

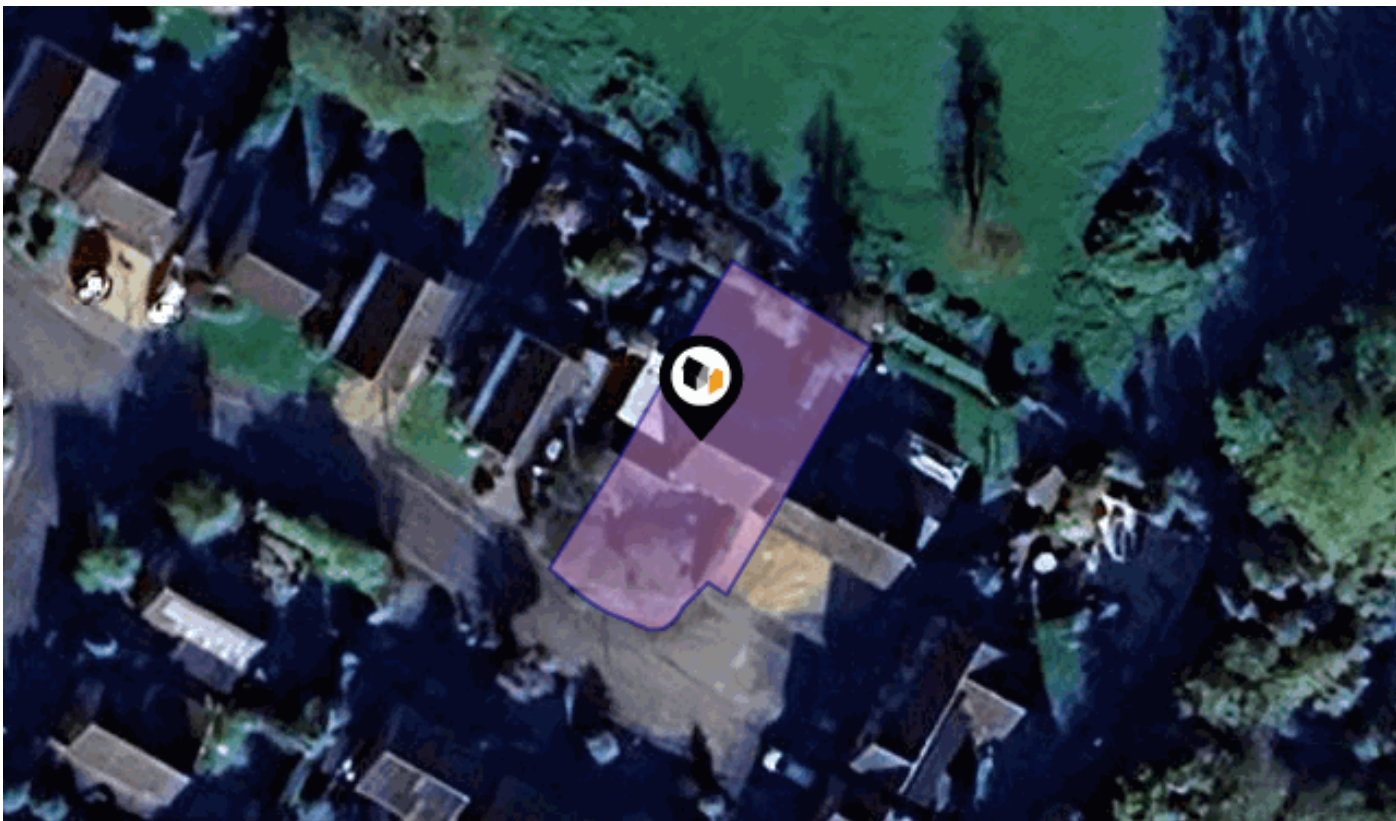


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# MIR: Material Info

The Material Information Affecting this Property

**Monday 02<sup>nd</sup> December 2024**



## THE LIMES, HARSTON, CAMBRIDGE, CB22

### Cooke Curtis & Co

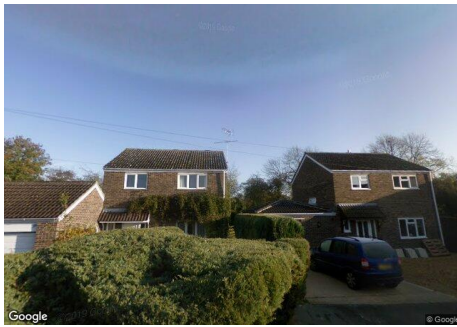
40 High Street Trumpington Cambridge CB2 9LS

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## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,194 ft <sup>2</sup> / 111 m <sup>2</sup>		
<b>Plot Area:</b>	0.1 acres		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,816		
<b>Title Number:</b>	CB14222		

## Local Area

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

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

<b>17</b> mb/s	<b>49</b> mb/s	<b>900</b> 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:	-
Date:	22nd January 2018
Description:	First and ground floor rear extensions

Reference - S/0649/18/FL	
Decision:	Decided
Date:	19th February 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: **23 The Limes Harston Cambridgeshire CB22 7QT**

Reference - 24/02774/HFUL	
Decision:	Awaiting decision
Date:	23rd July 2024
Description:	Two storey front and single storey side extensions.

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

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

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

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

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

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.

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

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**

<b>Reference - 24/80003/COND</b>
<b>Decision:</b> Decided
<b>Date:</b> 04th January 2024
<b>Description:</b> Discharge of Condition 7 (Boundary Treatment) and Condition 8 (Biodiversity Enhancement) for 23/01095/S73
<b>Reference - 23/1272/TTPO</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd October 2023
<b>Description:</b> 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
<b>Reference - 21/0413/TTPO</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd March 2021
<b>Description:</b> 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.
<b>Reference - 24/0023/TTPO</b>
<b>Decision:</b> Decided
<b>Date:</b> 04th January 2024
<b>Description:</b> 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.



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 - 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).

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	
<b>Decision:</b>	Decided
<b>Date:</b>	22nd June 2017
<b>Description:</b>	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	
<b>Decision:</b>	Decided
<b>Date:</b>	19th February 2020
<b>Description:</b>	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/0959/18/NM	
<b>Decision:</b>	Decided
<b>Date:</b>	09th March 2018
<b>Description:</b>	Non material amendment of planning permission S/1246/16/FL

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

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

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

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, CAMBRIDGE, CB22

Energy rating

**D**

Valid until 26.11.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	64   <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, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<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 5% of fixed outlets
<b>Lighting Energy:</b>	Very poor
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Total Floor Area:</b>	111 m <sup>2</sup>

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## Accessibility / Adaptations

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Addition of downstairs second lounge/additional bedroom plus the extension of the garage in the 1980s Knock through of the bathroom into small bedroom to create a master bathroom in early 2000s

## Electricity Supply

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British Gas

## Gas Supply

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British Gas

## Central Heating

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Gas central heating

## Water Supply

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Cambridge Water

## Drainage

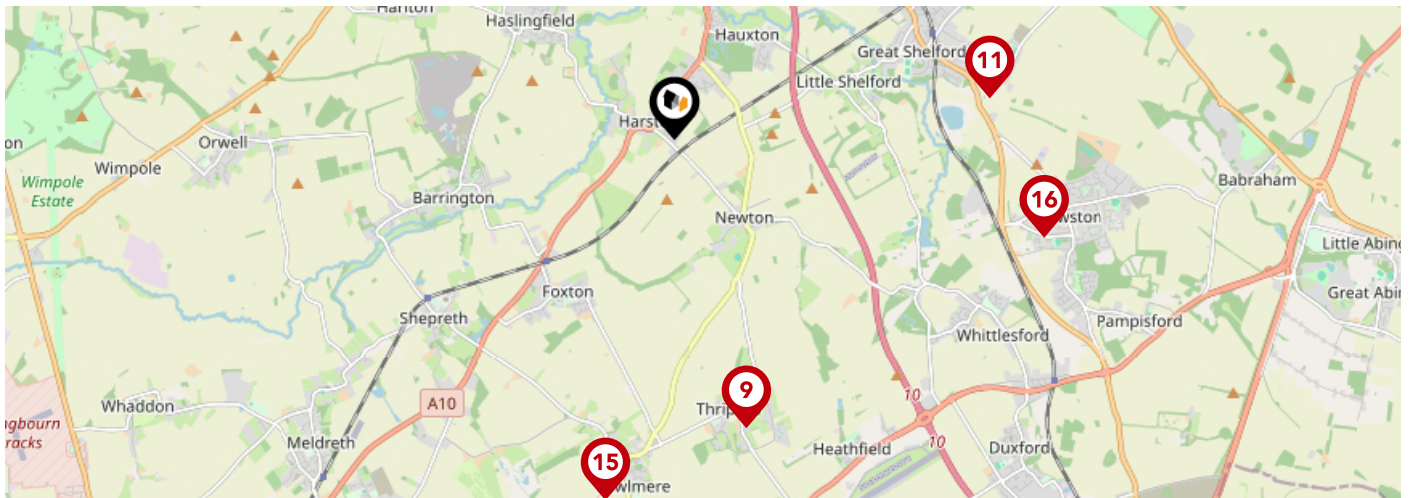
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Anglian water

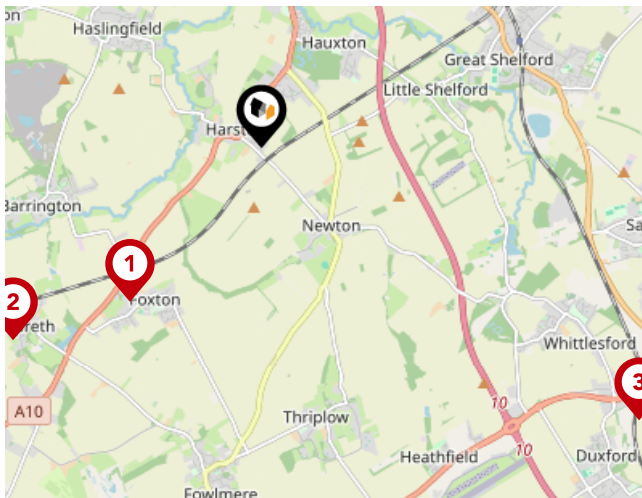


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Harston and Newton Community Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hauxton Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:0.98	<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:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Selwyn Hall School</b> Ofsted Rating: Good   Pupils: 10   Distance:1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Barrington CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 157   Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Foxtan Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Great and Little Shelford CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Trumpington Meadows Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



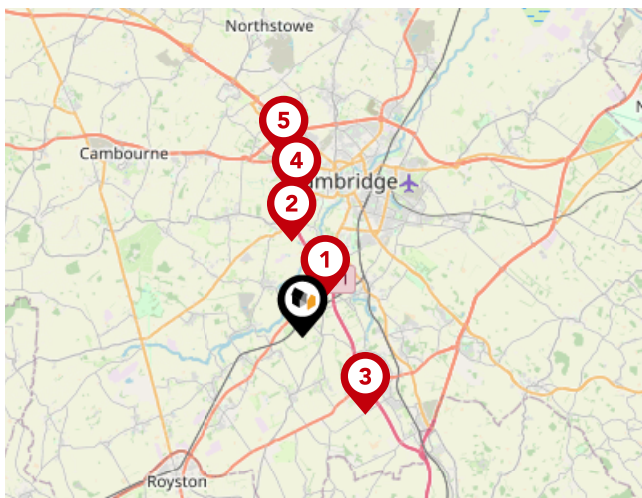


	Nursery	Primary	Secondary	College	Private
 <b>Thriplow CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Trumpington Park Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Stapleford Community Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:2.91	<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:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Trumpington Community College</b> Ofsted Rating: Good   Pupils: 491   Distance:3.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Barton CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:3.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Fowlmere Primary School</b> Ofsted Rating: Good   Pupils: 87   Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Sawston Village College</b> Ofsted Rating: Good   Pupils: 1162   Distance:3.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



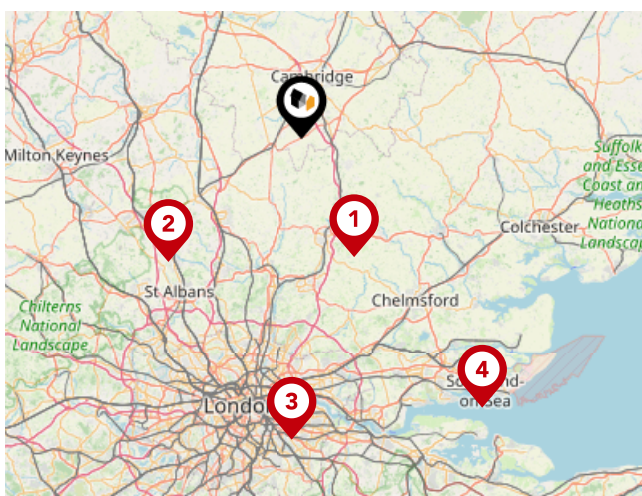
## National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	1.83 miles
2	Shepreth Rail Station	2.85 miles
3	Whittlesford Parkway Rail Station	4.24 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.67 miles
2	M11 J12	3.52 miles
3	M11 J10	3.62 miles
4	M11 J13	5.06 miles
5	M11 J14	6.56 miles



## Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	18.88 miles
2	Luton Airport	26.57 miles
3	Silvertown	44.01 miles
4	Southend-on-Sea	47.51 miles



### Bus Stops/Stations

Pin	Name	Distance
1	High Meadow	0.22 miles
2	High Meadow	0.23 miles
3	Orchard Close	0.18 miles
4	The Paddock	0.3 miles
5	Primary School	0.26 miles



### Cooke Curtis & Co

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We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

### Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

### Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the \*only\* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

### Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

### Testimonial 4



We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.



/cookecurtisco



/cookecurtisco

# Cooke Curtis & Co

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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