

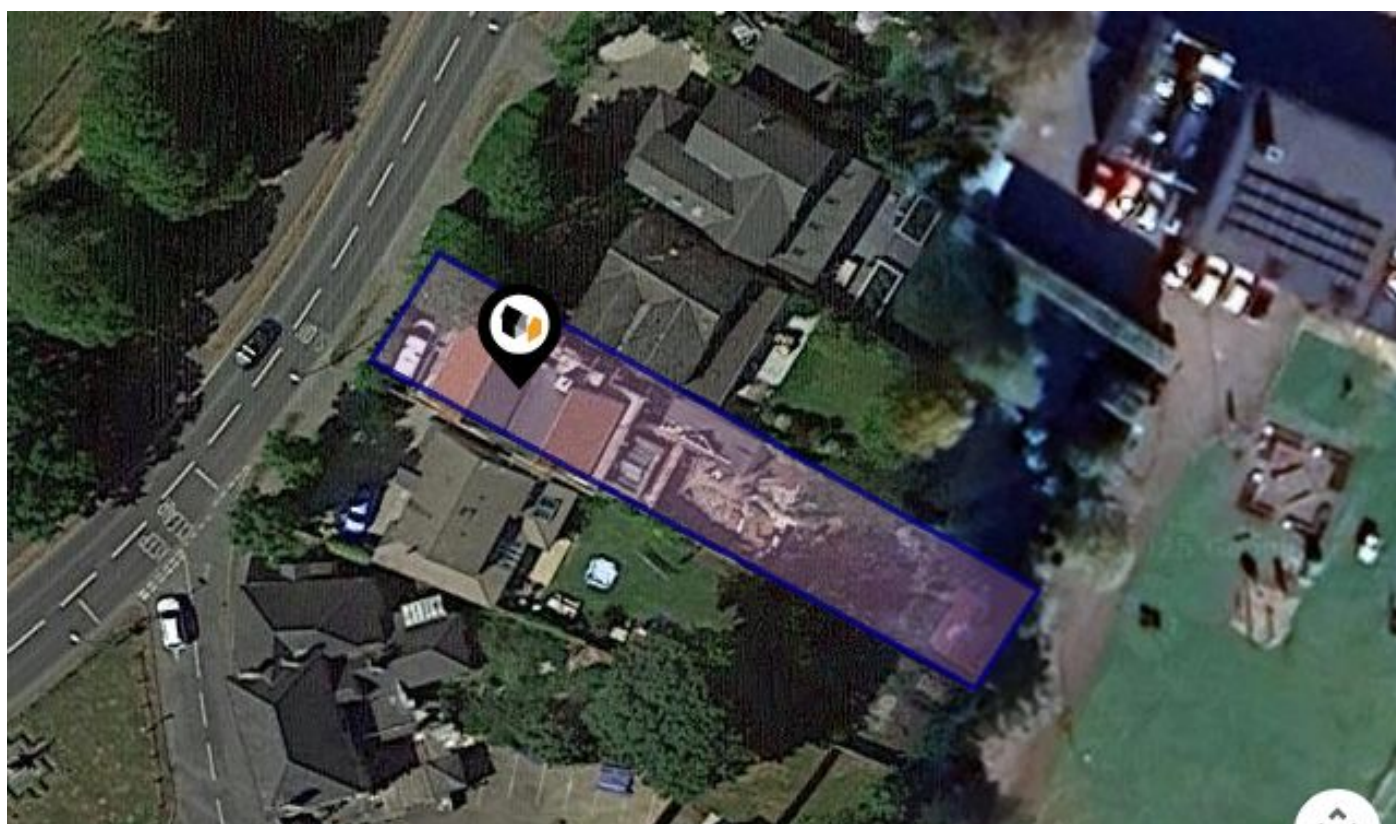


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 16th April 2025



HIGH STREET, HARSTON, CAMBRIDGE, CB22

Cooke Curtis & Co

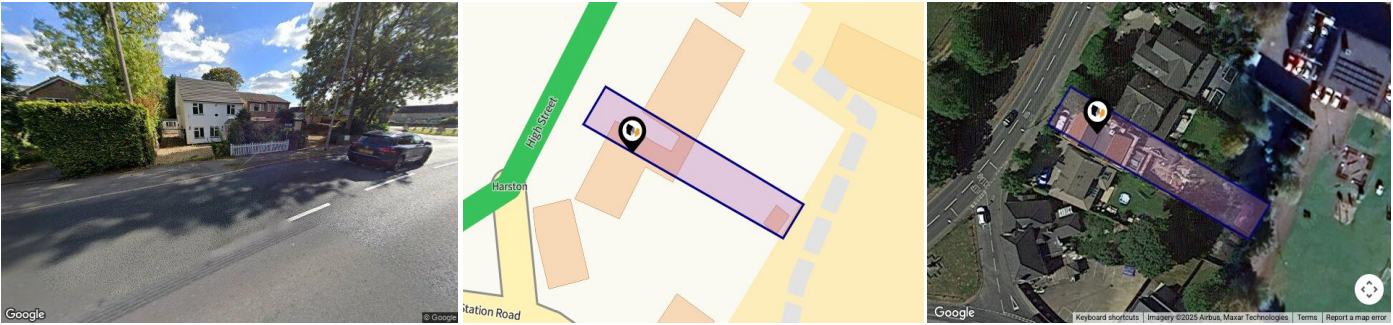
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,033 ft ² / 96 m ²		
Plot Area:	0.14 acres		
Year Built :	Before 1900		
Council Tax :	Band F		
Annual Estimate:	£3,488		
Title Number:	CB367101		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	17 mb/s	76 mb/s	- mb/s
● Surface Water	Medium			

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

Planning records for: *High Street, Harston, Cambridge, CB22*

Reference - S/1313/19/FL	
Decision:	Decided
Date:	11th April 2019
Description:	Two and single storey rear extension garage conversion to an annexe and roof alteration (flat to pitch)

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

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

Reference - S/3371/17/CC/C1	
Decision:	Application Permitted
Date:	15th May 2018
Description:	Erection of a single storey extension to the north elevation of the existing school building to provide approximately 27 square metres of new floor space to include new WC facilities and storage space; the creation of an external door to the new internal boiler room; and the demolition of the existing external boiler house building. Condition No. 6: External Materials

Planning records for: *27 High Street Harston Cambridge Cambridgeshire CB22 7PX*

Reference - S/4710/18/FL	
Decision:	Decided
Date:	19th December 2018
Description:	Detached Single Garage

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

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

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

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

Reference - S/2460/15/FL	
Decision:	Decided
Date:	25th September 2015
Description:	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:	21st 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: **6 High Street Harston Cambridge Cambridgeshire CB22 7PX**

Reference - S/2292/19/FL	
Decision:	Decided
Date:	01st July 2019
Description:	Replacement of existing conservatory with single storey rear extension

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.

Reference - S/0079/20/LD	
Decision:	Decided
Date:	14th January 2020
Description:	Certificate of lawful development for a single storey rear extension

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

Reference - 22/0769/TTPO	
Decision:	Decided
Date:	08th July 2022
Description:	T5 Sycamore - Raise crown all round to 5.0m, being mainly removal of epicormic growths. T7 Sycamore - Top and fell to ground level (selective removal, due to overcrowding). T8 Ash - Raise crown to 5.0 metres all round, being mainly removal of epicormic growths. T9 Sycamore - Raise crown to 5.0m all round and thin crown by 20% to reduce air forces on weak compression forks. T10 Sycamore - Reduce crown east by 2.5m to lessen overhang to garden area.

Planning records for: **25 High Street Harston CB22 7PX**

Reference - 20/1773/TTPO	
Decision:	Decided
Date:	12th August 2020
Description:	TPO 0021 (2002) G1: T1 Horse chestnut to crown reduce by 2.5m (post prune radius of between 4.5m W and 7.5m N) (alleviate weight, sail and reduce overextended branches). T2 Horse chestnut to crown reduce by 2m (post prune radius of between 4m W and 6m E) (as adjacent companion tree is being pruned). (Amended)

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

Reference - S/1066/18/FL	
Decision:	Withdrawn
Date:	20th March 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

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

Reference - 25/00043/ADV	
Decision:	Decided
Date:	07th January 2025
Description:	Installation of 4no fascia signs (3 externally illuminated and 1 non-illuminated, 1non-illuminated projecting sign and 4no panels and 4no manifestation signs.

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 - 23/00237/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.

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 CB22 7PX**

Reference - 20/01903/FUL	
Decision:	Withdrawn
Date:	30th March 2020
Description:	Construction of a new 1.5 storey detached dwelling to rear of 41 High Street, Harston

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/0153/19/FL	
Decision:	Withdrawn
Date:	10th January 2019
Description:	Proposed new dwellinghouse alterations to existing access driveway and new parking area

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/4117/17/FL
<p>Decision: Decided</p>
<p>Date: 20th November 2017</p>
<p>Description: 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/0303/15/FL
<p>Decision: Decided</p>
<p>Date: 11th February 2015</p>
<p>Description: Erection of 1 no. dwelling</p>
Reference - S/2415/18/DC
<p>Decision: Withdrawn</p>
<p>Date: 25th June 2018</p>
<p>Description: Discharge of condition 11 (Details of location design and specification of any plant and machinery) of planning permission S/4117/17/FL</p>
Reference - S/0294/16/FL
<p>Decision: Decided</p>
<p>Date: 03rd February 2016</p>
<p>Description: Erection of two 3 X bed residential dwellings along with car parking and associated landscaping.</p>

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

Reference - 20/03394/FUL
Decision: Decided
Date: 07th August 2020
Description: Demolition of an existing public house and the development of the site to provide an E(a) convenience store at ground floor with 4no. C3 Apartments at first floor together with all associated access and parking - Resubmission of S/3708/19/FL
Reference - 20/03394/CONDB
Decision: Decided
Date: 10th July 2024
Description: Submission of details required by condition 10 (Biodiversity Net Gain) of planning permission 20/03394/FUL
Reference - 24/0221/TTPO
Decision: Decided
Date: 14th February 2024
Description: 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
Reference - S/4072/18/DC
Decision: Decided
Date: 15th October 2018
Description: 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

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

Reference - 21/01231/DEMDT
Decision: Decided
Date: 17th March 2021
Description: Prior notification for the demolition of an existing former public house

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

Reference - 20/03394/CONDA
Decision: Decided
Date: 14th February 2024
Description: 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 enhancement), 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

Reference - S/3708/19/FL
Decision: Withdrawn
Date: 29th October 2019
Description: Demolition of an existing public house and the development of the site to provide an A1 convenience store at ground floor with 4 no C3 Apartments at first floor together with all associated access and parking.

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

Reference - 21/00771/FUL
<p>Decision: Withdrawn</p>
<p>Date: 19th February 2021</p>
<p>Description: Single storey side extension and single storey and two storey rear extension</p>
Reference - S/1072/17/FL
<p>Decision: Decided</p>
<p>Date: 25th April 2017</p>
<p>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.</p>
Reference - S/2654/19/AD
<p>Decision: Decided</p>
<p>Date: 31st July 2019</p>
<p>Description: External signage to the new retail store. two gable end signs two small entrance door signs and two totems</p>
Reference - S/2653/19/FL
<p>Decision: -</p>
<p>Date: 31st July 2019</p>
<p>Description: External lit signage to the new retail store. Two gable end signs two small entrance door signs and two totems.</p>

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

Reference - S/0368/19/DC	
Decision:	Decided
Date:	30th January 2019
Description:	Discharge of condition 11 (Archaeology) pursuant to planning permission S/1072/17/FL

Reference - S/0197/19/DC	
Decision:	Decided
Date:	11th January 2019
Description:	Discharge of conditions 3 (Boundary treatment) 4 (External materials) 5 (Foul water drainage) 6 (Surface water drainage) 7 (Scheme for the management and maintenance of the watercourse) 8 (Hard and soft landscaping) 12 (Traffic Management Plan) 13 (Design and materials of the cycle sheds) and 14 (External Lighting) pursuant to planning permission S/1072/17/FL

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

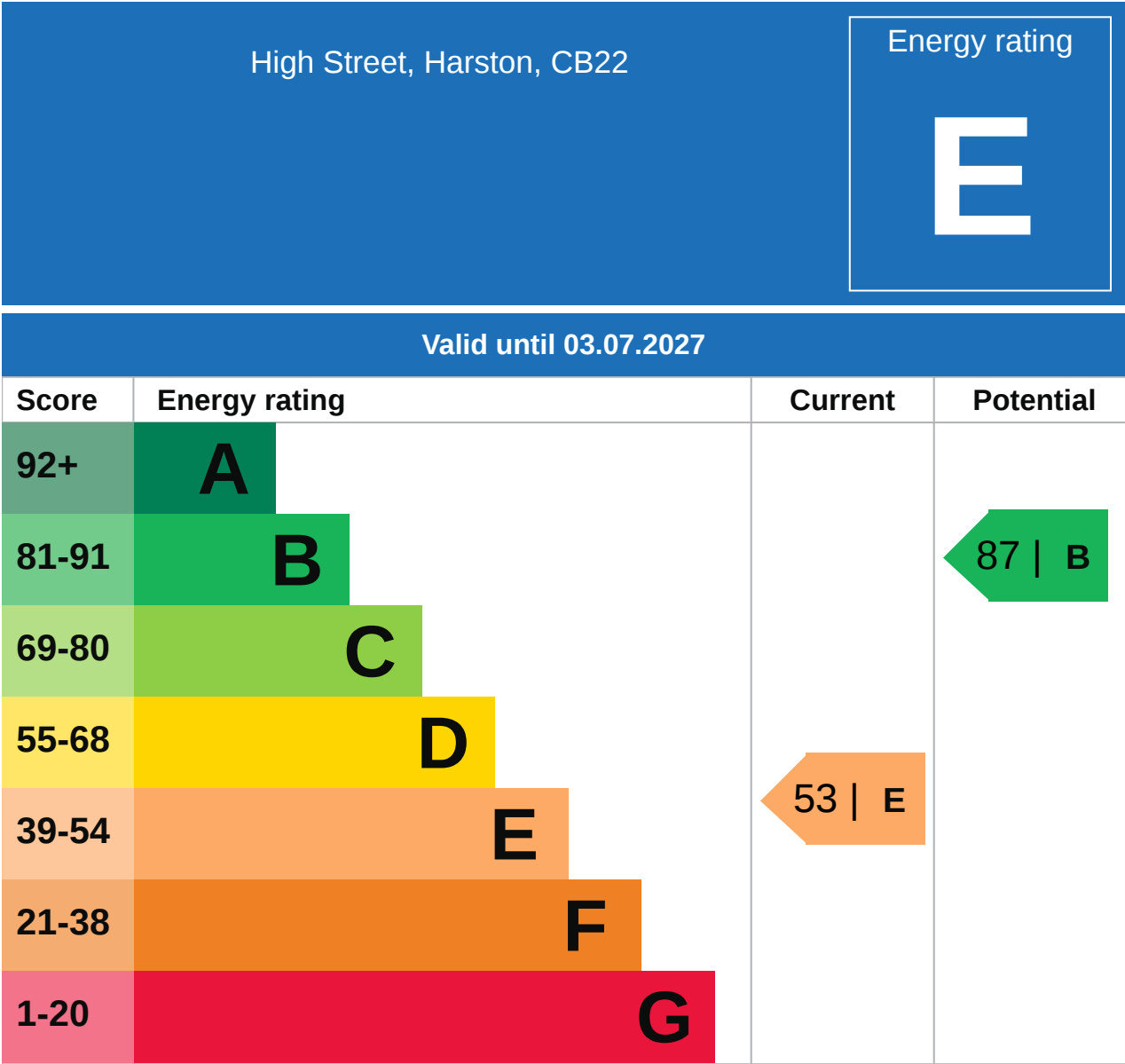
Reference - S/1380/16/DC	
Decision:	Decided
Date:	20th May 2016
Description:	Discharge of conditions 3 (Materials) & 4 (Boundary Treatment) of planning application S/1539/15/FL for proposed new dwelling

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

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

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.



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Triple glazing
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, with internal insulation
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 94% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	96 m ²



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.

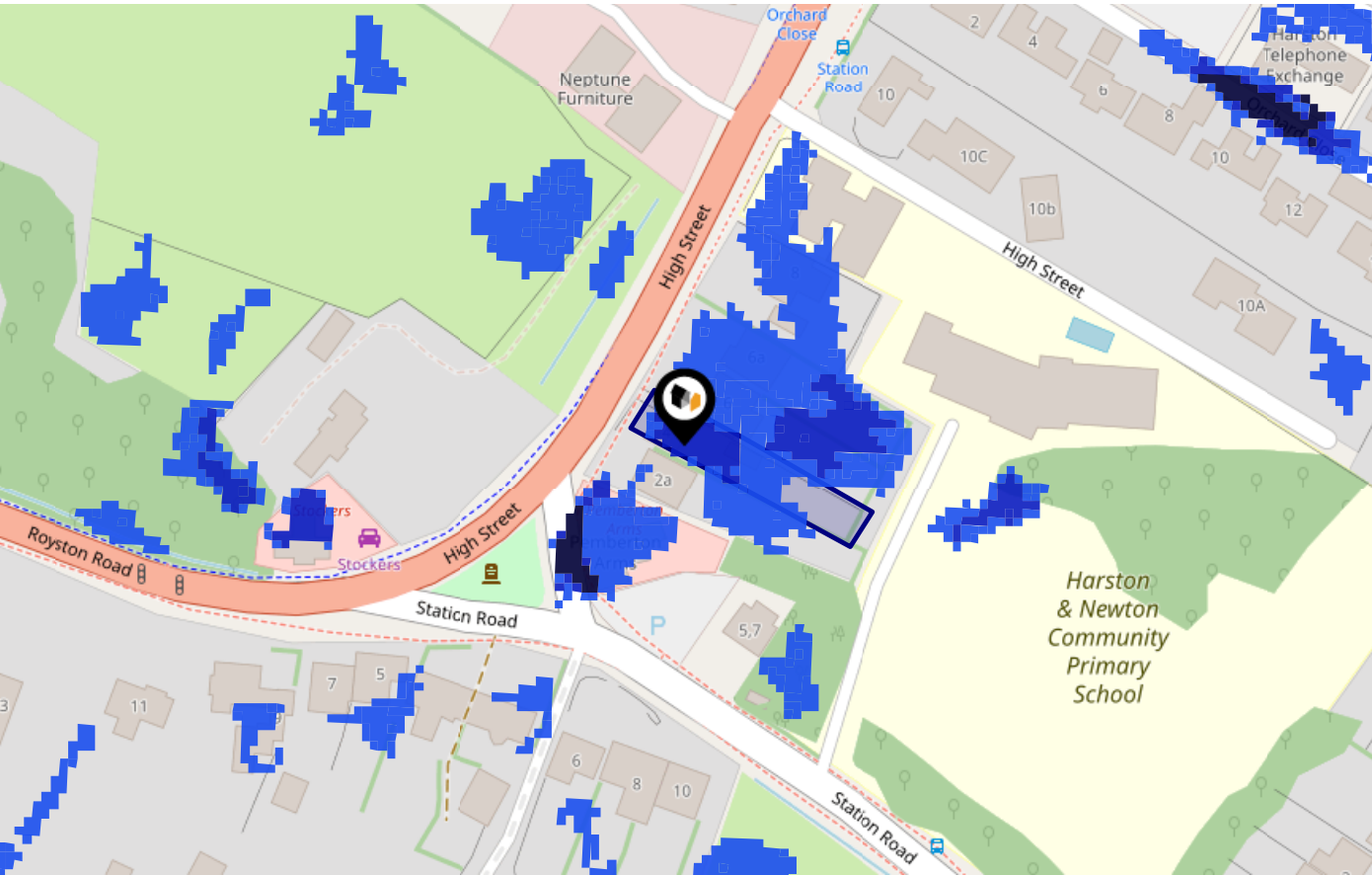


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

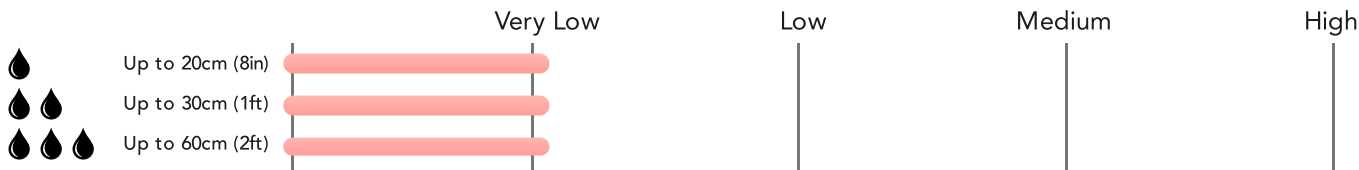


Risk Rating: Medium

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

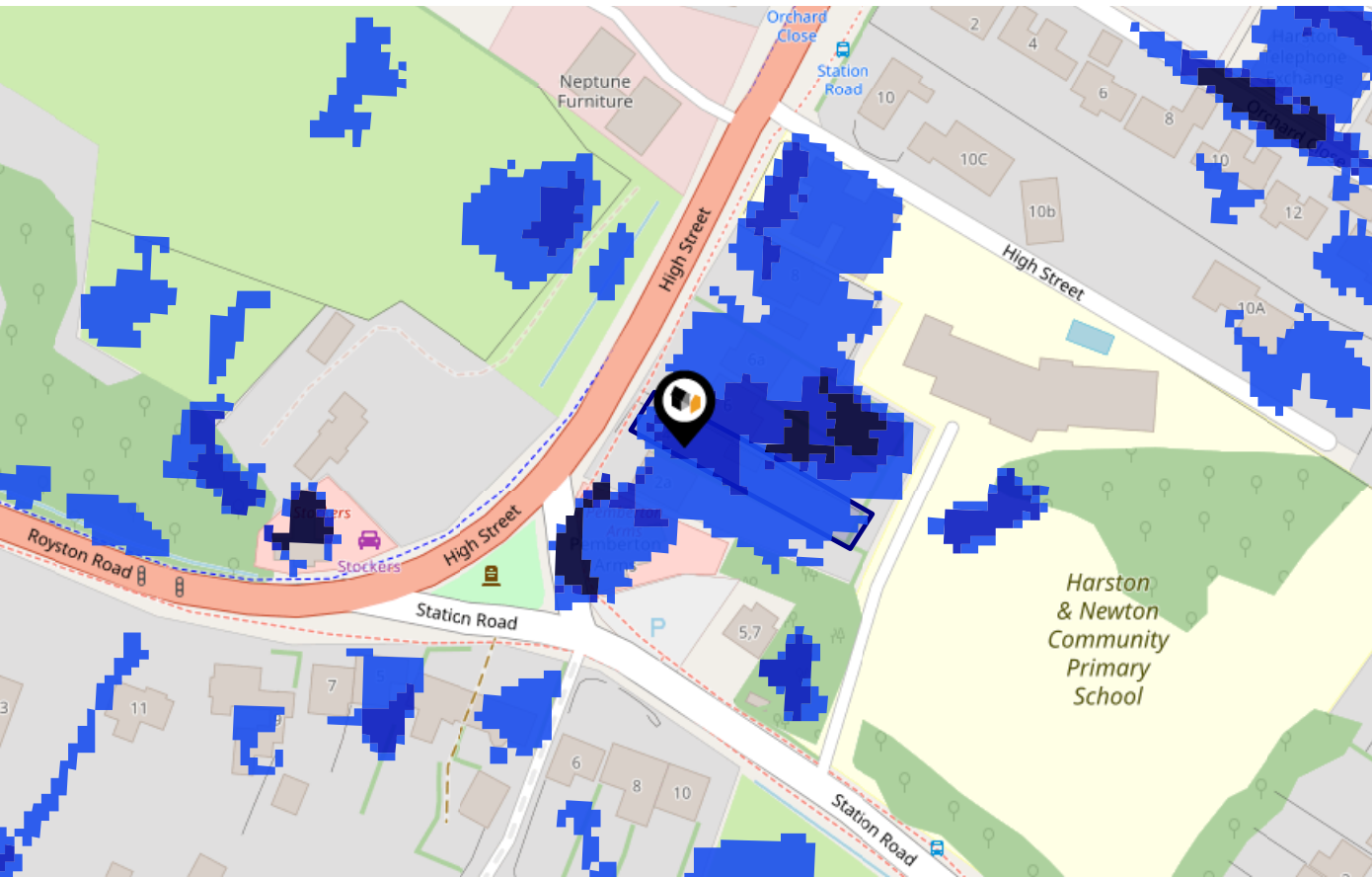


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

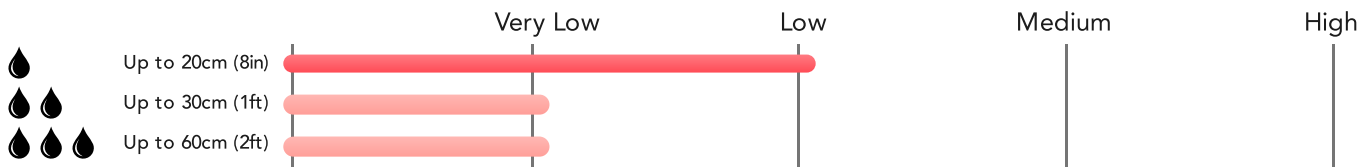


Risk Rating: Medium

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

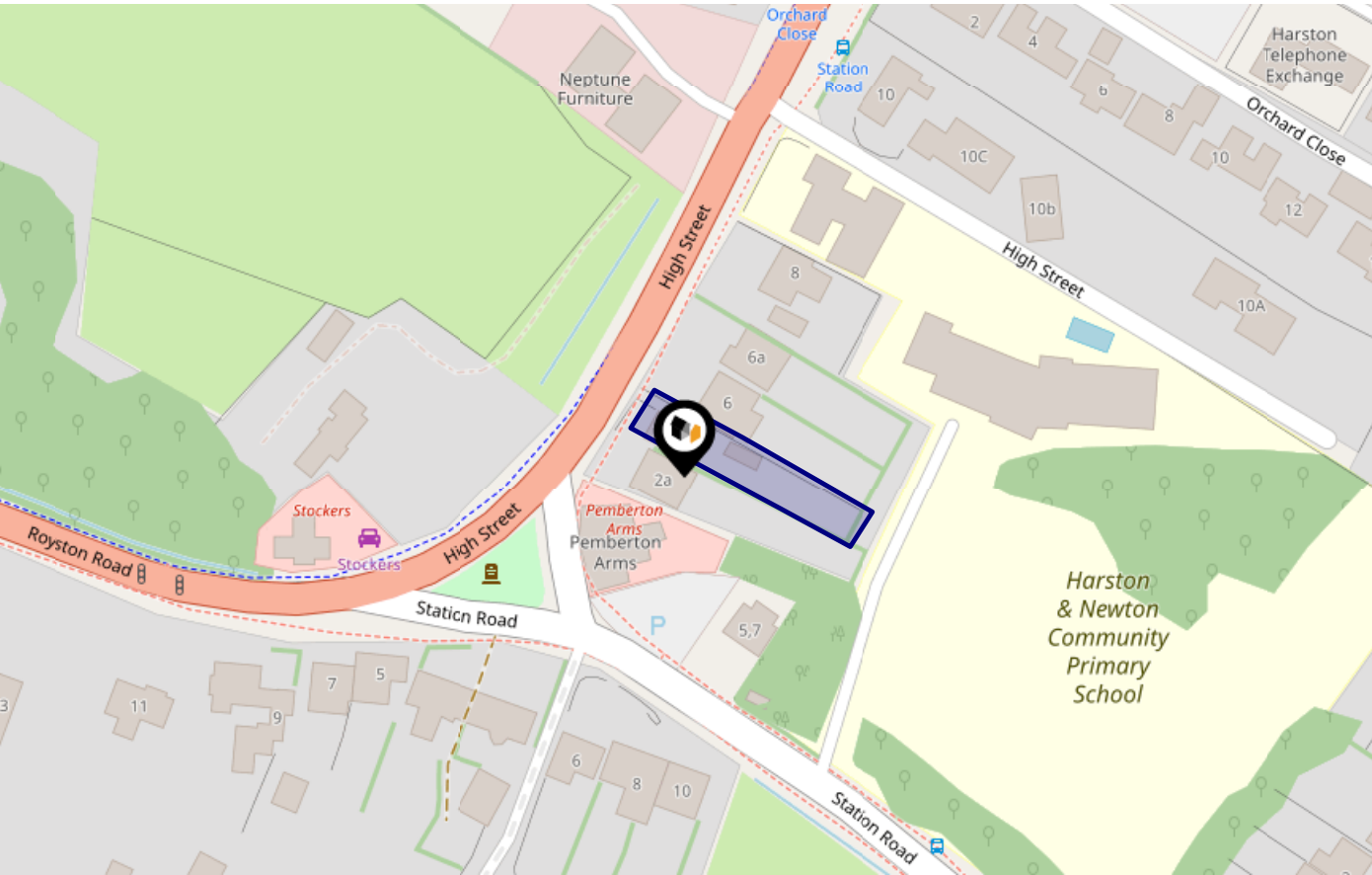


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

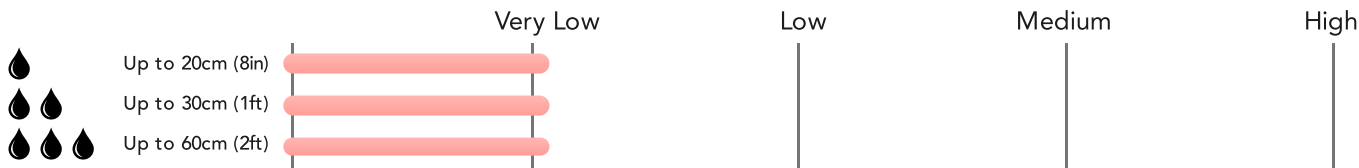


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

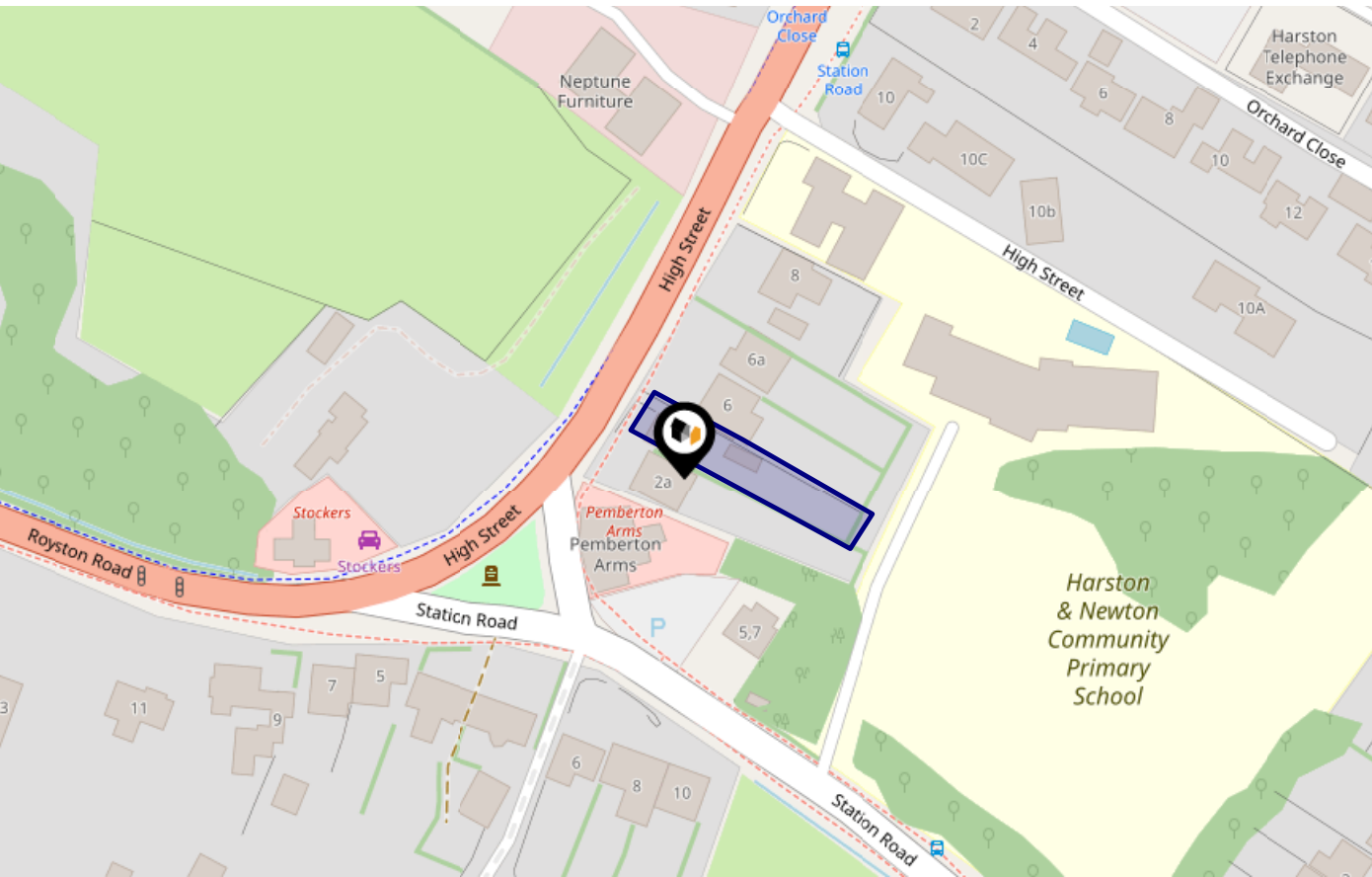


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

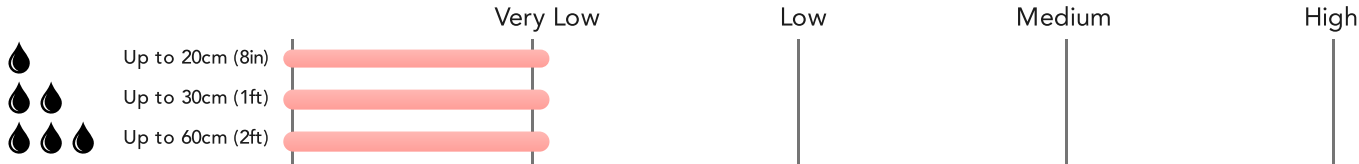


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

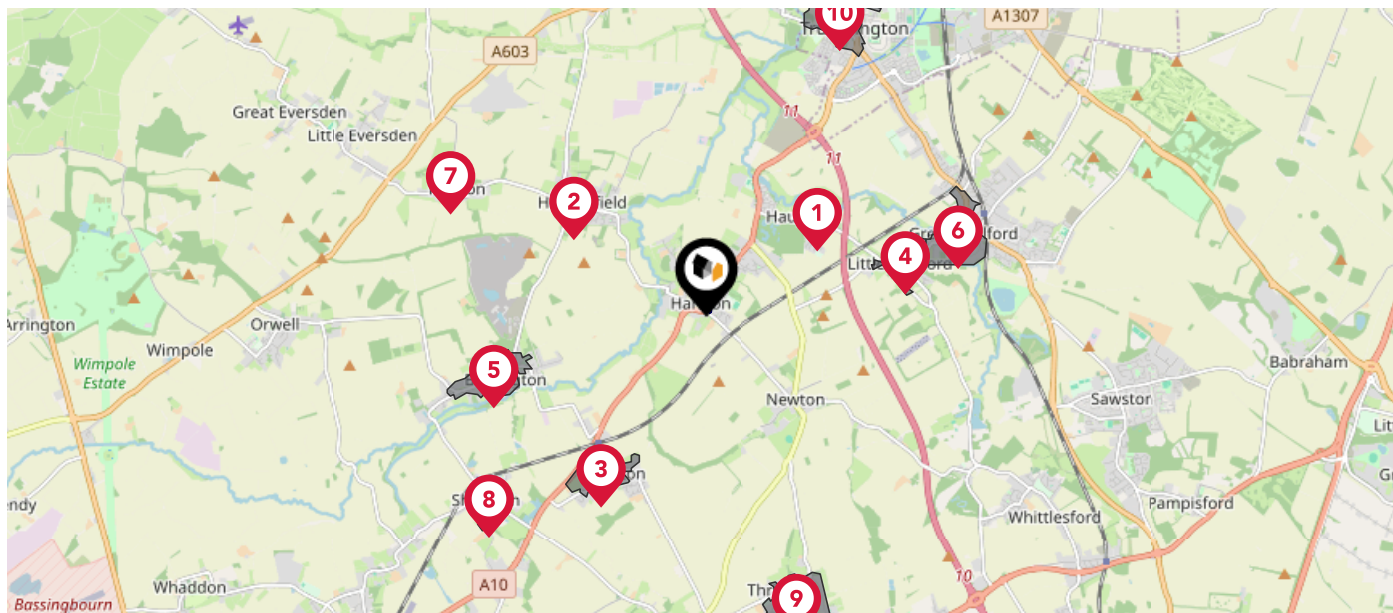


Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Hauxton



Haslingfield



Foxton



Little Shelford



Barrington



Great Shelford



Harlton



Shepreth



Thriplow



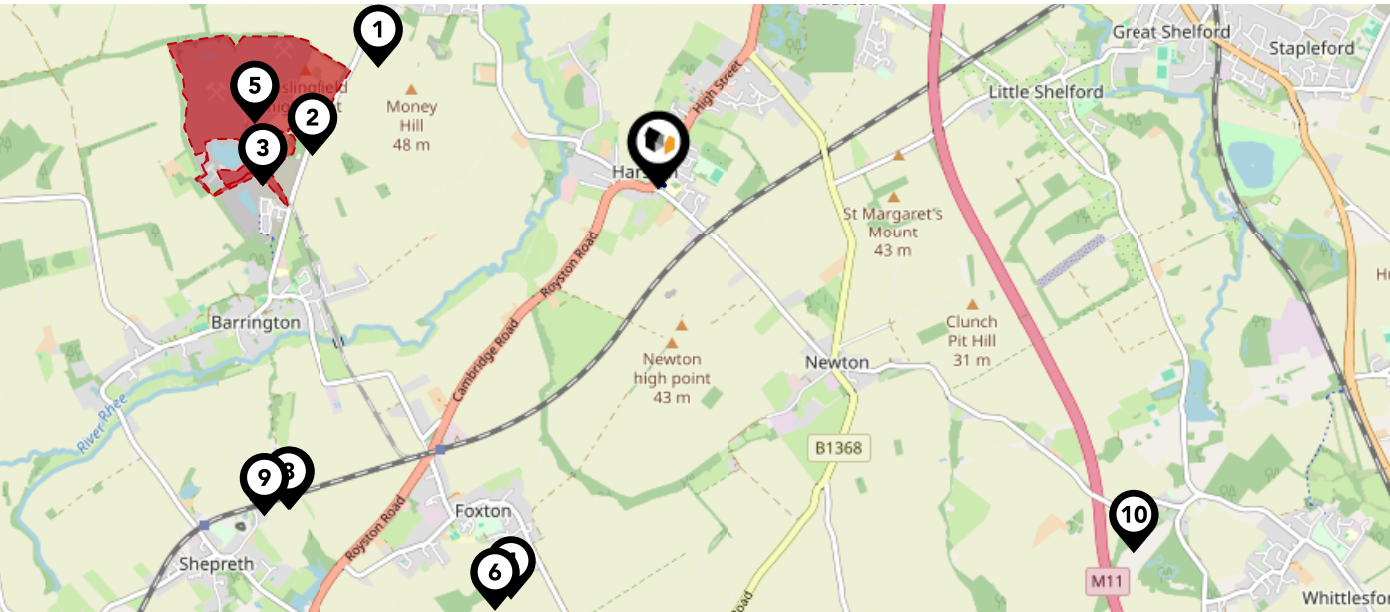
Trumpington

Maps

Landfill Sites

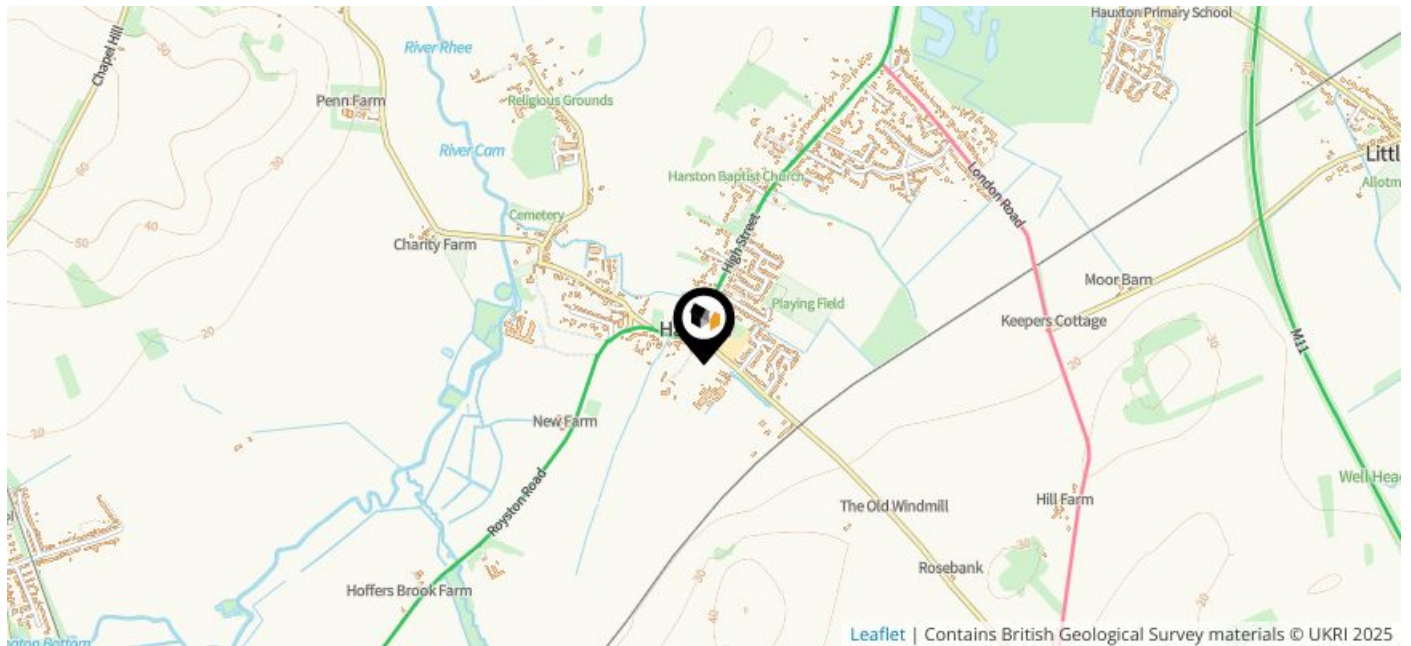


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill
2	Chapel Hill-Barrington	Historic Landfill
3	EA/EPR/FB3105UN/V002	Active Landfill
4	Old Chalk Pit (Parish Clunch Pit)-Foxton	Historic Landfill
5	No name provided by source	Active Landfill
6	Old Chalk Pit-Foxton	Historic Landfill
7	Searro-Shepreth	Historic Landfill
8	Seearo Construction Ltd - Barrington Park Farm-Foxton Road,Barrington,Cambridgeshire	Historic Landfill
9	Angle Lane-Shepreth, Cambridgeshire	Historic Landfill
10	Newton Road-Whittlesford	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



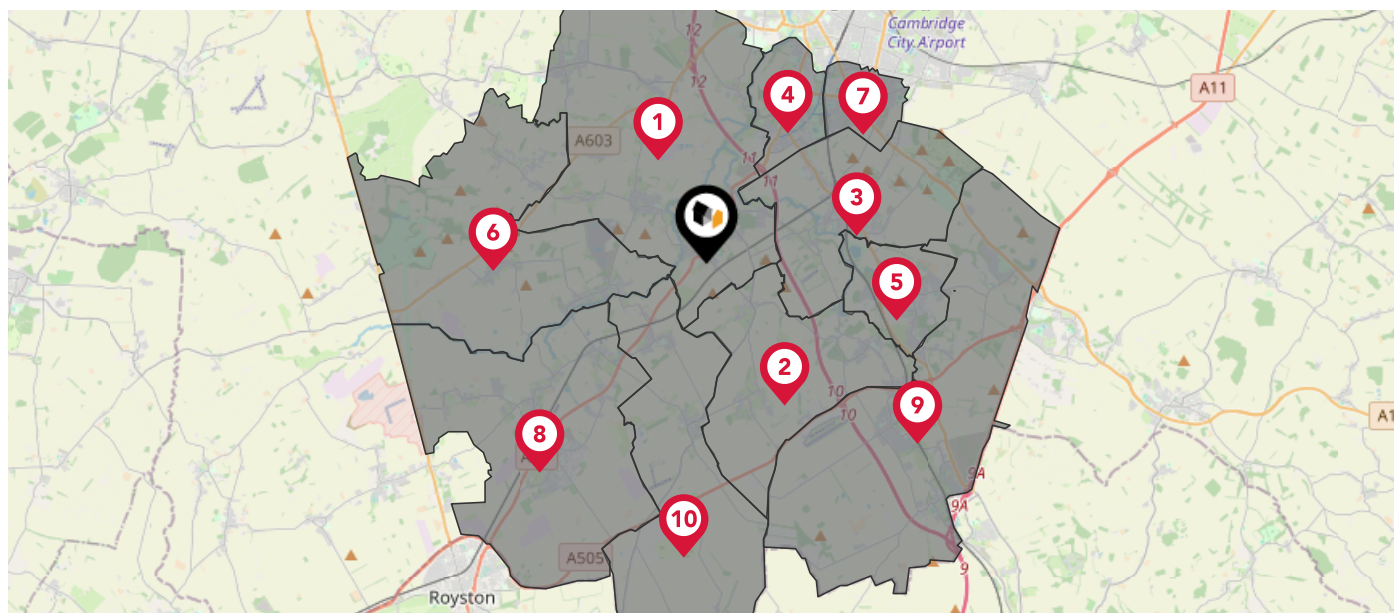
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Harston & Comberton Ward

2

Whittlesford Ward

3

Shelford Ward

4

Trumpington Ward

5

Sawston Ward

6

Barrington Ward

7

Queen Edith's Ward

8

Melbourn Ward

9

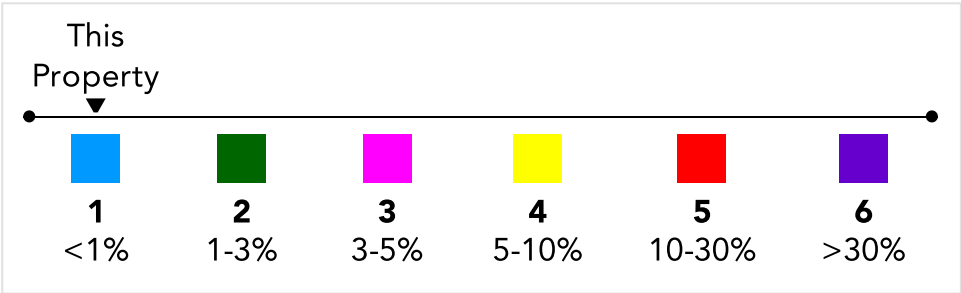
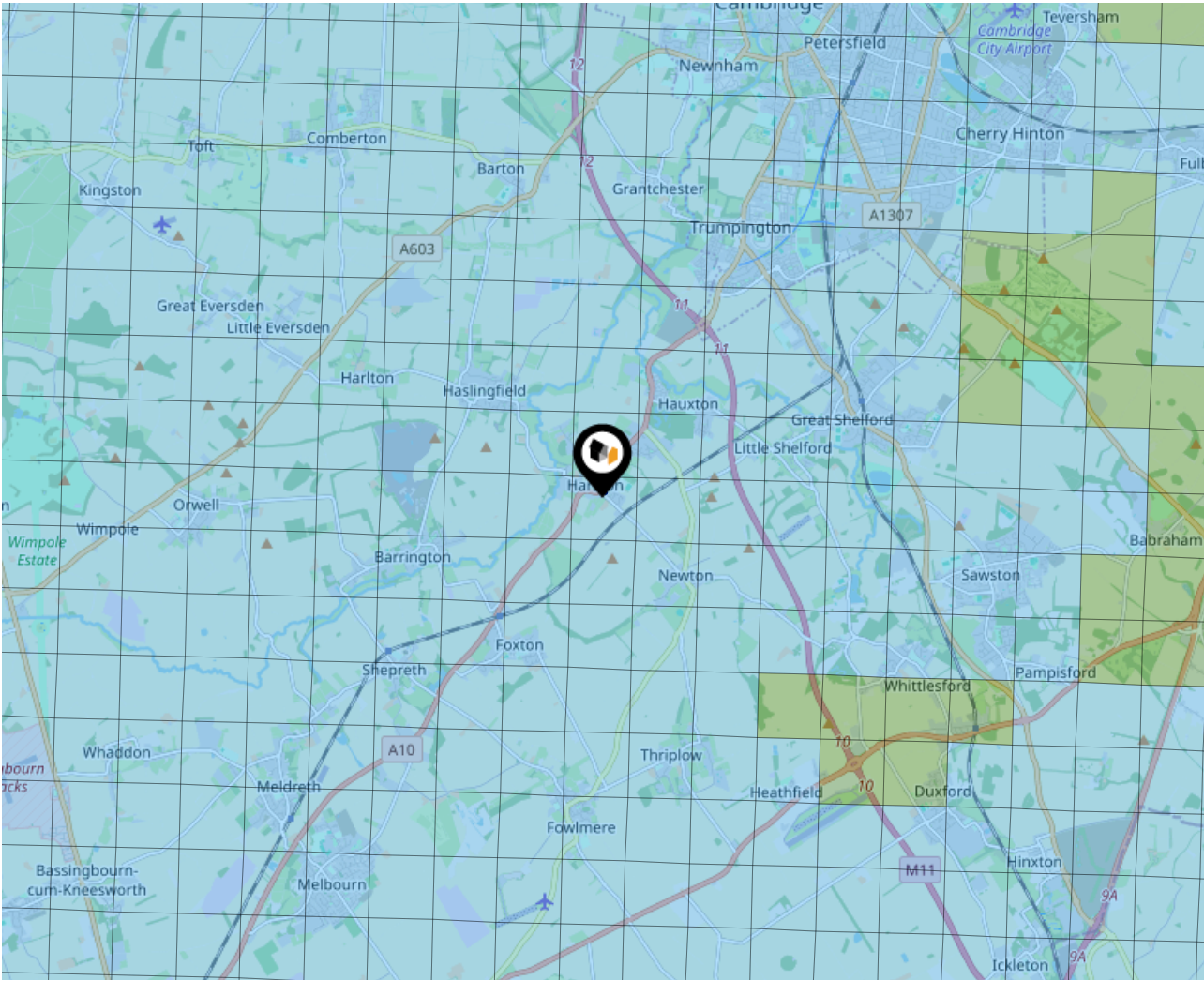
Duxford Ward

10

Foxton Ward

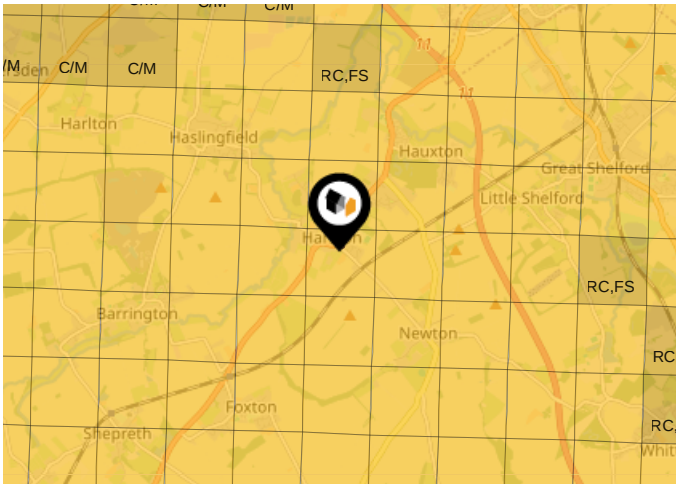
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE

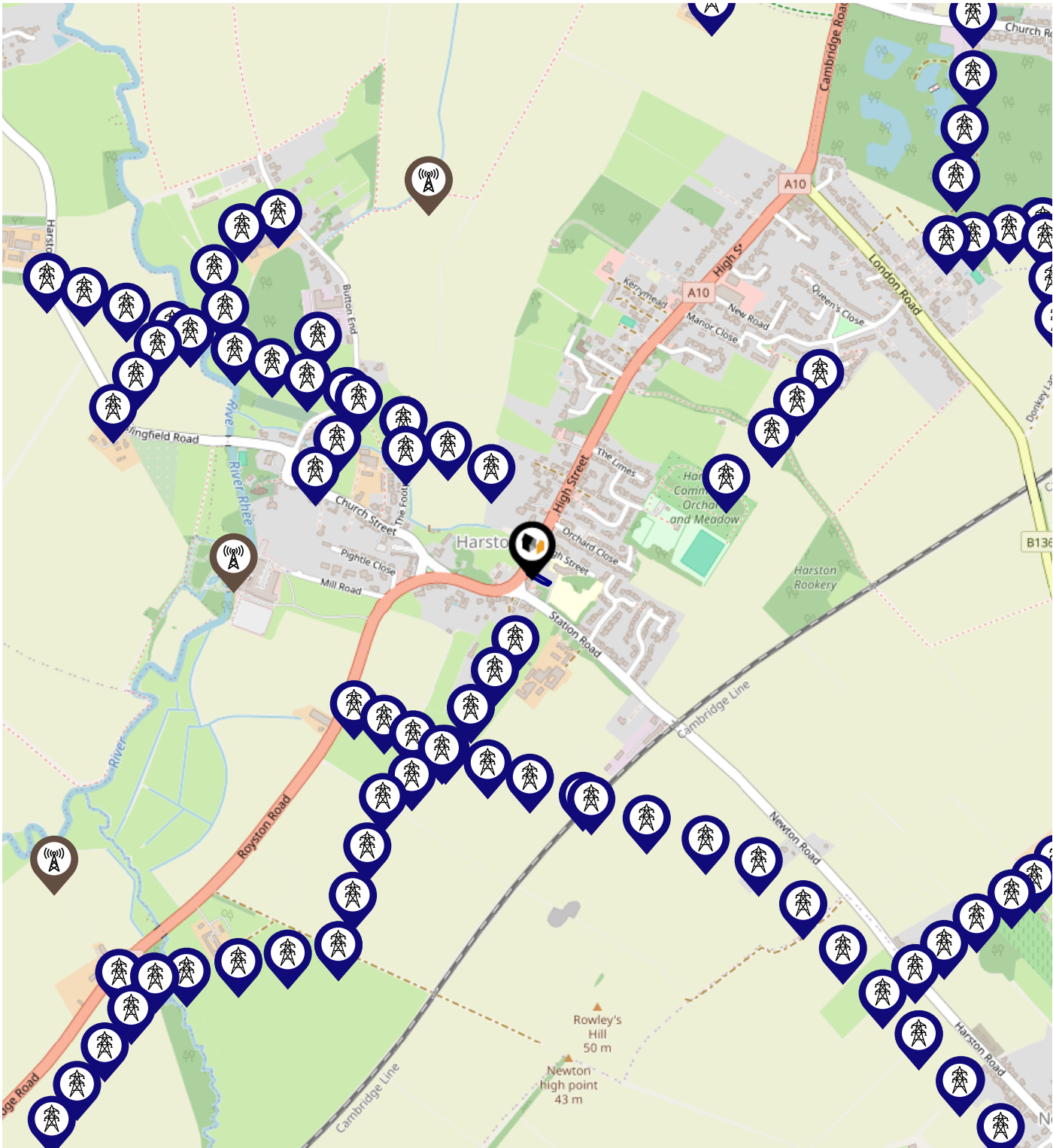


Primary Classifications (Most Common Clay Types)



C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area

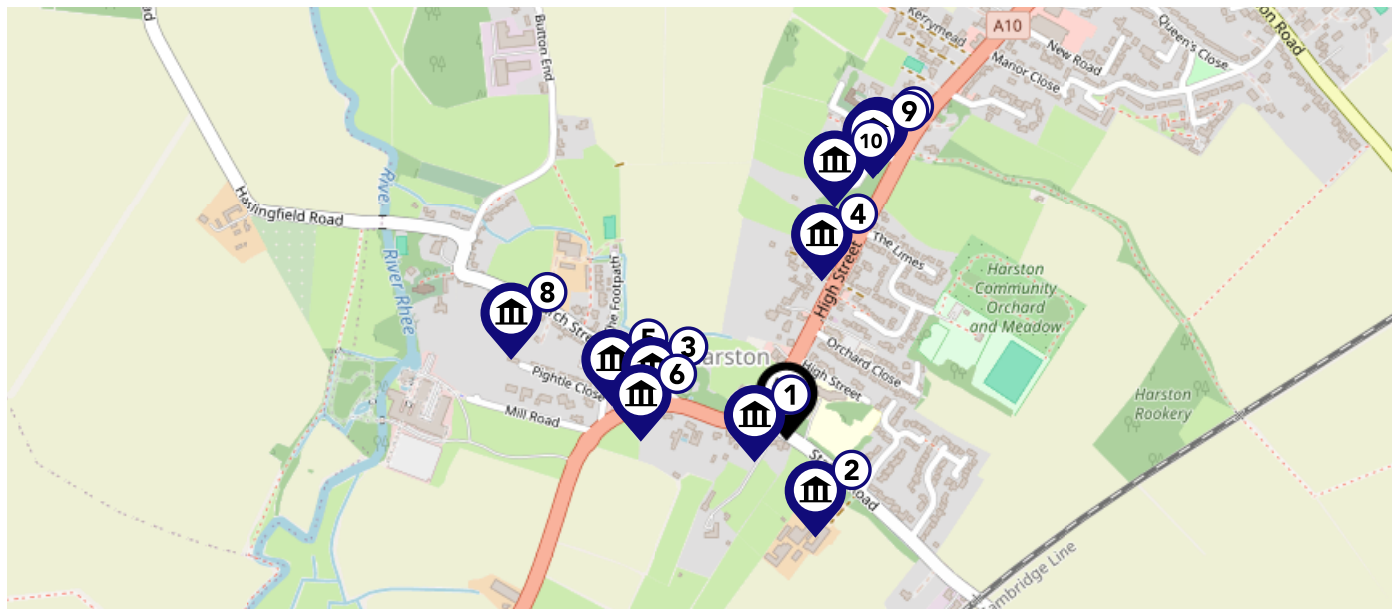
Masts & Pylons













Key:

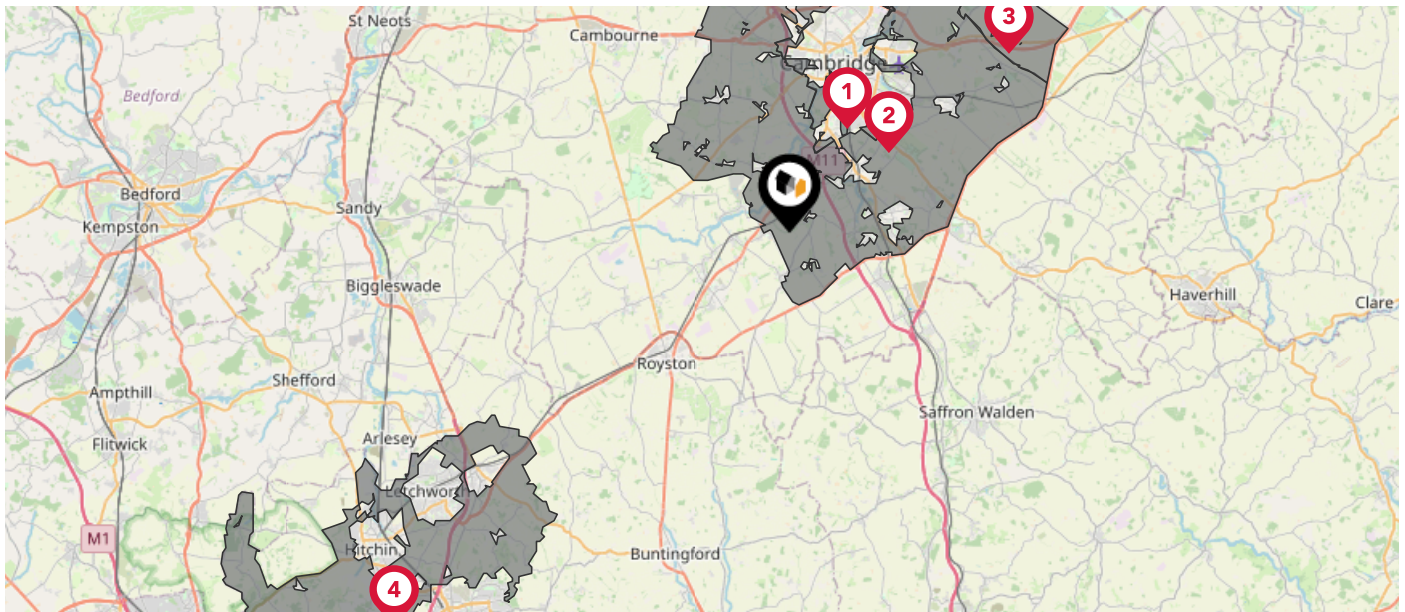
-  Power Pylons
-  Communication Masts

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



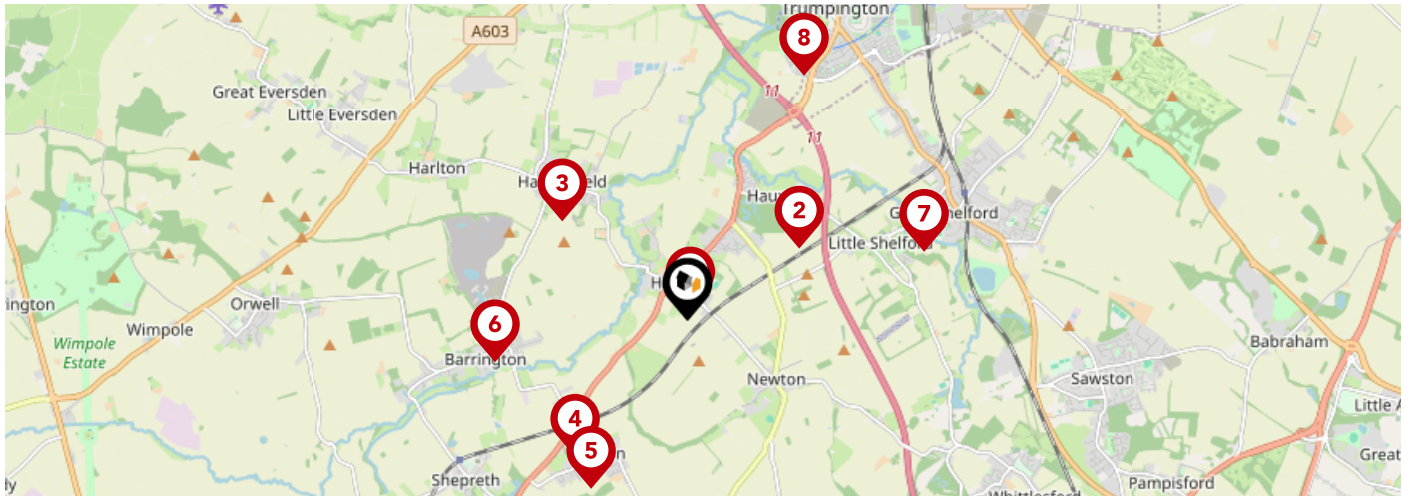
Listed Buildings in the local district		Grade	Distance
	1392385 - War Memorial	Grade II	0.0 miles
	1331081 - Baggot Hall	Grade II	0.1 miles
	1317695 - Harston House And Part Of Garden Wall	Grade II	0.1 miles
	1127836 - 53, High Street	Grade II	0.2 miles
	1127876 - The Old Bakehouse	Grade II	0.2 miles
	1127835 - Milestone On The Green	Grade II	0.2 miles
	1127837 - Yew Tree Cottage	Grade II	0.3 miles
	1164608 - 41, Church Street	Grade II	0.3 miles
	1331079 - Park House Stables	Grade II	0.3 miles
	1390071 - Park House	Grade II	0.3 miles

This map displays nearby areas that have been designated as Green Belt...

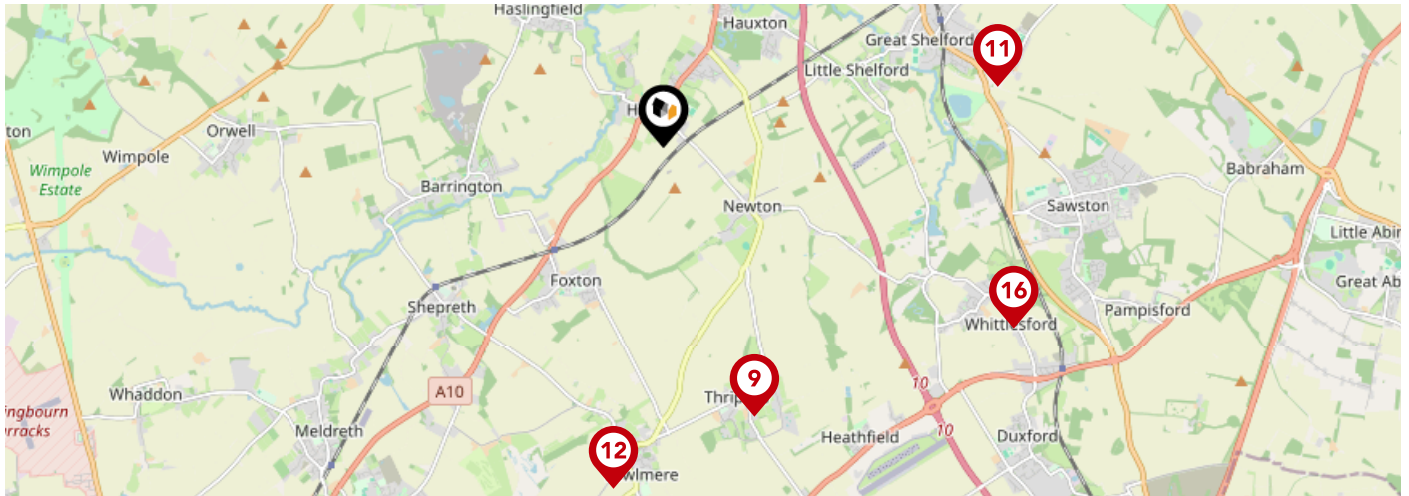










Nearby Green Belt Land

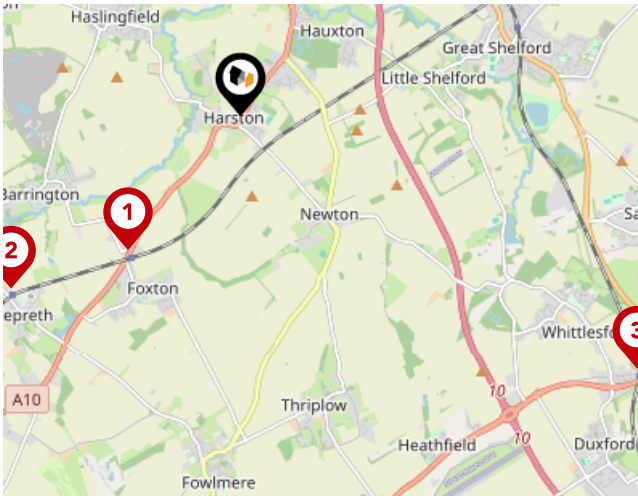
-  Cambridge Green Belt - South Cambridgeshire
-  Cambridge Green Belt - Cambridge
-  Cambridge Green Belt - East Cambridgeshire
-  London Green Belt - North Hertfordshire



		Nursery	Primary	Secondary	College	Private
1	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:1.2	<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: 137 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:1.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:2.24	<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:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

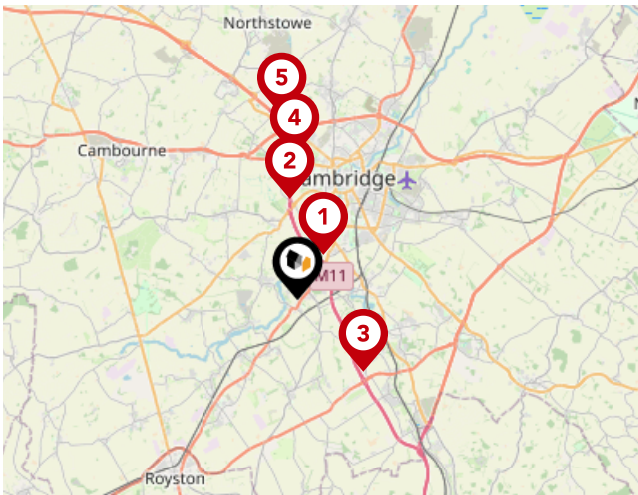


		Nursery	Primary	Secondary	College	Private
	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:3.14	<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:3.21	<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:3.27	<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: 112 Distance:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:3.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



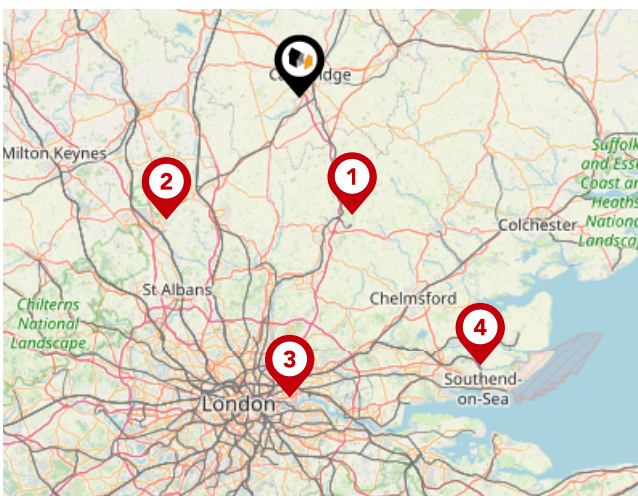
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	1.6 miles
2	Shepreth Rail Station	2.62 miles
3	Whittlesford Parkway Rail Station	4.29 miles



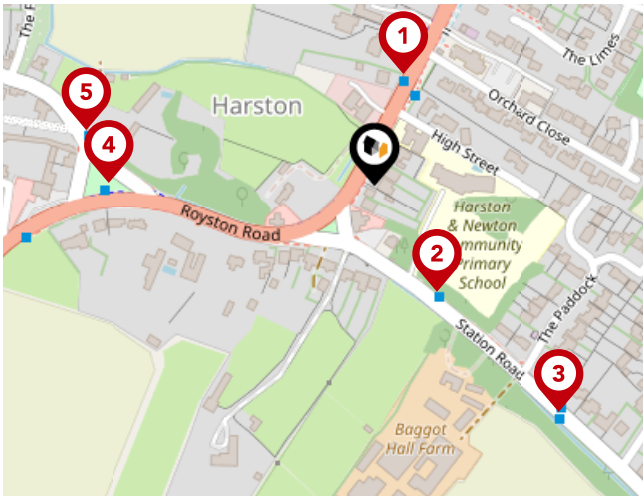
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.89 miles
2	M11 J12	3.66 miles
3	M11 J10	3.61 miles
4	M11 J13	5.21 miles
5	M11 J14	6.71 miles



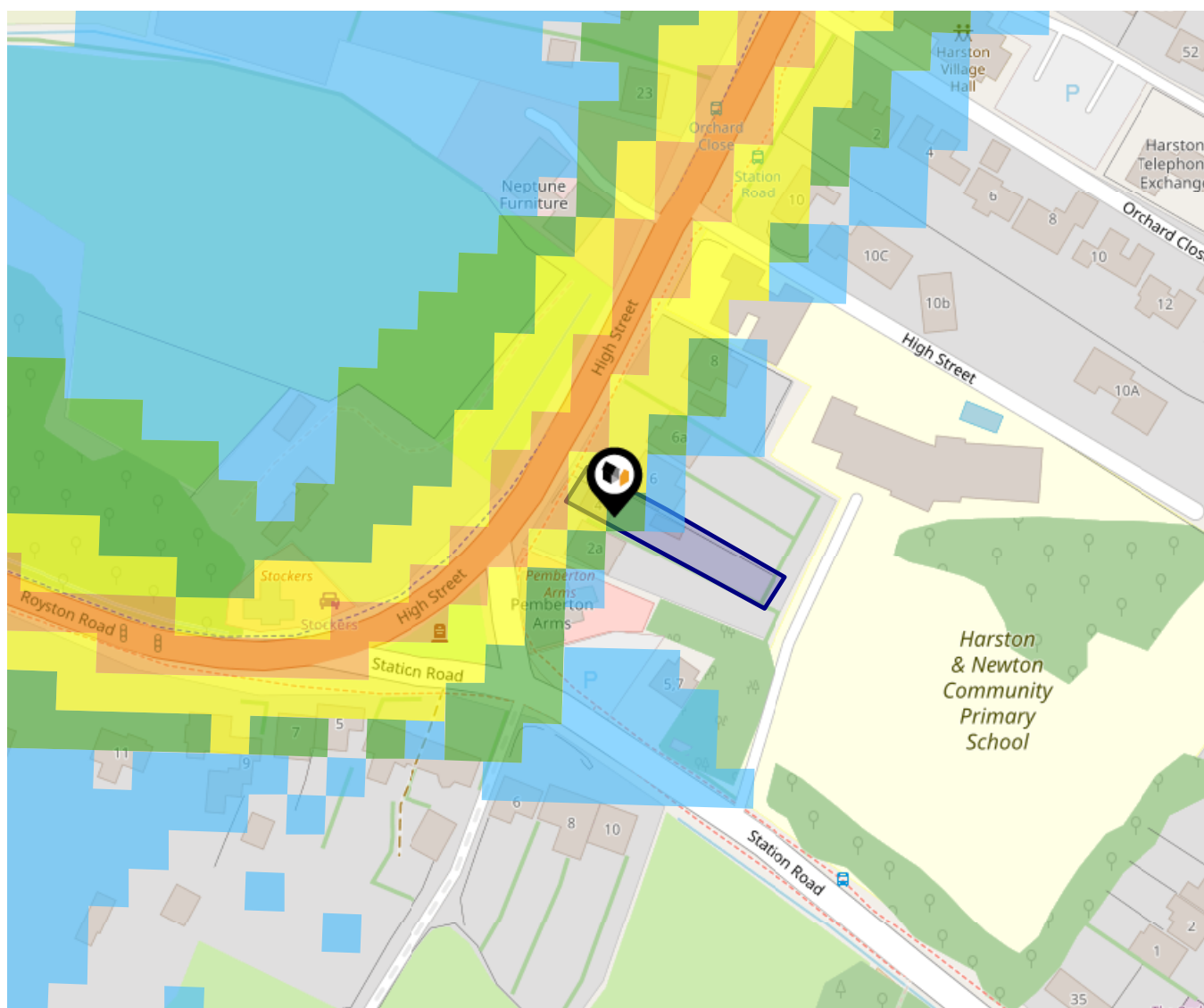
Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	18.8 miles
2	Luton Airport	26.34 miles
3	Silvertown	43.85 miles
4	Southend-on-Sea	47.47 miles



Bus Stops/Stations

Pin	Name	Distance
1	Orchard Close	0.07 miles
2	Primary School	0.07 miles
3	The Paddock	0.17 miles
4	Church Street	0.15 miles
5	Hurrell's Row	0.17 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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

