

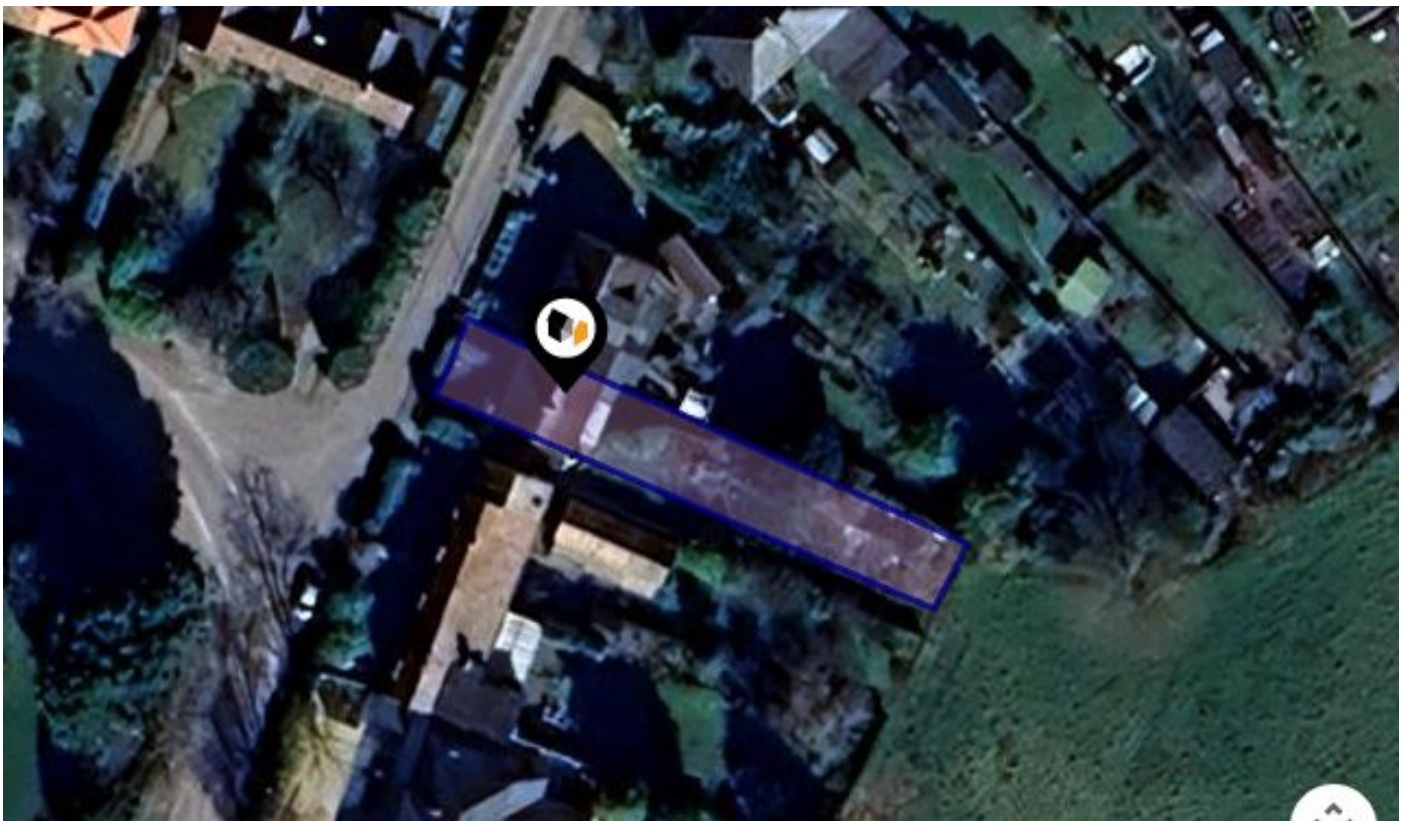


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 28th October 2025



BUTTON END, HARSTON, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

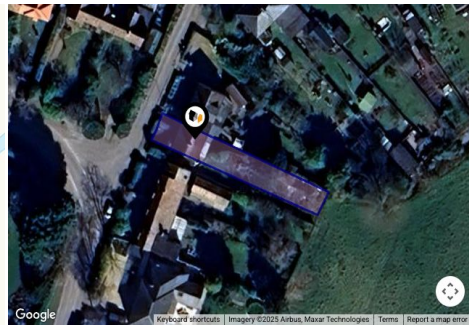
01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	613 ft ² / 57 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band C		
Annual Estimate:	£2,146		
Title Number:	CB162199		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	14 mb/s	48 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		



Planning records for: **1 Fleece Cottages Button End Harston Cambridge Cambridgeshire CB22 7NX**

Reference - S/1518/13/FL	
Decision:	Decided
Date:	11th July 2013
Description:	Two storey side extension single storey rear extension

Planning records for: **2 Fleece Cottages Button End Harston CB22 7NX**

Reference - 21/00927/HFUL	
Decision:	Decided
Date:	01st March 2021
Description:	Single storey rear extension with part two storey

Reference - 20/04726/HFUL	
Decision:	Awaiting decision
Date:	18th November 2020
Description:	Single storey rear extension with part double storey

Planning records for: **Centenary Works Button End Harston Cambridgeshire CB22 7NX**

Reference - 23/00860/OUT	
Decision:	Withdrawn
Date:	06th March 2023
Description:	Demolition of existing buildings and replace with up to 7no gypsy and traveller pitches.

Planning records for: ***Centenary Works Button End Harston Cambridgeshire CB22 7NX***

Reference - 24/01199/OUT	
Decision:	Withdrawn
Date:	28th March 2024
Description:	Outline application for the demolition of existing buildings and replace with up to 7 No. Gypsy and traveller pitches with all matters reserved (Re-submission of 23/00860/OUT)

Planning records for: ***Sonas House Button End Harston Cambridge Cambridgeshire CB22 7NX***

Reference - S/0975/08/F	
Decision:	Decided
Date:	03rd June 2008
Description:	Extension

Planning records for: ***Parkfield Barn Button End Harston Cambridge Cambridgeshire CB22 7NX***

Reference - S/1890/13/FL	
Decision:	Decided
Date:	30th August 2013
Description:	Single Storey Rear Extension

Reference - S/1966/10	
Decision:	Decided
Date:	08th November 2010
Description:	Conversion of Office Building to Dwelling

Planning records for: ***Centenary Works Button End Harston Cambridgeshire CB22 7NX***

Reference - S/0065/20/COND17B	
Decision:	Decided
Date:	06th March 2023
Description:	Submission of details required by condition 17 (Biodiversity Enhancement) of reserved matters application S/0065/20/RM

Planning records for: ***6 Button End Harston Cambridge Cambridgeshire CB22 7NX***

Reference - S/2631/14/FL	
Decision:	Decided
Date:	03rd November 2014
Description:	Replacement single storey rear extension

Planning records for: ***10 Button End Harston Cambridge Cambridgeshire CB22 7NX***

Reference - S/2927/14/FL	
Decision:	Decided
Date:	11th December 2014
Description:	Installation of external wall insulation to front rear and gable end walls.

Planning records for: ***14 Button End Harston Cambridgeshire CB22 7NX***

Reference - 25/00913/HFUL	
Decision:	Decided
Date:	10th March 2025
Description:	Single storey rear garden room extension.

Planning records for: **16 Button End Harston Cambridgeshire CB22 7NX**

Reference - S/1240/08/F	
Decision:	Decided
Date:	16th July 2008
Description:	Extension

Planning records for: **18 Button End Harston Cambridgeshire CB22 7NX**

Reference - 24/02037/HFUL	
Decision:	Decided
Date:	28th May 2024
Description:	Front porch, part two storey and part single storey rear extension.

Planning records for: **20 Button End Harston Cambridgeshire CB22 7NX**

Reference - 23/01176/HFUL	
Decision:	Decided
Date:	27th March 2023
Description:	Front porch, first floor dormer window extension to rear.

Planning records for: **22 Button End Harston Cambridge CB22 7NX**

Reference - S/3120/18/FL	
Decision:	Decided
Date:	14th August 2018
Description:	First floor rear extension

Planning records for: **22 Button End Harston Cambridgeshire CB22 7NX**

Reference - 24/01272/CL2PD	
Decision:	Decided
Date:	03rd April 2024
Description:	Certificate of lawfulness under S192 for the use of the land for siting a twin unit mobile home for use ancillary to the main dwelling.

Reference - 24/00613/TRCA	
Decision:	Awaiting decision
Date:	03rd April 2024
Description:	T1 Plum - reduce height to previous points by removal of three metres of growth on height and one metre on sides and 10% crown thin. T2 Blue Cedar - reduce height by one metre and spread by two metres. Reasons - to maintain tree size and shape.

Planning records for: **Apple Cottage Button End Harston Cambridge Cambridgeshire CB22 7NX**

Reference - S/1149/14/DC	
Decision:	Decided
Date:	15th May 2014
Description:	Discharge of Conditions 3 (Materials) 4 (Landscaping) and 10 (Traffic Management Plan) on Planning Permission S/0358/14/FL for replacement dwelling

Reference - S/1456/18/DC	
Decision:	Decided
Date:	18th April 2018
Description:	Discharge of Condition 4 (Hard and soft landscaping) 5 (Boundary treatment) 6 (Arboricultural method statement and tree protection strategy) 7 (Drainage strategy) 8 (Bio-diversity enhancements) 9 (Traffic management plan) 10 (Storage of refuse) and 11 (Secure cycle parking) of planning permission S/3315/17/FL

Planning records for: ***Apple Cottage Button End Harston Cambridge Cambridgeshire CB22 7NX***

Reference - S/2055/14/FL	
Decision:	Decided
Date:	26th August 2014
Description:	Replacement of existing dwelling with religious meeting hall.

Reference - S/3315/17/FL	
Decision:	Decided
Date:	26th July 2017
Description:	Demolition of existing dwelling and redevelopment of site for religious meeting hall with new access car park and associated landscaping

Reference - S/0358/14/FL	
Decision:	Decided
Date:	13th February 2014
Description:	Replacement dwelling

Planning records for: ***Birdlip Button End Harston Cambridge Cambridgeshire CB22 7NX***

Reference - S/0974/08/RM	
Decision:	Decided
Date:	23rd June 2008
Description:	Erection of chalet bungalow following demolition of existing bungalow (matters to be considered - access appearance layout and scale)

Planning records for: ***Birdlip Button End Harston Cambridge Cambridgeshire CB22 7NX***

Reference - S/1293/08/F
Decision: Decided
Date: 23rd July 2008
Description: Siting of caravan as temporary living accommodation.

Reference - S/1716/10
Decision: Decided
Date: 06th October 2010
Description: One and a half storey side extension.

Reference - 20/01483/HFUL
Decision: Decided
Date: 01st March 2020
Description: Single storey rear extension

Reference - 20/04572/HFUL
Decision: Decided
Date: 07th November 2020
Description: Rear chalet bungalow extension to kitchen and bedroom.

Planning records for: ***Honeybet Button End Harston Cambridge Cambridgeshire CB22 7NX***

Reference - S/0837/10/F	
Decision:	Decided
Date:	25th May 2010
Description:	Single storey extension to rear

Planning records for: ***Hope Cottage Button End Harston CB22 7NX***

Reference - 21/04060/HFUL	
Decision:	Decided
Date:	08th September 2021
Description:	Construction of an outbuilding within the rear garden, a vehicular gate and a 1.8m pedestrian gate

Reference - 21/04038/LBC	
Decision:	Decided
Date:	07th September 2021
Description:	Internal repairs and alterations and the installation of new external gates

Planning records for: ***Linden Lea Button End Harston Cambridge Cambridgeshire CB22 7NX***

Reference - S/2133/13/LD	
Decision:	Decided
Date:	04th October 2013
Description:	Lawful Development Certificate for proposed side extension

Planning records for: *Linden Lea Button End Harston Cambridge Cambridgeshire CB22 7NX*

Reference - S/0004/14/LD	
Decision:	Decided
Date:	03rd January 2014
Description:	Lawful Development Certificate for Proposed Side Extension

Reference - S/1298/14/FL	
Decision:	Decided
Date:	28th May 2014
Description:	Erection of single storey side extensions and conversion of outbuildings.

Planning records for: *Thyme Cottage Button End Harston CB22 7NX*

Reference - 20/04405/HFUL	
Decision:	Awaiting decision
Date:	27th October 2020
Description:	Single storey side and rear extension

Reference - 20/04405/NMA1	
Decision:	Decided
Date:	14th June 2021
Description:	Non-material amendment on application 20/04405/HFUL for relocation and addition of windows

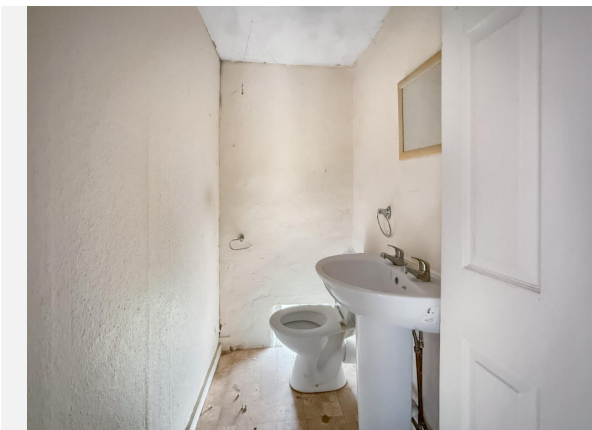
Planning records for: ***Pinecroft Button End Harston Cambridge Cambridgeshire CB22 7NX***

Reference - S/0180/15/FL	
Decision:	Decided
Date:	21st January 2015
Description:	Erection of two storey side and rear extension single storey rear extension and chimney.

Reference - S/2562/14/FL	
Decision:	-
Date:	23rd October 2014
Description:	Erection of two storey side and rear extension and chimney.

Planning records for: ***Willows Button End Harston Cambridge Cambridgeshire CB22 7NX***

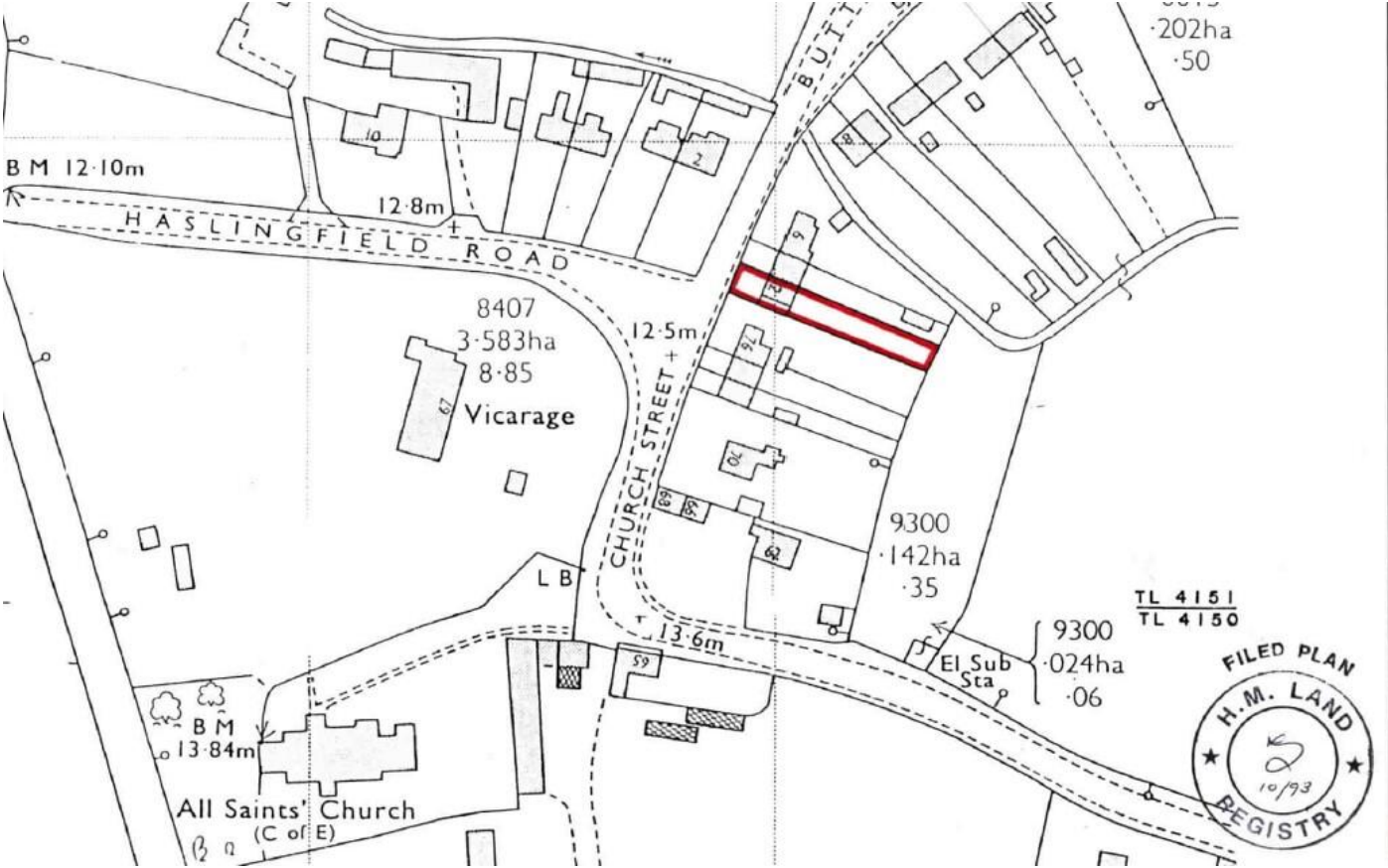
Reference - S/2932/15/FL	
Decision:	Decided
Date:	16th November 2015
Description:	Apply new roof covering to entire surface of main roof of the house (not to single-storey extension) including the placement of insulation.



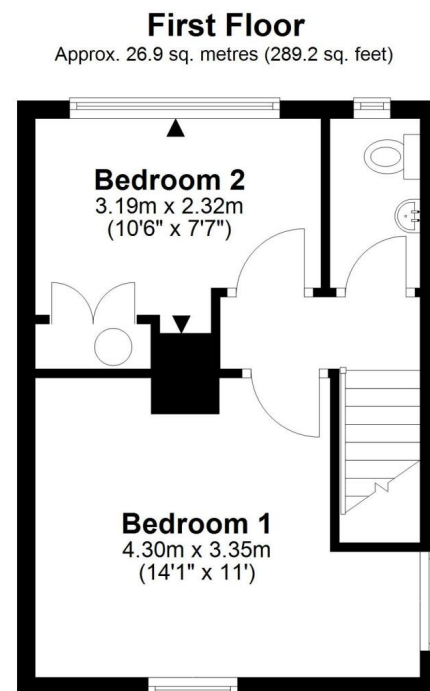
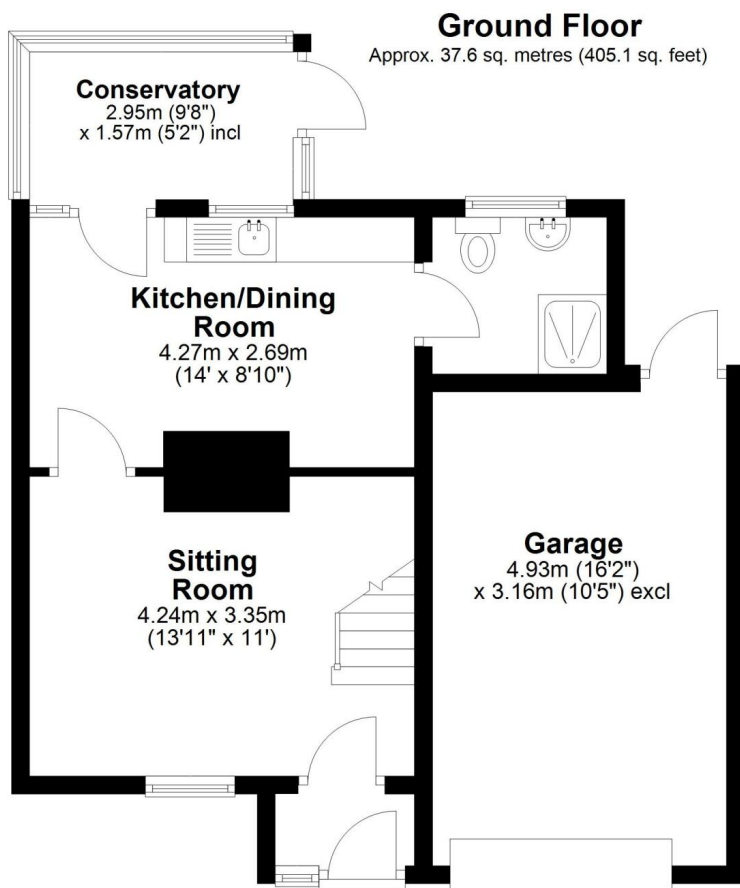




BUTTON END, HARSTON, CAMBRIDGE, CB22

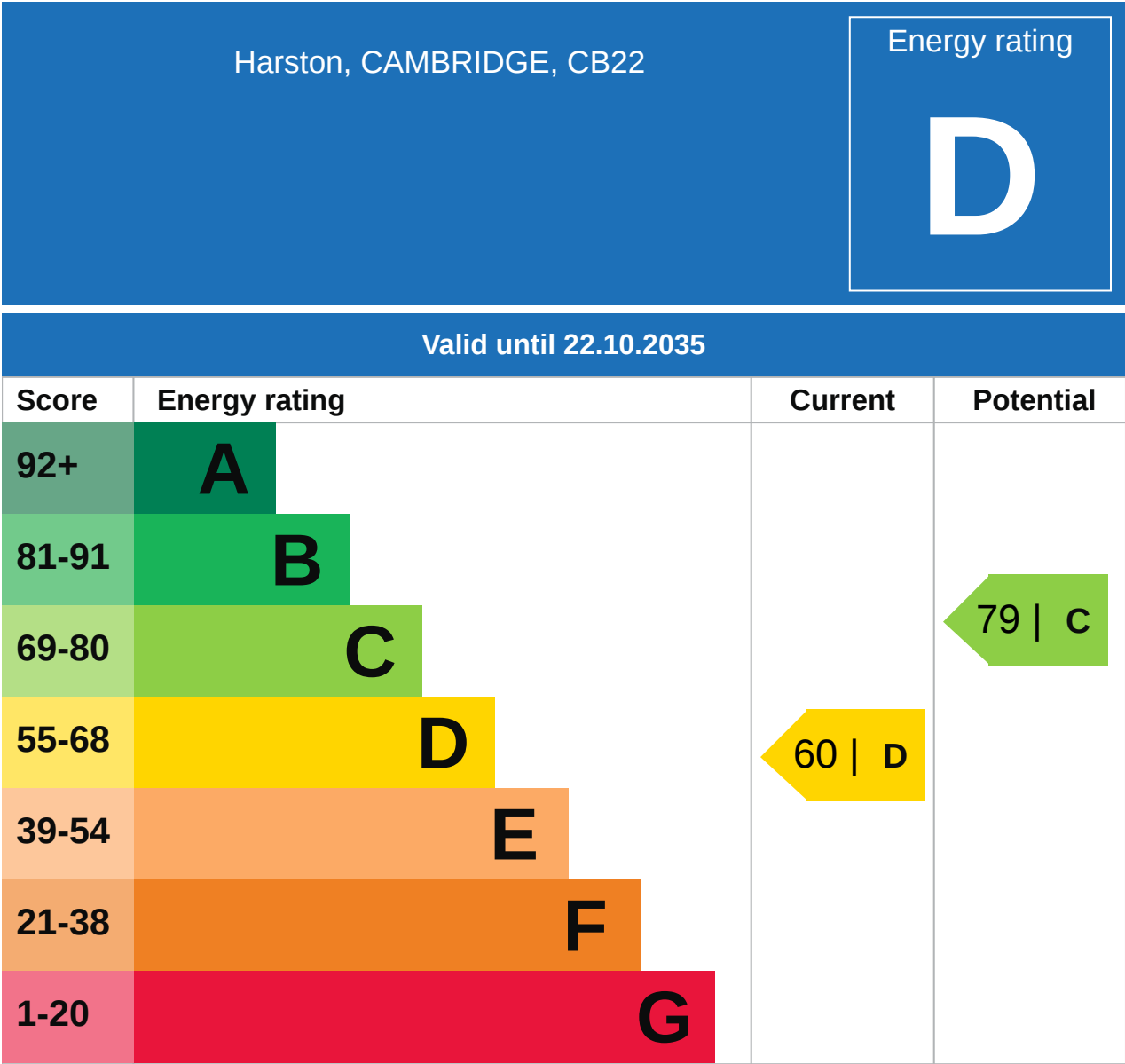


BUTTON END, HARSTON, CAMBRIDGE, CB22



Total area: approx. 64.5 sq. metres (694.3 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.



Additional EPC Data

Property Type:	End-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Mostly double glazing
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Room thermostat and TRVs
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Portable electric heaters (assumed)
Air Tightness:	(not tested)
Total Floor Area:	57 m ²

Accessibility / Adaptations

Bathroom and Conservatory (1960's)

Construction Type

Brick / Cob - built approx 1880

Electricity Supply

Eon

Gas Supply

Eon

Central Heating

Combi condensing boiler, wet system radiators

Water Supply

Anglian



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



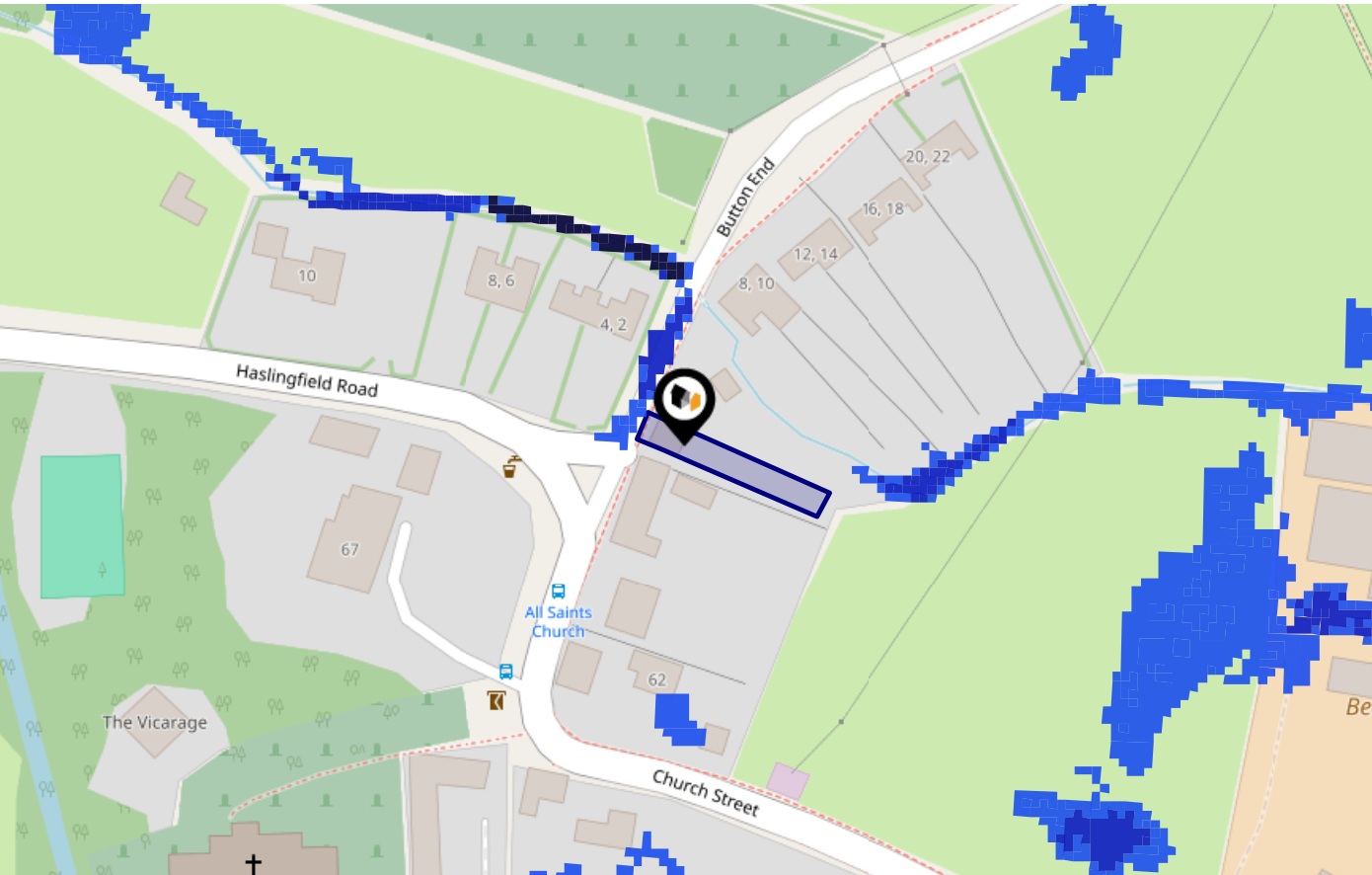
/cookecurtisco

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.

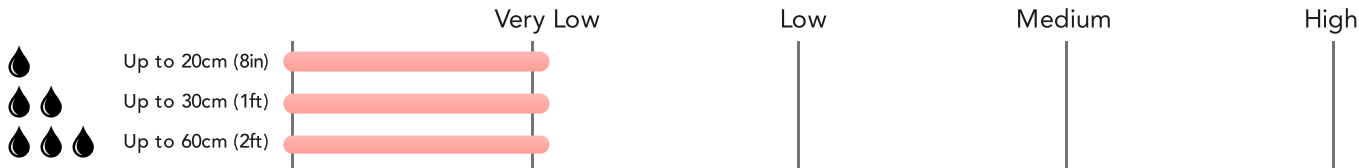


Risk Rating: Very low

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:

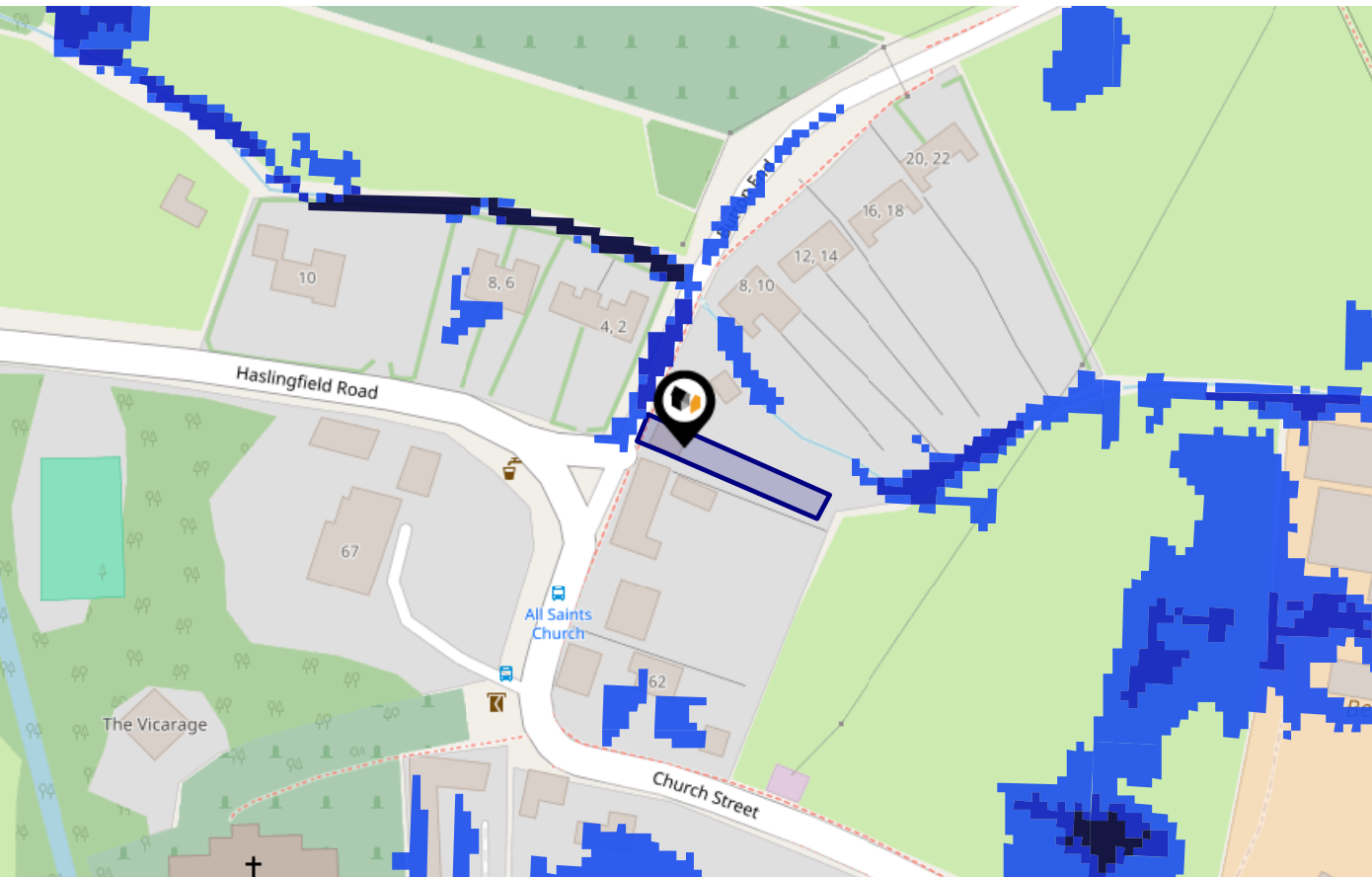


Flood Risk

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.

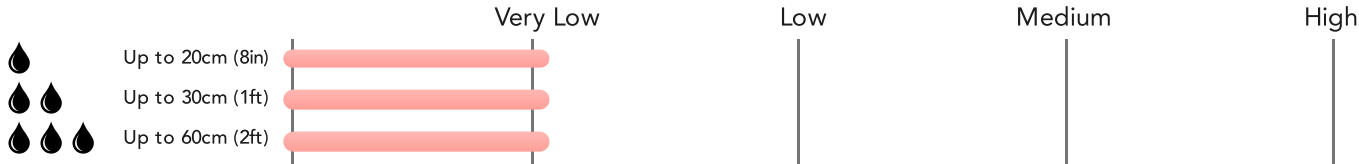


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Chance of flooding to the following depths at this property:

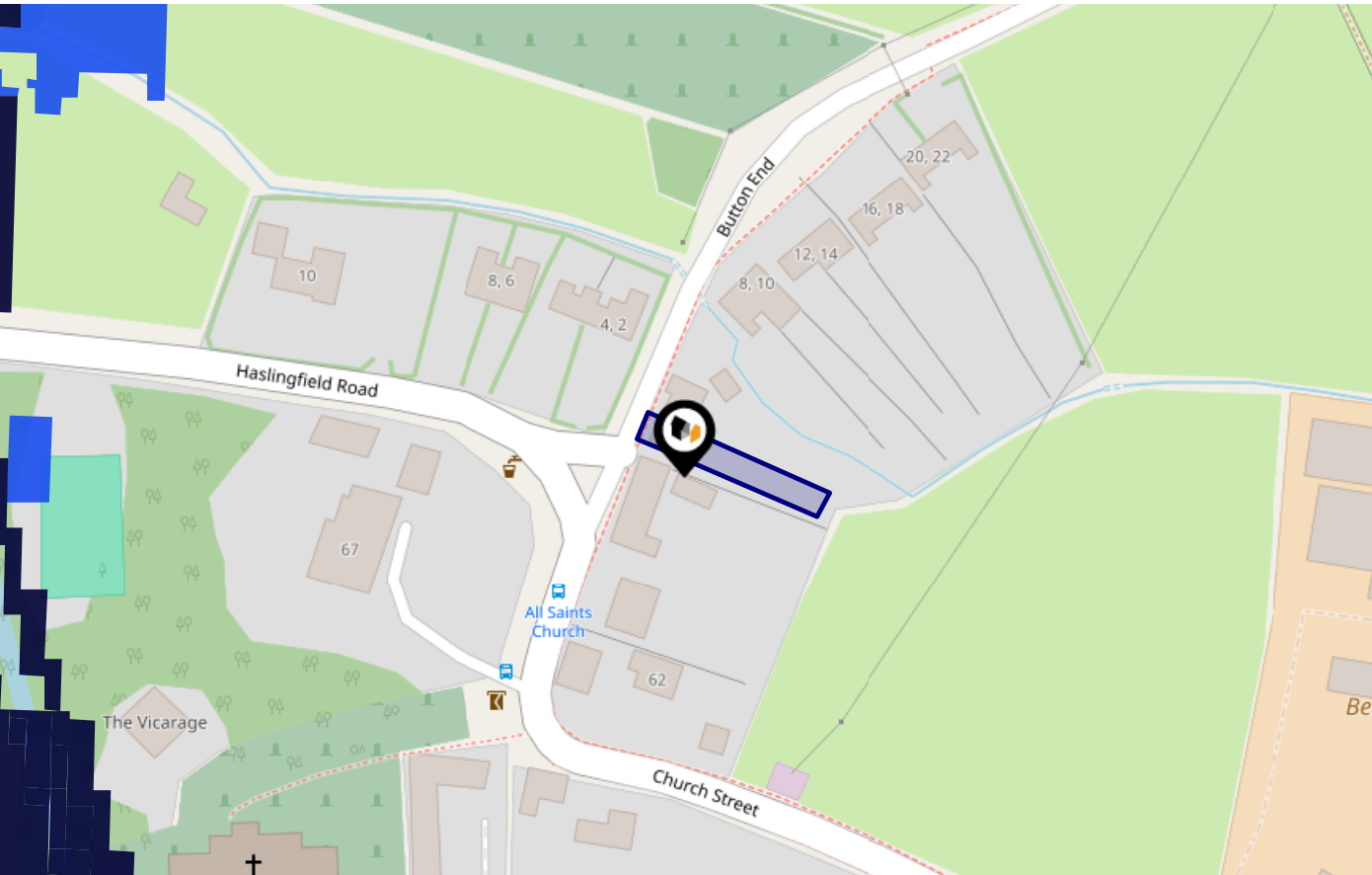


Flood Risk

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.

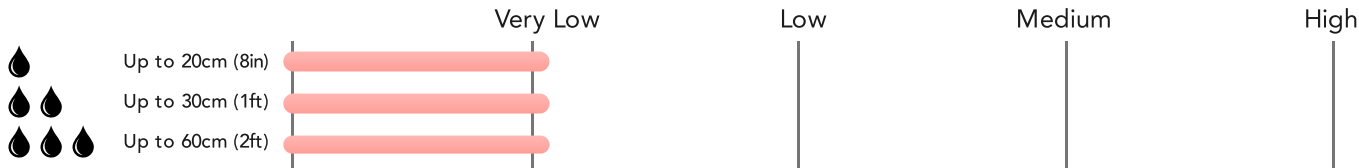


Risk Rating: Very low

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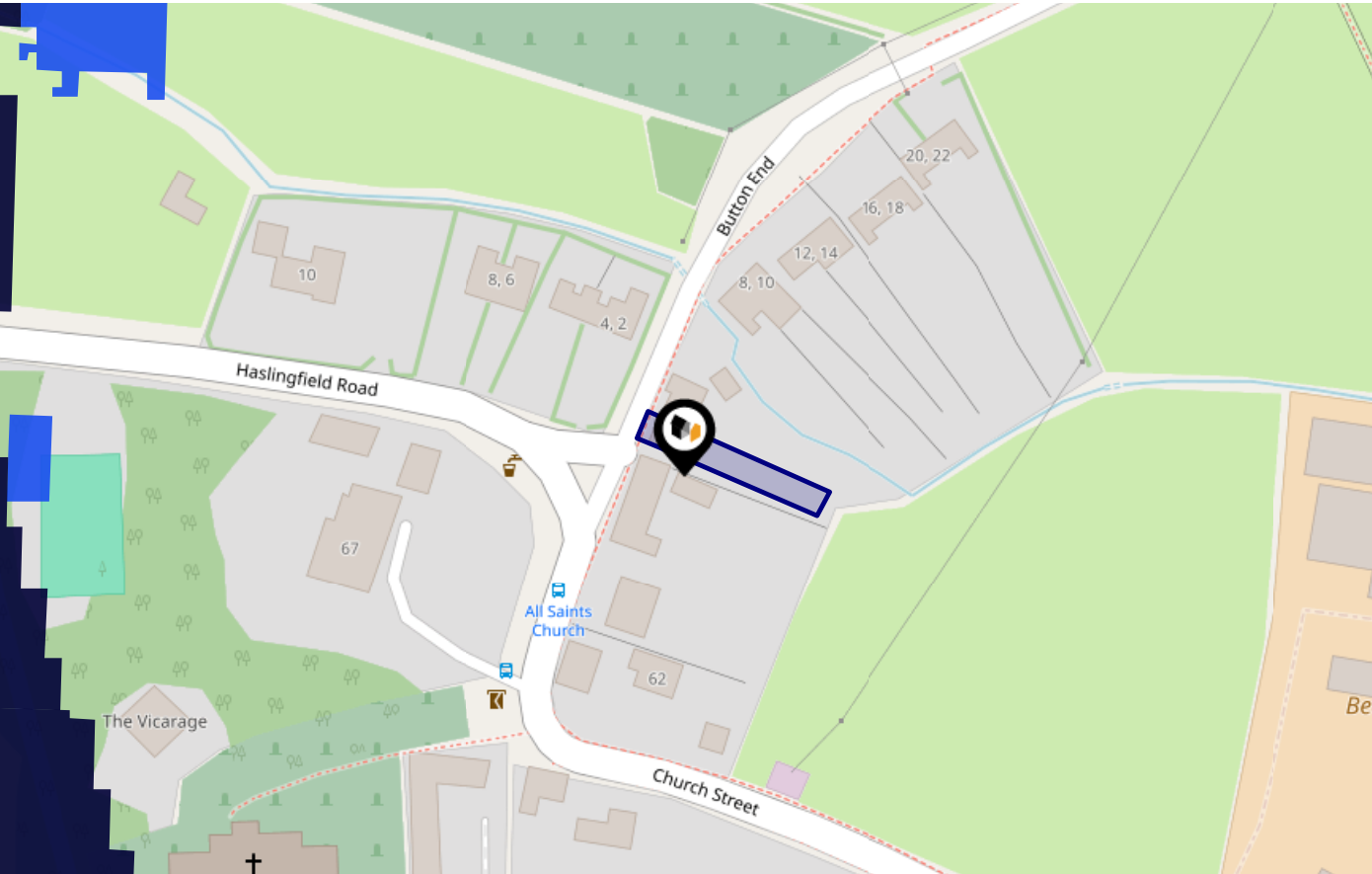


Flood Risk

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.

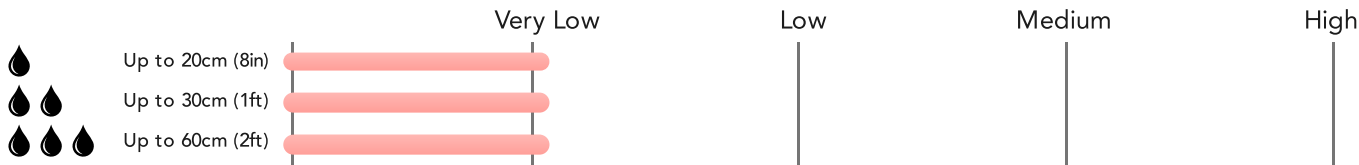


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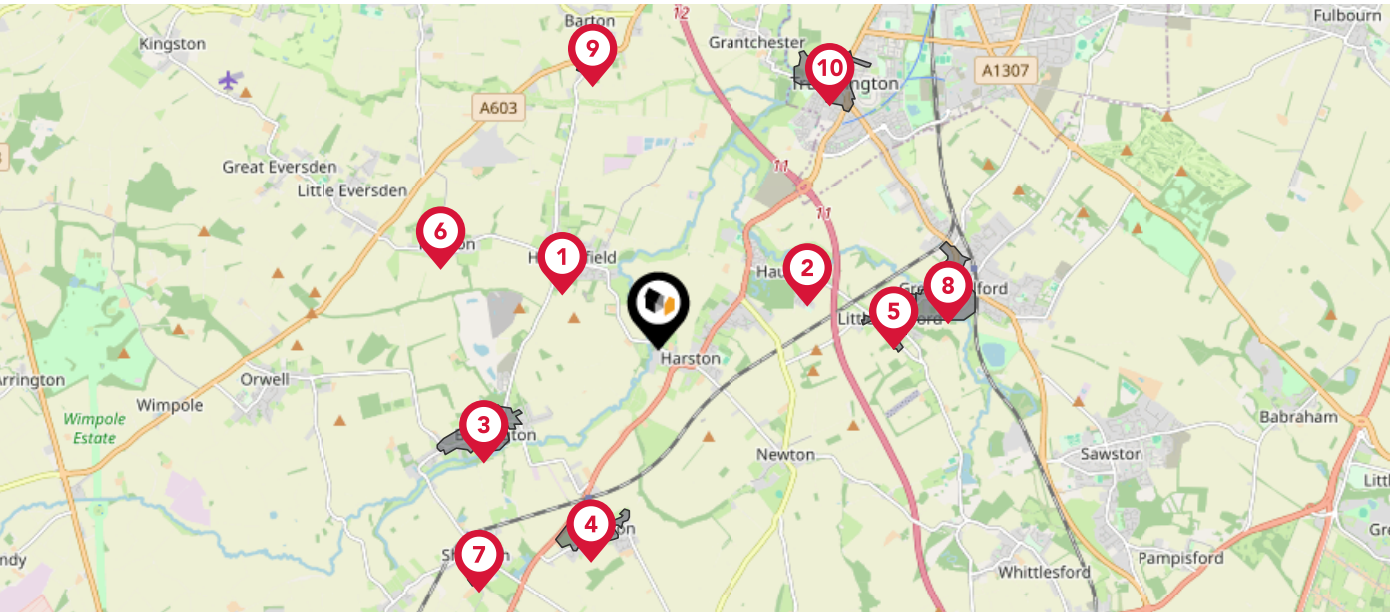


Maps

Conservation Areas

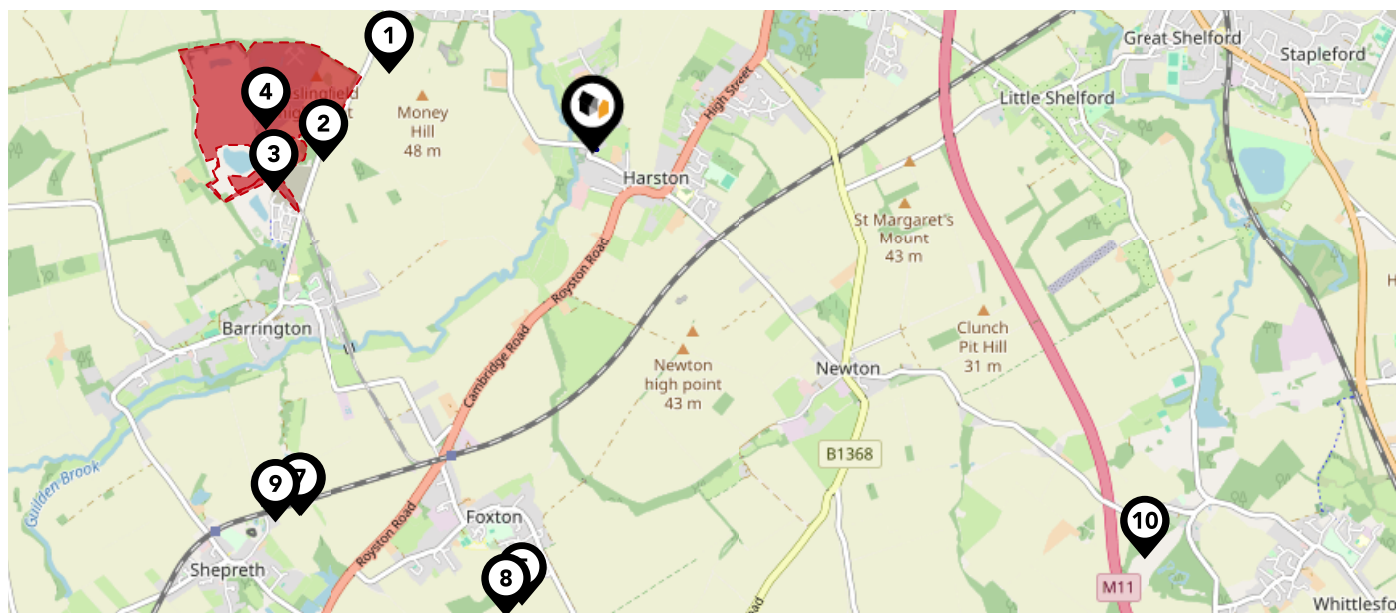


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Haslingfield
2	Hauxton
3	Barrington
4	Foxton
5	Little Shelford
6	Harlton
7	Shepreth
8	Great Shelford
9	Barton Wimpole Road
10	Trumpington

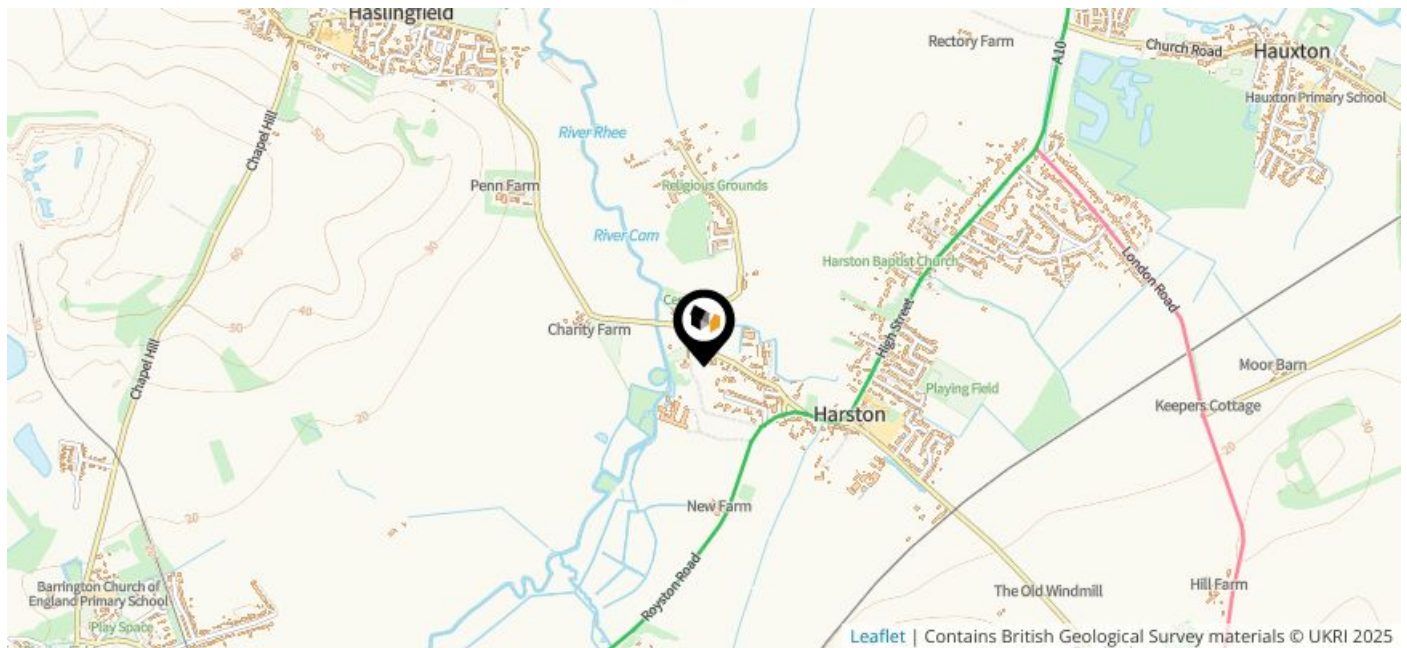
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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



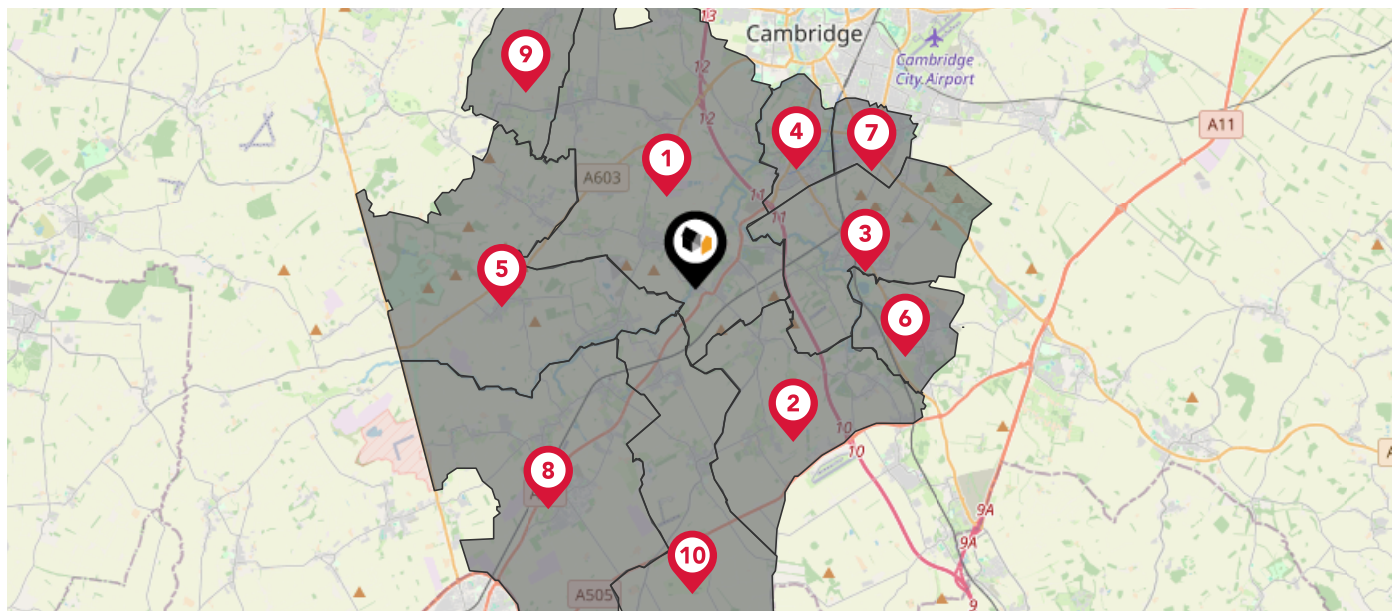
Mine Entry

- ✕ 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 Barrington Ward

6 Sawston Ward

7 Queen Edith's Ward

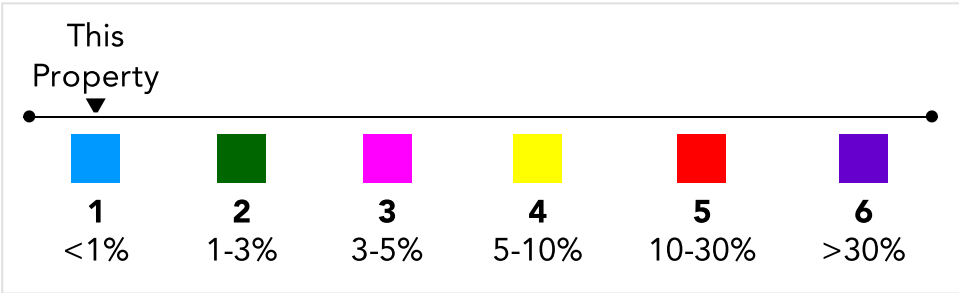
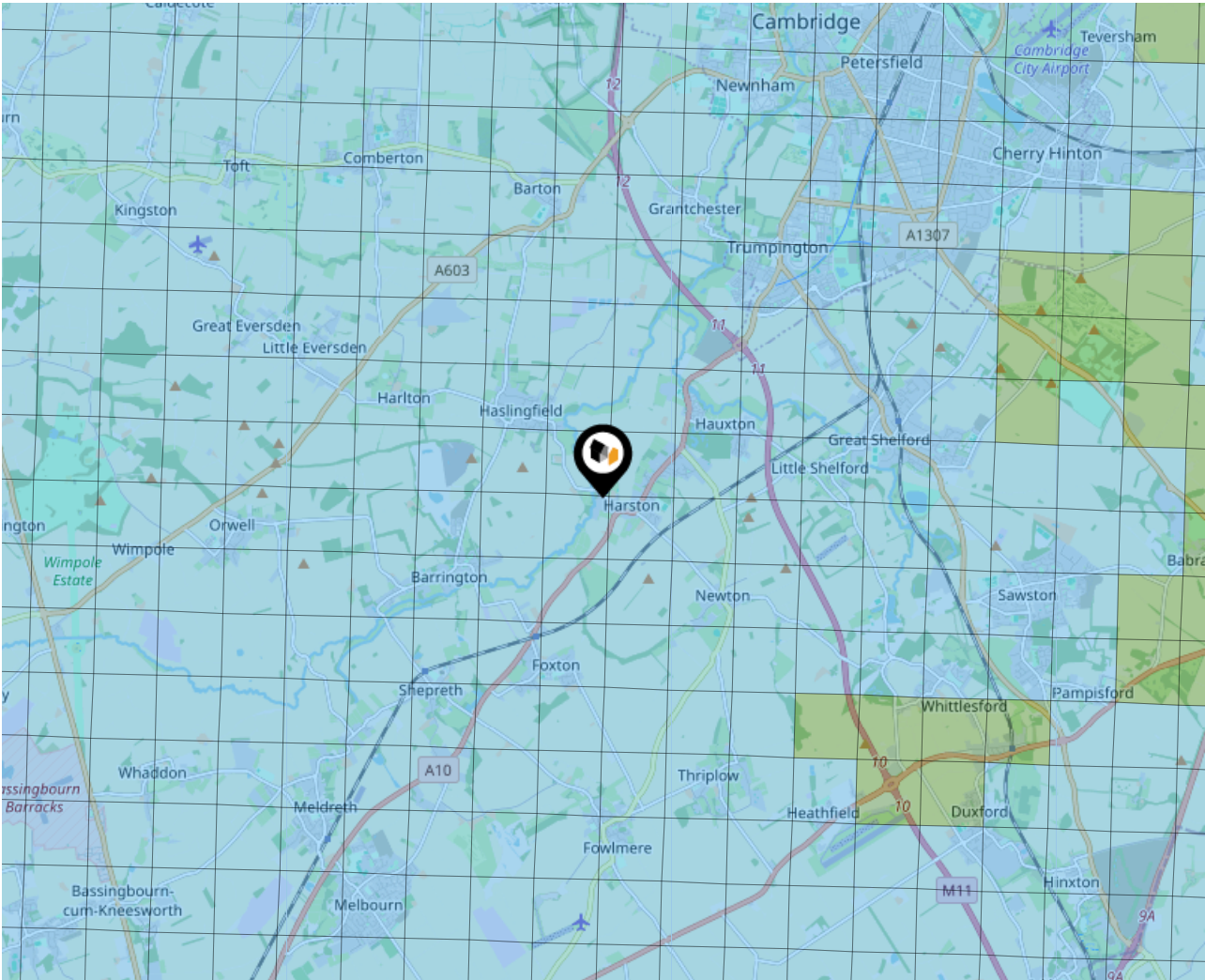
8 Melbourn Ward

9 Hardwick Ward

10 Foxton Ward

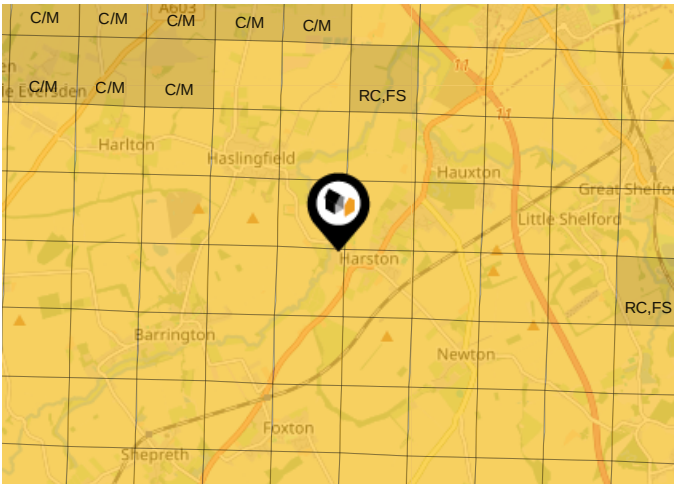
What is Radon?

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

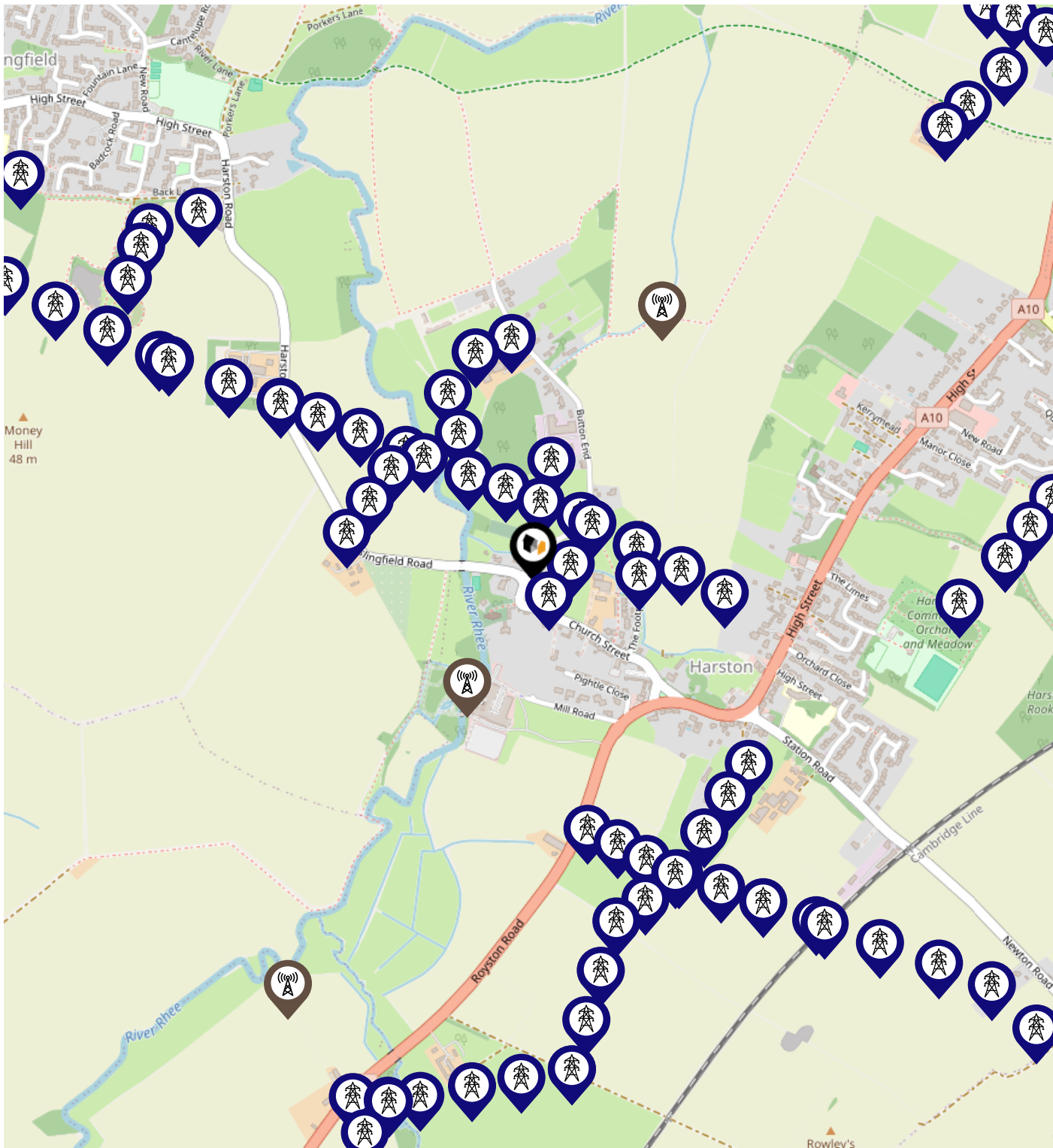


Primary Classifications (Most Common Clay Types)

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:

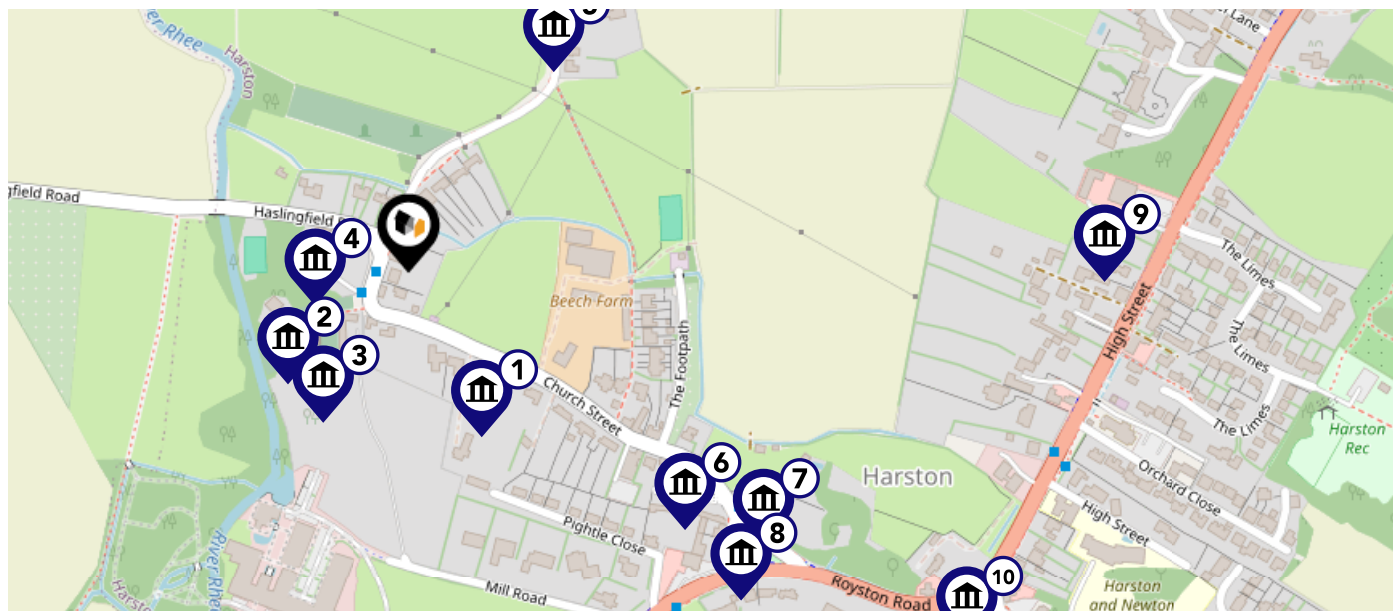
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

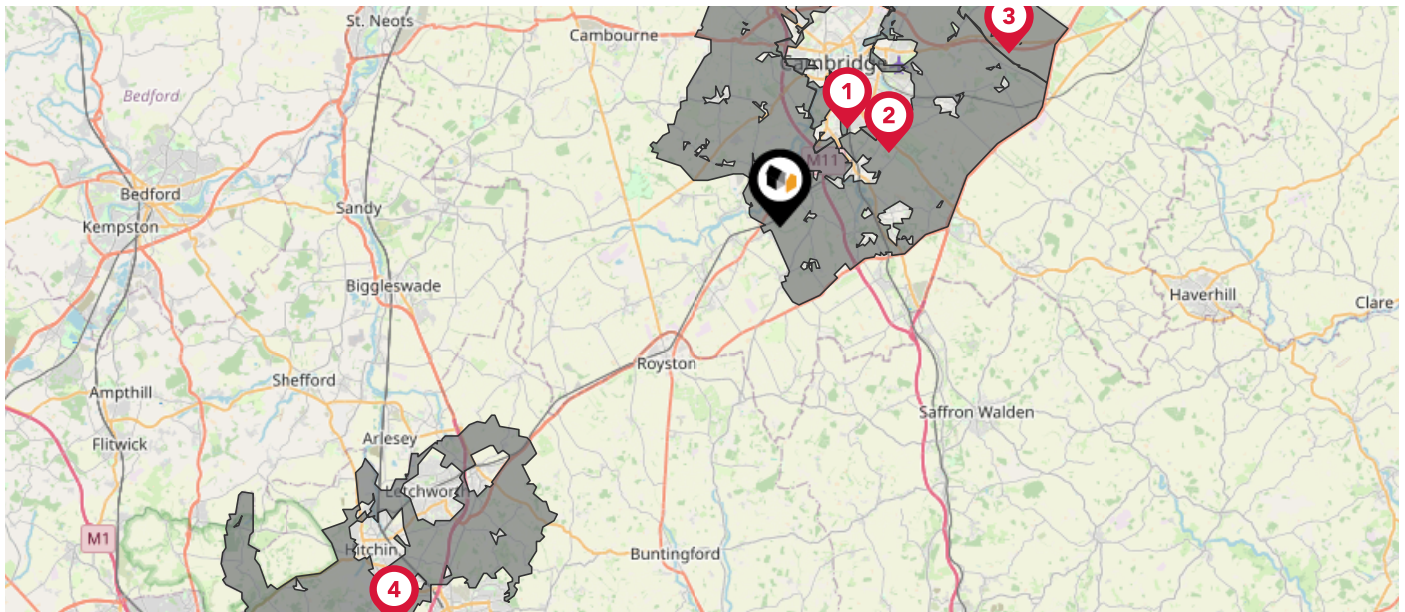


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



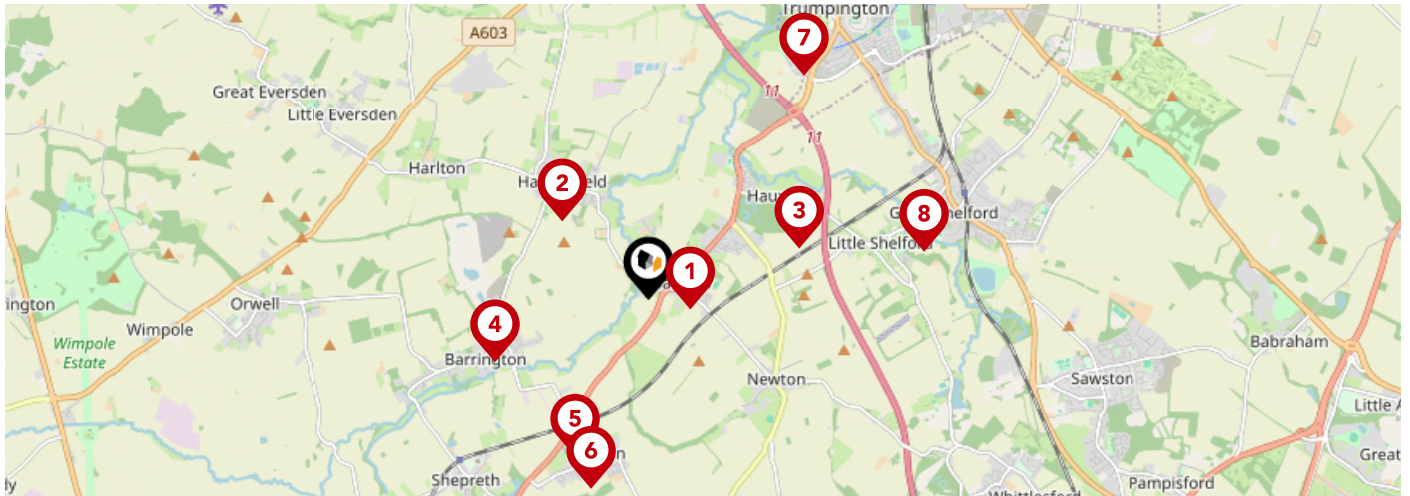
Listed Buildings in the local district		Grade	Distance
	1164608 - 41, Church Street	Grade II	0.1 miles
	1331060 - Church Of All Saints	Grade II	0.1 miles
	1127877 - Manor House	Grade II	0.1 miles
	1331078 - Old Vicarage	Grade II	0.1 miles
	1472164 - Hope Cottage	Grade II	0.1 miles
	1127876 - The Old Bakehouse	Grade II	0.2 miles
	1317695 - Harston House And Part Of Garden Wall	Grade II	0.3 miles
	1127835 - Milestone On The Green	Grade II	0.3 miles
	1127836 - 53, High Street	Grade II	0.4 miles
	1392385 - War Memorial	Grade II	0.4 miles

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

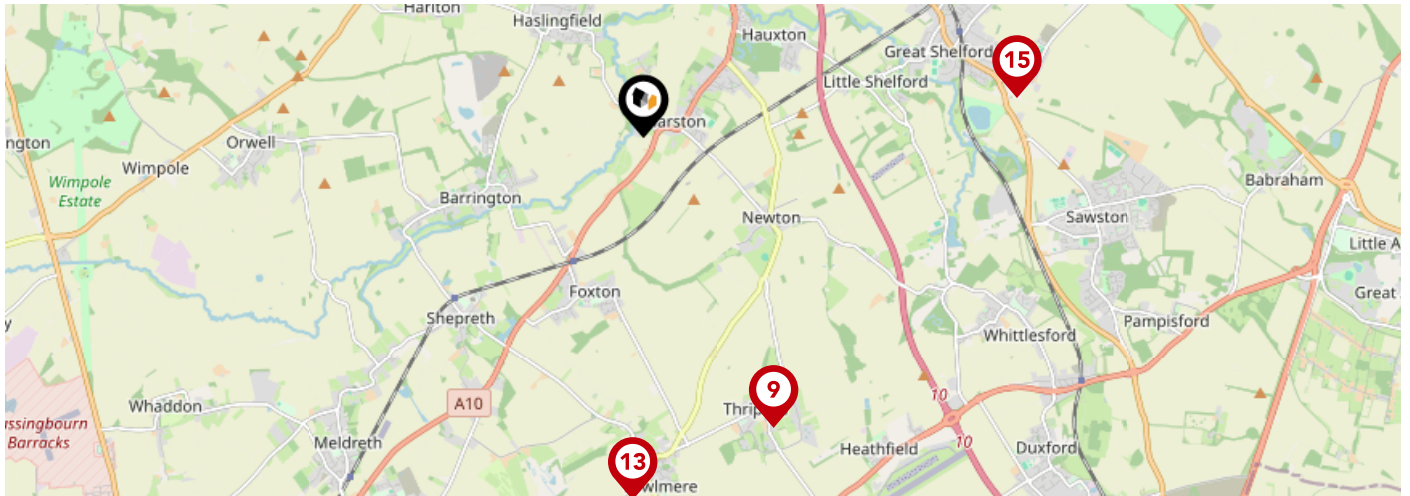


Nearby Green Belt Land

-  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:0.39	☐	☒	☐	☐	☐
2	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:1.06	☐	☒	☐	☐	☐
3	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:1.44	☐	☒	☐	☐	☐
4	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:1.51	☐	☒	☐	☐	☐
5	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:1.59	☐	☐	☒	☐	☐
6	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:1.8	☐	☒	☐	☐	☐
7	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:2.47	☐	☒	☐	☐	☐
8	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:2.54	☐	☒	☐	☐	☐

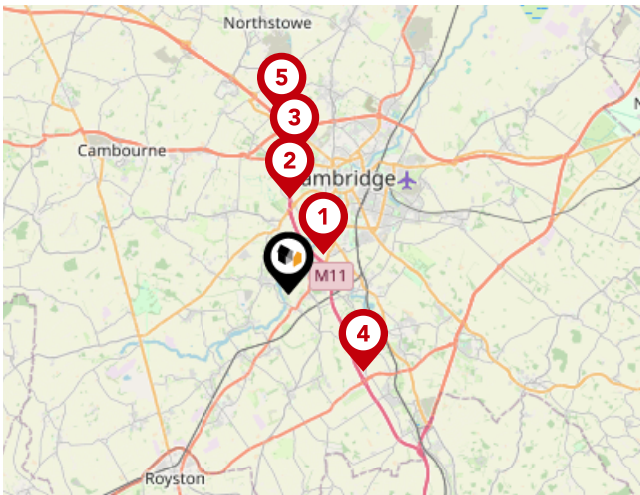


		Nursery	Primary	Secondary	College	Private
	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:2.9	☐	☒	☐	☐	☐
	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:3	☐	☒	☐	☐	☐
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:3.05	☐	☒	☐	☐	☐
	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:3.25	☐	☒	☐	☐	☐
	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:3.3	☐	☒	☐	☐	☐
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:3.33	☐	☐	☒	☐	☐
	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:3.42	☐	☒	☐	☐	☐
	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:3.82	☐	☐	☒	☐	☐



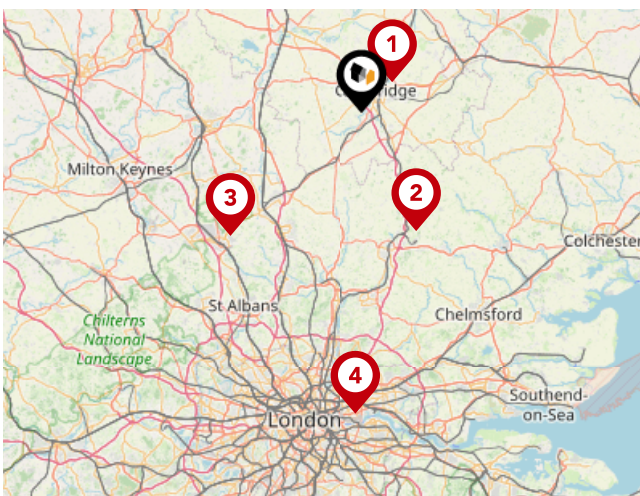
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	1.57 miles
2	Shepreth Rail Station	2.48 miles
3	Shelford (Cambs) Rail Station	2.96 miles



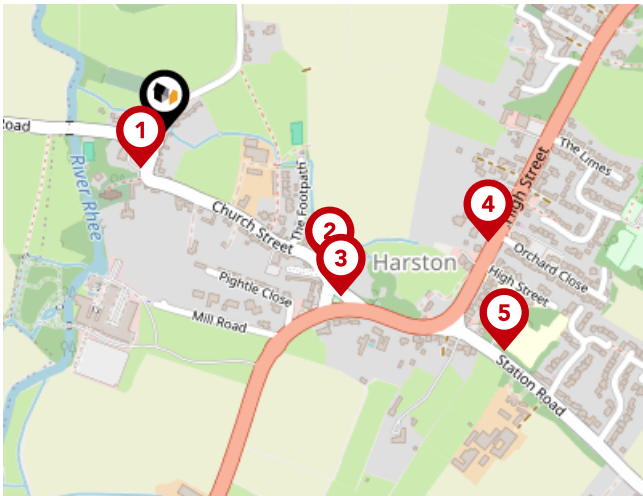
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.95 miles
2	M11 J12	3.46 miles
3	M11 J13	5.03 miles
4	M11 J10	3.99 miles
5	M11 J14	6.5 miles



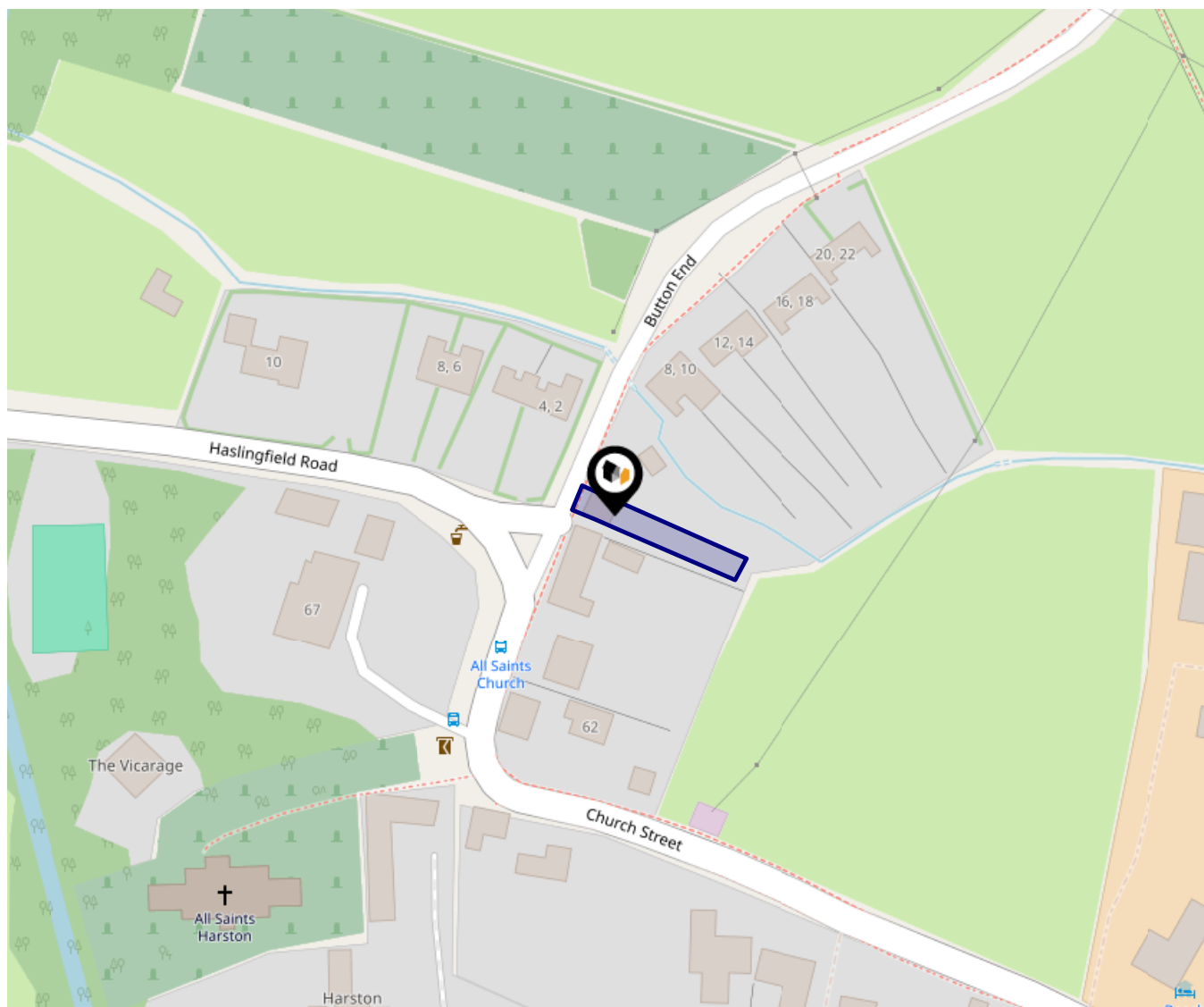
Airports/Helipads

Pin	Name	Distance
1	Cambridge	6.32 miles
2	Stansted Airport	19 miles
3	Luton Airport	26.26 miles
4	Silvertown	44.03 miles



Bus Stops/Stations

Pin	Name	Distance
1	All Saints' Church	0.05 miles
2	Hurrell's Row	0.24 miles
3	Church Street	0.27 miles
4	Orchard Close	0.39 miles
5	Primary School	0.46 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

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