

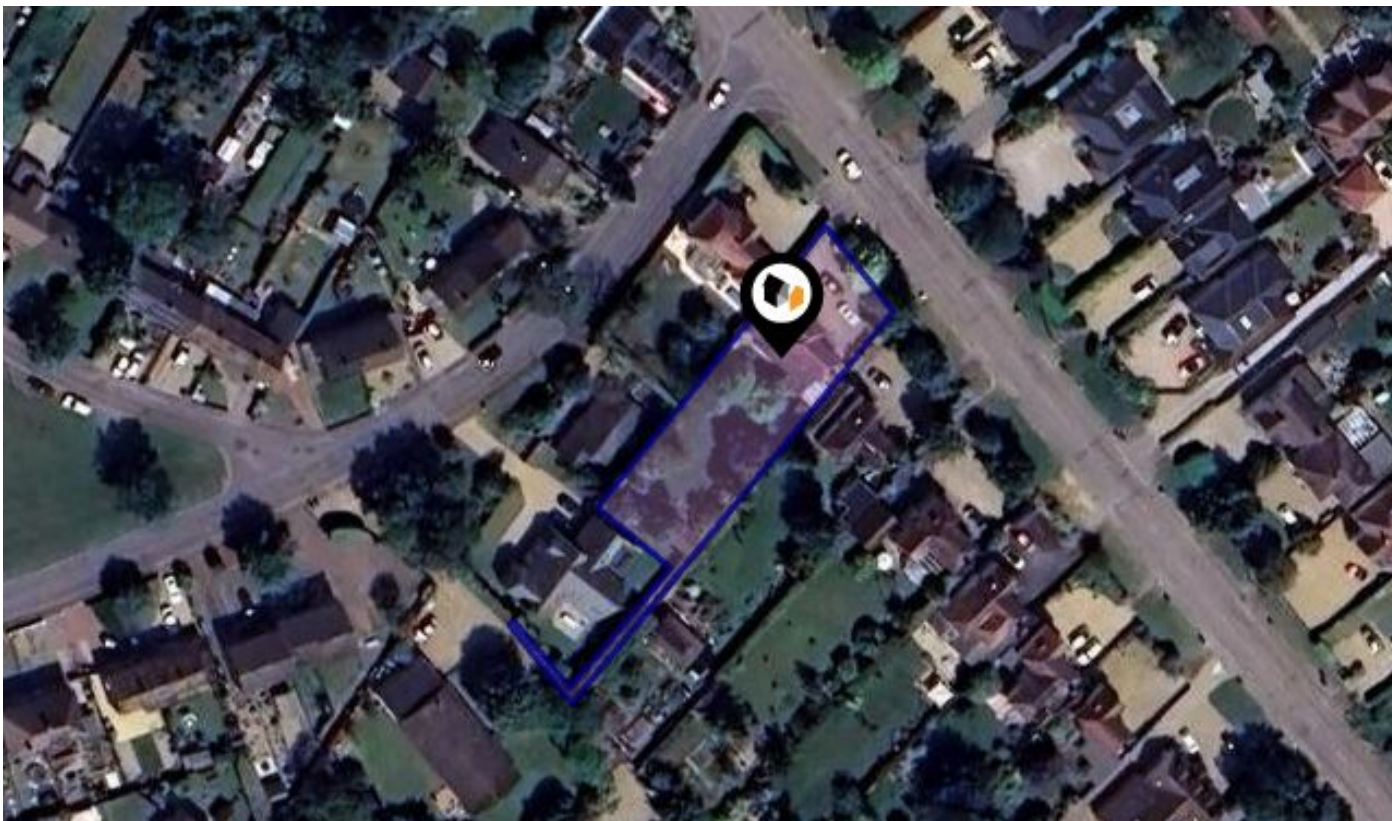


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 11th November 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

Type: Detached
Bedrooms: 4
Plot Area: 0.27 acres
Council Tax : Band G
Annual Estimate: £3,840
Title Number: CB252672

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

15 mb/s **69** mb/s **900** mb/s



Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Land to the rear of 51 London Road Harston CB22 7QJ*

| Reference - S/0693/14/FL | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 17th April 2014 |
| Description: | Erection of detached dwelling with associated detached single storey garage (revised proposal). |

| Reference - S/1811/14/FL | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 28th July 2014 |
| Description: | Replacement Dwelling following Demolition of Existing |

| Reference - S/2581/14/DC | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 30th October 2014 |
| Description: | Discharge of conditions relating to construction materials surface water and foul sewage drainage and construction traffic management attached to planning permission S/1811/14/FL (replacement dwelling following demolition of existing.) |

Planning records for: *55 London Road Harston Cambridge Cambridgeshire CB22 7QJ*

| Reference - S/1928/13/FL | |
|--------------------------|---------------------|
| Decision: | Decided |
| Date: | 06th September 2013 |
| Description: | Two bay carport |

Planning records for: *47B London Road Harston Cambridge Cambridgeshire CB22 7QJ*

| Reference - S/0044/12/FL | |
|--------------------------|---------------------------|
| Decision: | Decided |
| Date: | 10th January 2012 |
| Description: | Two-storey side extension |

Planning records for: *47 London Road Harston Cambridgeshire CB22 7QJ*

| Reference - S/0257/09/F | |
|-------------------------|--|
| Decision: | Decided |
| Date: | 02nd March 2009 |
| Description: | Demolition of existing dwelling & erection of 2 semi detached dwellings. |

Planning records for: *51A London Road Harston Cambridge Cambridgeshire CB22 7QJ*

| Reference - S/1104/18/FL | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 22nd March 2018 |
| Description: | Extension and alterations to existing detached garage |

Planning records for: *Byrons 53A London Road Harston Cambridge Cambridgeshire CB22 7QJ*

| Reference - S/2593/18/FL | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 06th July 2018 |
| Description: | Insertion of high level obscure glazed window to the South-East facing side elevation. |

Planning records for: *Byrons 53A London Road Harston Cambridge Cambridgeshire CB22 7QJ*

| Reference - S/1400/18/FL | |
|--------------------------|----------------------------|
| Decision: | Decided |
| Date: | 11th April 2018 |
| Description: | Two Storey Front Extension |

| Reference - S/3702/17/FL | |
|--------------------------|----------------------------|
| Decision: | Decided |
| Date: | 20th October 2017 |
| Description: | first floor rear extension |

Planning records for: *57 London Road Harston Cambridge Cambridgeshire CB22 7QJ*

| Reference - S/2003/16/DC | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 20th July 2016 |
| Description: | Discharge of conditions 5 (materials) 6 (boundary treatment) 7 (landscape scheme) 9 (foul water drainage) 10 (surface water drainage) and 15 (construction management plan) of planning consent S/3182/15/FL for Demolition of existing bungalow and erection of two new family dwellings |

| Reference - S/3182/15/FL | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 14th January 2016 |
| Description: | Demolition of existing bungalow and erection of two new family dwellings |

Planning records for: **57 London Road Harston Cambridge Cambridgeshire CB22 7QJ**

| Reference - S/1859/15/FL | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 07th August 2015 |
| Description: | Demolition of existing bungalow and erection of three new family dwellings on existing site |

Planning records for: **57A London Road Harston CB22 7QJ**

| Reference - 21/01306/HFUL | |
|---------------------------|------------------------------|
| Decision: | Decided |
| Date: | 22nd March 2021 |
| Description: | Single storey rear extension |

Planning records for: **44 London Road Harston Cambridge Cambridgeshire CB22 7QJ**

| Reference - S/2605/14/FL | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 11th November 2014 |
| Description: | Erection of two brick pillars and wooden entrance gate to front boundary relocation of access and erection of replacement wall to side boundary at same height as existing. |

Planning records for: **52 London Road Harston Cambridgeshire CB22 7QJ**

| Reference - S/1110/09/F | |
|-------------------------|------------------|
| Decision: | Decided |
| Date: | 03rd August 2009 |
| Description: | Extension |

Planning records for: *53 London Road Harston Cambridge Cambridgeshire CB22 7QJ*

| Reference - S/0479/12/FL | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 14th March 2012 |
| Description: | Erection of 2 no. detached dwellings following demolition of existing bungalow |

| Reference - S/1252/12/DC | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 12th June 2012 |
| Description: | Details required by conditions 3 5 9 12 14 and 15 of planning permission S/0479/12/FL |

| Reference - S/0092/11 | |
|-----------------------|---|
| Decision: | Decided |
| Date: | 20th January 2011 |
| Description: | Erection of 2 No. dwellings following demolition of existing dwelling and outbuildings together with formation of new access. |

| Reference - S/2582/11 | |
|-----------------------|---|
| Decision: | Decided |
| Date: | 04th January 2012 |
| Description: | Erection of 2 no. detached dwellings and carports following demolition of existing building together with alterations to the existing vehicular access points |

Planning records for: **53 London Road Harston Cambridge Cambridgeshire CB22 7QJ**

| Reference - S/0085/13/NM | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 16th January 2013 |
| Description: | Erection of 2No. detached dwellings following demolition of existing bungalow ref S/0479/12/FL - Amendment to reduce rear garden area/alter approved landscaping. |

Planning records for: **54 London Road Harston Cambridge Cambridgeshire CB22 7QJ**

| Reference - S/1502/10 | |
|-----------------------|--|
| Decision: | Decided |
| Date: | 02nd September 2010 |
| Description: | Extension (Extension of Time for Implementation of Planning Consent S/1393/07/F) |

Planning records for: **59 London Road Harston Cambridge Cambridgeshire CB22 7QJ**

| Reference - S/1085/16/FL | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 25th April 2016 |
| Description: | Erection of new garage to replace an existing garage |

Planning records for: **62 London Road Harston Cambridge Cambridgeshire CB22 7QJ**

| Reference - S/0324/17/FL | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 26th January 2017 |
| Description: | New house replacing existing bungalow. |

Planning records for: **62 London Road Harston Cambridge Cambridgeshire CB22 7QJ**

| Reference - S/1300/17/DC | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 12th April 2017 |
| Description: | Discharge of conditions Condition 8 Highway and Verge Survey |

| Reference - S/1239/16/DC | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 19th May 2016 |
| Description: | Discharge of Conditions 3 (Materials) 6 (Traffic Management Plan) 7 (Highway Verge)10 (Noise Impact) & 11 (Stormwater Drainage) from Planning Consent S/2775/13/FL |

| Reference - S/2775/13/FL | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 14th January 2014 |
| Description: | Erection of House and Carport following Demolition of Existing Bungalow and Garage |

Planning records for: **65 London Road Harston Cambridgeshire CB22 7QJ**

| Reference - 23/00742/HFUL | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 28th February 2023 |
| Description: | Erection of single-storey oak-framed garden room to rear. |

Planning records for: *65 London Road Harston Cambridgeshire CB22 7QJ*

| Reference - S/2199/17/CONDB | |
|-----------------------------|--|
| Decision: | Decided |
| Date: | 28th February 2023 |
| Description: | Submission of details required by conditions 6 ((Sample panels) and 5(e) (Details of mortars, renders, plasters) of listed building consent S/2199/17/LB |

Electricity Supply

Connected

Gas Supply

British Gas

Central Heating

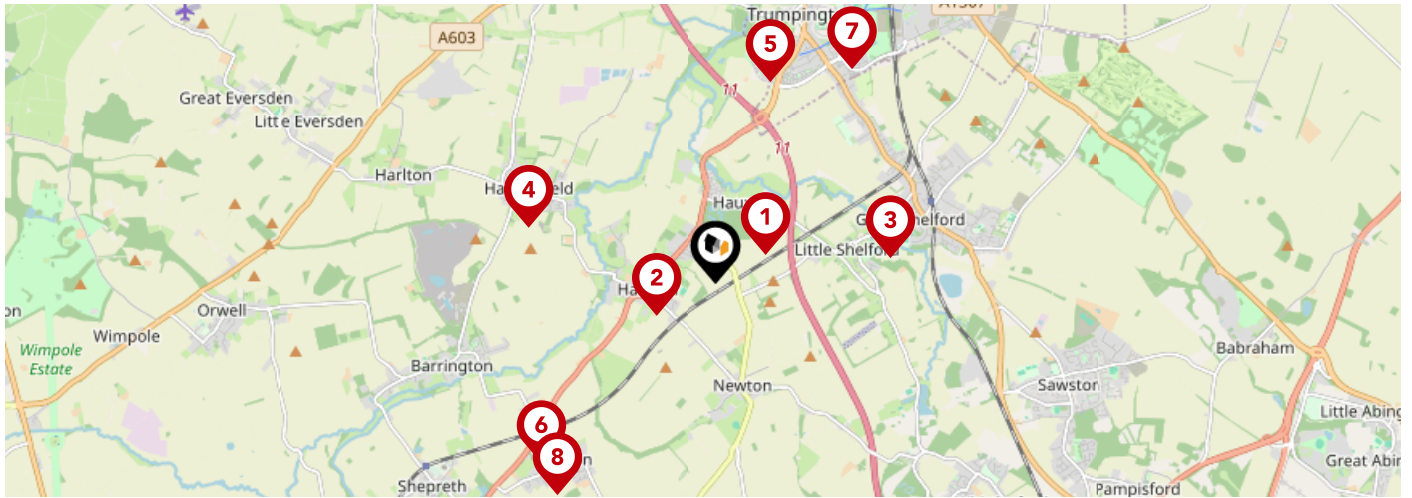
Gas central heating

Water Supply

Cambridge Water

Drainage

Anglian Water



| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:0.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:0.62 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:1.6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:1.78 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:1.89 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:2.29 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:2.31 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:2.41 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

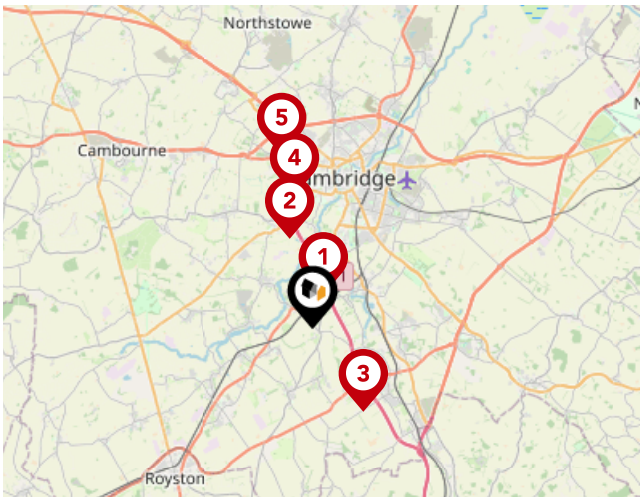


| | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:2.44 | <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:2.49 | <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:2.6 | <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:2.64 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:2.87 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:3.06 | <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:3.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:3.17 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



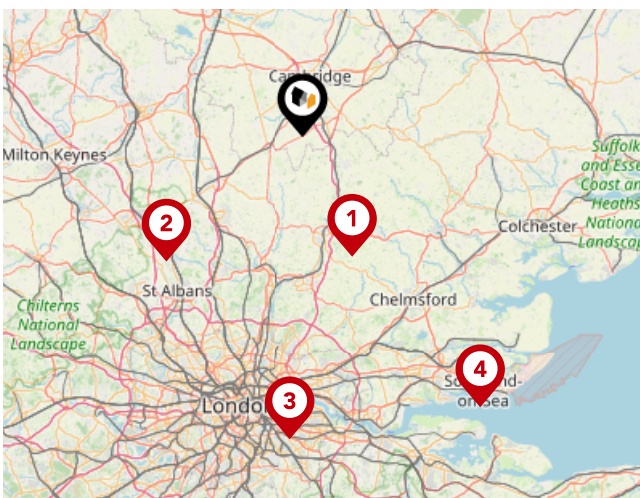
National Rail Stations

| Pin | Name | Distance |
|-----|------------------------|------------|
| 1 | Foxton Rail Station | 2.27 miles |
| 2 | Cambridge Rail Station | 4.02 miles |
| 3 | Shepreth Rail Station | 3.31 miles |



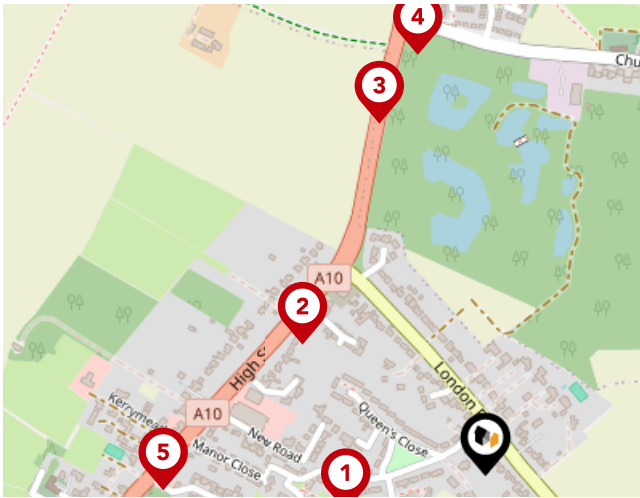
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M11 J11 | 1.29 miles |
| 2 | M11 J12 | 3.36 miles |
| 3 | M11 J10 | 3.58 miles |
| 4 | M11 J13 | 4.87 miles |
| 5 | M11 J14 | 6.39 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Stansted Airport | 18.94 miles |
| 2 | Luton Airport | 27.02 miles |
| 3 | Silvertown | 44.26 miles |
| 4 | Southend-on-Sea | 47.48 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-----------------|------------|
| 1 | Queens Close | 0.16 miles |
| 2 | London Road | 0.26 miles |
| 3 | Church Road | 0.42 miles |
| 4 | St Edmund's Way | 0.49 miles |
| 5 | High Meadow | 0.37 miles |



Cooke Curtis & Co

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

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

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

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

Testimonial 1



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

Testimonial 2



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

Testimonial 3



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

Testimonial 4



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



Cooke Curtis & Co

Data Quality

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



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