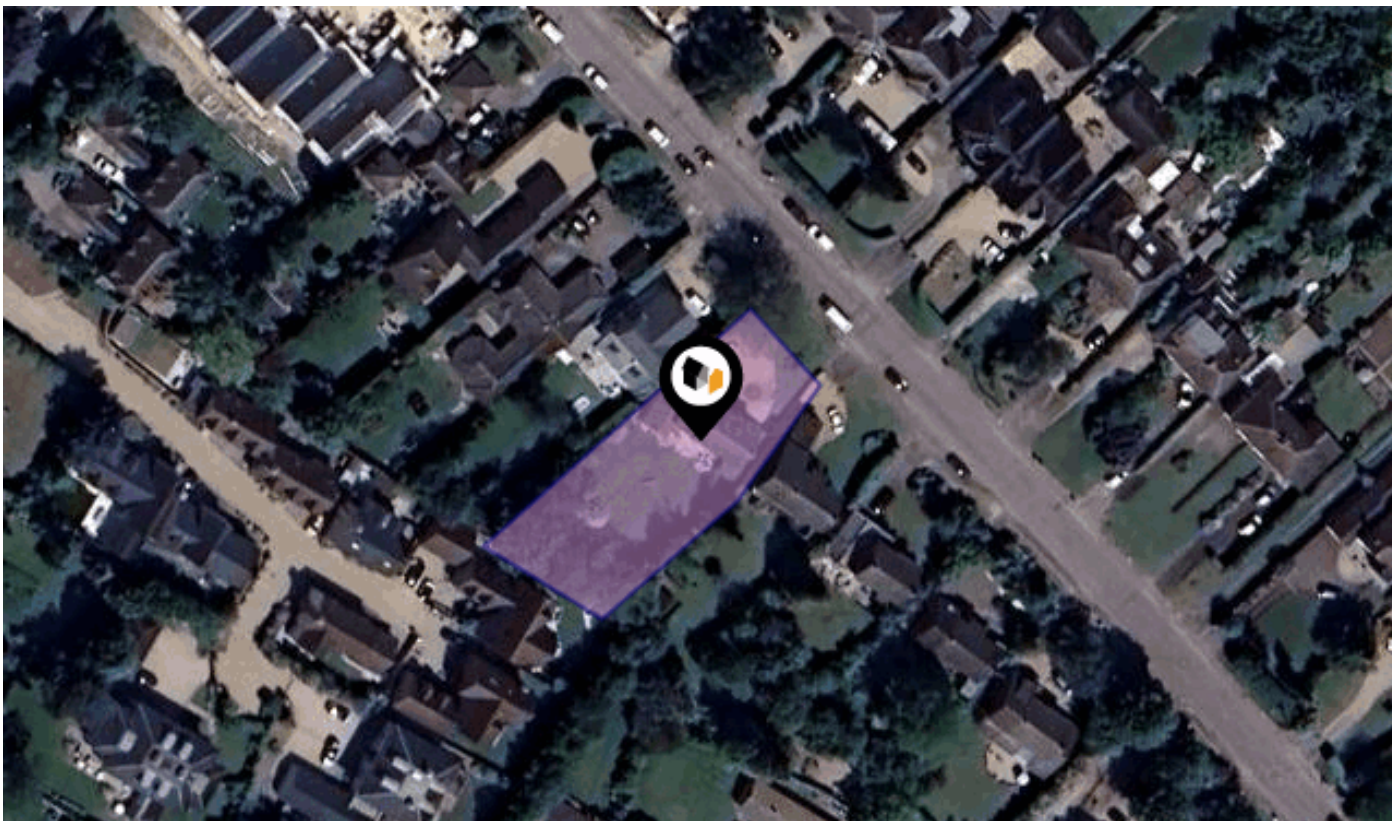


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Wednesday 02<sup>nd</sup> October 2024



**LONDON ROAD, 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

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	5		
<b>Floor Area:</b>	1,959 ft <sup>2</sup> / 182 m <sup>2</sup>		
<b>Plot Area:</b>	0.3 acres		
<b>Year Built :</b>	1950-1966		
<b>Council Tax :</b>	Band G		
<b>Annual Estimate:</b>	£3,840		
<b>Title Number:</b>	CB225804		

## Local Area

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

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

<b>16</b> mb/s	<b>79</b> mb/s	<b>900</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *Land to the North-west of 24b London Road Harston CB22 7QH*

<b>Reference - S/1697/09/F</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	04th December 2009
<b>Description:</b>	Erection of two dwellings & erection of garage/store for existing dwelling

Planning records for: *12 London Road Harston Cambridge Cambridgeshire CB22 7QH*

<b>Reference - S/1824/15/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	05th August 2015
<b>Description:</b>	Erection of 2.74 Garden Fence at Rear (Retrospective)

Planning records for: *24B London Road Harston Cambridge Cambridgeshire CB22 7QH*

<b>Reference - S/0868/12/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	23rd April 2012
<b>Description:</b>	Annexe Ancillary to main dwelling.

Planning records for: *30 London Road Harston Cambridge Cambridgeshire CB22 7QH*

<b>Reference - S/1795/12/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	28th August 2012
<b>Description:</b>	Extension to existing garage including new roof

Planning records for: **32 London Road Harston Cambridgeshire CB22 7QH**

Reference - 23/02862/HFUL	
Decision:	Decided
Date:	24th July 2023
Description:	Single storey extension to side. Addition and realignment of roof to rear for a loft. Front facing dormer windows to roof.

Planning records for: **42 London Road Harston Cambridge Cambridgeshire CB22 7QH**

Reference - S/3046/16/FL	
Decision:	Decided
Date:	08th November 2016
Description:	First Floor Extension

HARSTON, CB22

Energy rating

**D**

Valid until 18.05.2024

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

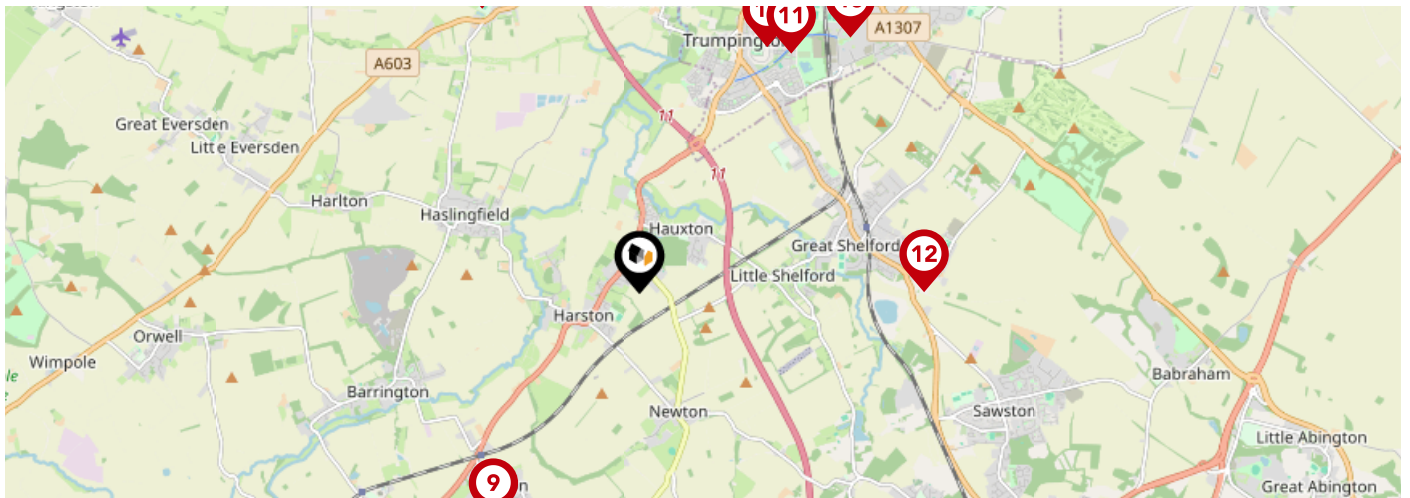
## Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 10% of fixed outlets
<b>Lighting Energy:</b>	Poor
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	182 m <sup>2</sup>





		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hauxton Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Harston and Newton Community Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance:0.6	<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:1.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Great and Little Shelford CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:1.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Trumpington Meadows Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Trumpington Park Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Selwyn Hall School</b> Ofsted Rating: Good   Pupils: 10   Distance:2.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Barrington CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 157   Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



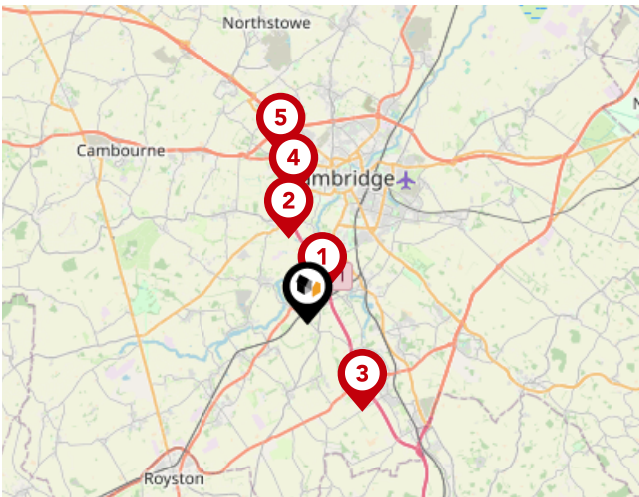
		Nursery	Primary	Secondary	College	Private
	<b>Foxton Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fawcett Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:2.53	<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:2.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stapleford Community Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barton CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thriplow CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Academy for Science and Technology</b> Ofsted Rating: Good   Pupils: 431   Distance:3.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Perse School</b> Ofsted Rating: Not Rated   Pupils: 1705   Distance:3.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





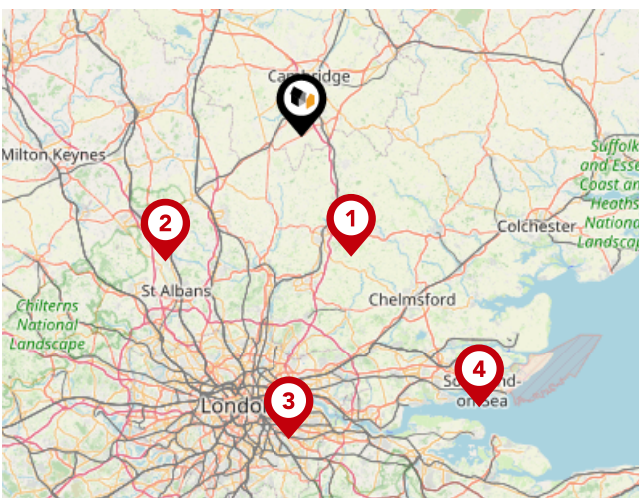
### National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	2.29 miles
2	Shepreth Rail Station	3.3 miles
3	Cambridge Rail Station	3.96 miles



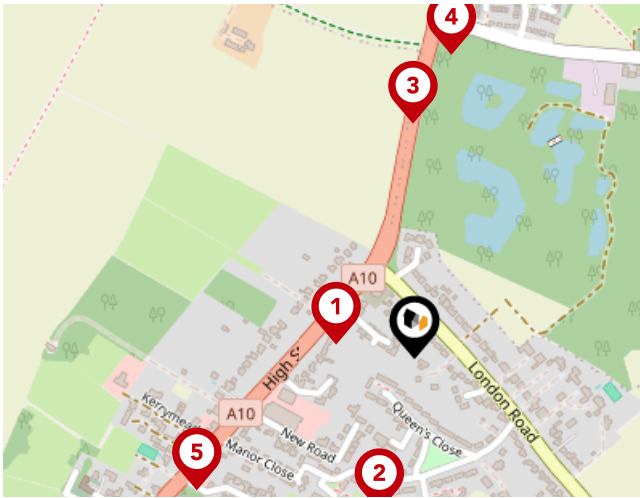
### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.21 miles
2	M11 J12	3.21 miles
3	M11 J10	3.75 miles
4	M11 J13	4.72 miles
5	M11 J14	6.24 miles



### Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	19.1 miles
2	Luton Airport	27.03 miles
3	Silvertown	44.39 miles
4	Southend-on-Sea	47.65 miles



### Bus Stops/Stations

Pin	Name	Distance
1	London Road	0.09 miles
2	Queens Close	0.18 miles
3	Church Road	0.27 miles
4	St Edmund's Way	0.35 miles
5	High Meadow	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.



/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

