

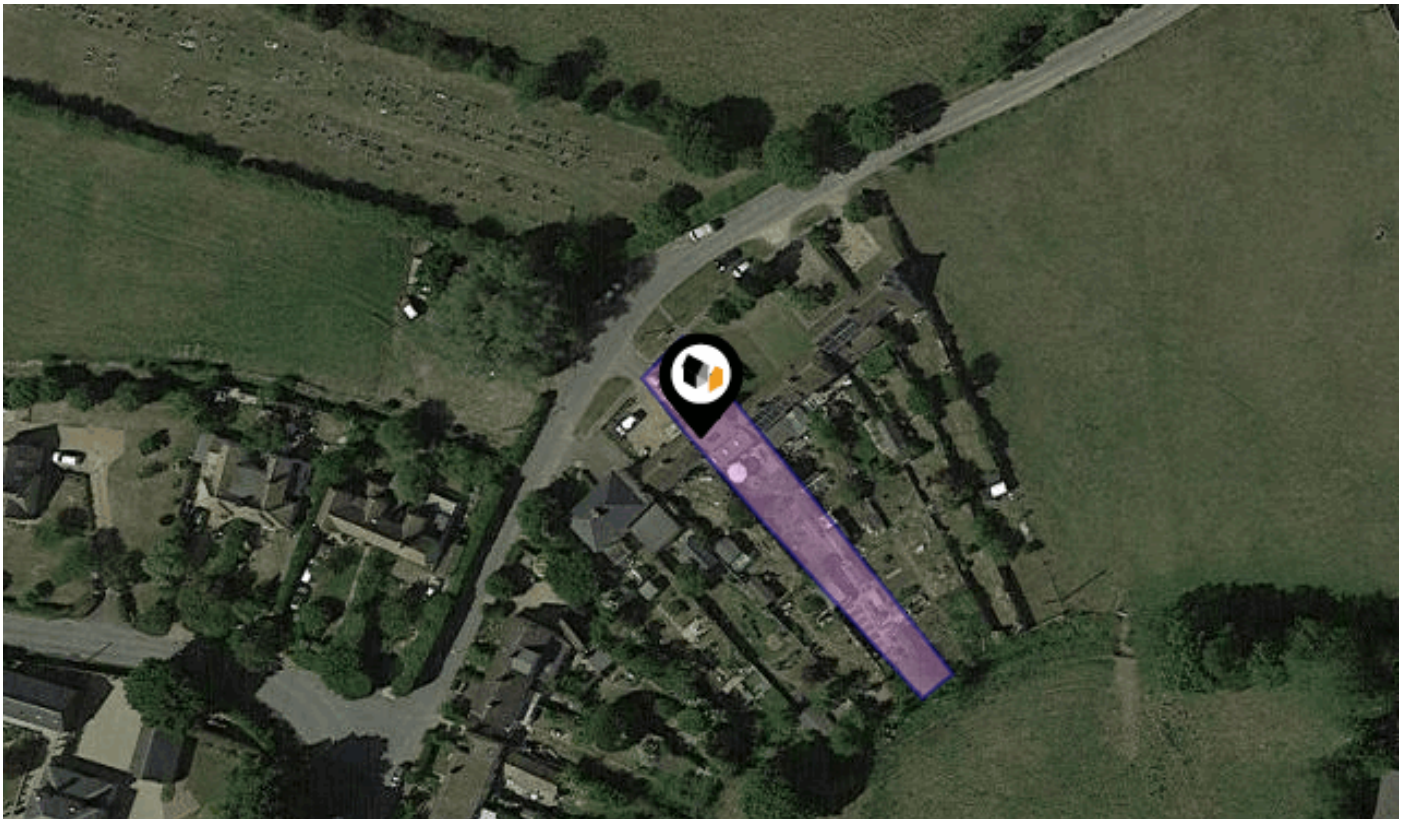


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MIR: Material Info

The Material Information Affecting this Property

Monday 15th July 2024



BUTTON END, 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:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	914 ft ² / 85 m ²		
Plot Area:	0.15 acres		
Council Tax :	Band C		
Annual Estimate:	£2,048		
Title Number:	CB222762		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	48 mb/s	900 mb/s

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 - 20/04726/HFUL	
Decision:	Decided
Date:	25th November 2020
Description:	Single storey rear extension with part double storey

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

Reference - 21/00927/HFUL	
Decision:	Decided
Date:	09th April 2021
Description:	Single storey rear extension with part two storey

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

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

Reference - 21/00927/HFUL	
Decision:	Decided
Date:	09th April 2021
Description:	Single storey rear extension with part two storey

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

Reference - S/0868/19/FL	
Decision:	Decided
Date:	04th March 2019
Description:	Siting of an additional 5 Mobile Homes and associated Hardstanding

Reference - S/3106/19/CONDA	
Decision:	Decided
Date:	10th August 2020
Description:	Submission of details required by conditions 5 (Site development Scheme) and 6 (Trees or plants) of planning permission S/3106/19/FL

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

Reference - S/3106/19/FL	
Decision:	Decided
Date:	09th September 2019
Description:	Siting of an additional 3 Mobile Homes and associated Hardstanding as resubmission of planning permission S/0868/19/FL

Reference - S/0868/19/FL	
Decision:	Decided
Date:	04th March 2019
Description:	Siting of an additional 5 Mobile Homes and associated Hardstanding

Reference - S/3106/19/FL	
Decision:	Decided
Date:	09th September 2019
Description:	Siting of an additional 3 Mobile Homes and associated Hardstanding as resubmission of planning permission S/0868/19/FL

Reference - S/3106/19/CONDA	
Decision:	Decided
Date:	10th August 2020
Description:	Submission of details required by conditions 5 (Site development Scheme) and 6 (Trees or plants) of planning permission S/3106/19/FL

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

Reference - S/3106/19/FL	
Decision:	Decided
Date:	09th September 2019
Description:	Siting of an additional 3 Mobile Homes and associated Hardstanding as resubmission of planning permission S/0868/19/FL

Reference - S/3106/19/CONDA	
Decision:	Decided
Date:	10th August 2020
Description:	Submission of details required by conditions 5 (Site development Scheme) and 6 (Trees or plants) of planning permission S/3106/19/FL

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:	26th November 2010
Description:	Conversion of Office Building to Dwelling

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

Reference - S/1837/13/PH	
Decision:	Decided
Date:	19th August 2013
Description:	Single storey rear extension

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: *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: *Land at Button End Harston Cambridge CB22 7NX*

Reference - S/0369/15/PA	
Decision:	Decided
Date:	17th February 2015
Description:	Agricultural Storage Unit

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:	Awaiting decision
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.

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

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.

Reference - 23/00546/HHFUL
Decision: Decided
Date: 27th March 2023
Description: Proposed rear single storey, single storey garage side and front single porch extension

Reference - 23/00546/HHFUL
Decision: Decided
Date: 27th March 2023
Description: Proposed rear single storey, single storey garage side and front single porch extension

Reference - 23/00548/ADV
Decision: Decided
Date: 27th March 2023
Description: Erection of 1no. v-shaped freestanding stack sign; 2no. flags, and advertisements contained within the mesh to heras fencing

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

Reference - 23/00546/HHFUL	
Decision:	Decided
Date:	27th March 2023
Description:	Proposed rear single storey, single storey garage side and front single porch extension

Reference - 23/00548/ADV	
Decision:	Decided
Date:	27th March 2023
Description:	Erection of 1no. v-shaped freestanding stack sign; 2no. flags, and advertisements contained within the mesh to heras fencing

Reference - 23/00548/ADV	
Decision:	Decided
Date:	27th March 2023
Description:	Erection of 1no. v-shaped freestanding stack sign; 2no. flags, and advertisements contained within the mesh to heras fencing

Reference - 23/00548/ADV	
Decision:	Decided
Date:	27th March 2023
Description:	Erection of 1no. v-shaped freestanding stack sign; 2no. flags, and advertisements contained within the mesh to heras fencing

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

Reference - 23/00548/ADV	
Decision:	Decided
Date:	27th March 2023
Description:	Erection of 1no. v-shaped freestanding stack sign; 2no. flags, and advertisements contained within the mesh to heras fencing

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

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.

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

Reference - S/1456/18/DC	
Decision:	Decided
Date:	23rd 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/1149/14/DC	
Decision:	Decided
Date:	23rd 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/0358/14/FL	
Decision:	Decided
Date:	20th February 2014
Description:	Replacement dwelling

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

Reference - S/1716/10	
Decision:	Decided
Date:	22nd November 2010
Description:	One and a half storey side extension.

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

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

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.

Reference - 20/01483/HFUL	
Decision:	Decided
Date:	07th April 2020
Description:	Single storey rear extension

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

Reference - 20/04572/HFUL	
Decision:	Decided
Date:	01st December 2020
Description:	Rear chalet bungalow extension to kitchen and bedroom.

Reference - 20/01483/HFUL	
Decision:	Decided
Date:	07th April 2020
Description:	Single storey rear extension

Planning records for: *Honeybet Button End Harston 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 - 21/04038/LBC	
Decision:	Decided
Date:	07th September 2021
Description:	Internal repairs and alterations and the installation of new external gates

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

Reference - 21/04060/HFUL
Decision: Decided
Date: 17th September 2021
Description: Construction of an outbuilding within rear garden

Reference - 21/04038/LBC
Decision: Decided
Date: 17th September 2021
Description: Internal repairs and alterations and the installation of new external gates

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 - 21/04060/HFUL
Decision: Decided
Date: 17th September 2021
Description: Construction of an outbuilding within rear garden

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

Reference - 21/04038/LBC	
Decision:	Decided
Date:	17th September 2021
Description:	Internal repairs and alterations and the installation of new external gates

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

Reference - 21/05671/OUT	
Decision:	Withdrawn
Date:	29th December 2021
Description:	Demolition of existing buildings and replace with up to 8no residential dwellings complete with electric car charging points and new upgraded access road.

Reference - 21/05670/OUT	
Decision:	Withdrawn
Date:	29th December 2021
Description:	Demolish existing buildings and replace with new eco-park of up to 8no commercial units complete with solar photovoltaic panels, living roofs and electric car charging points and new upgraded access road.

Reference - 21/05671/OUT	
Decision:	Withdrawn
Date:	29th December 2021
Description:	Demolition of existing buildings and replace with up to 8no residential dwellings complete with electric car charging points and new upgraded access road.

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

Reference - 21/05670/OUT
Decision: Withdrawn
Date: 29th December 2021
Description: Demolish existing buildings and replace with new eco-park of up to 8no commercial units complete with solar photovoltaic panels, living roofs and electric car charging points and new upgraded access road.

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

Reference - 23/00857/OUT
Decision: Decided
Date: 06th March 2023
Description: Demolition of existing buildings and replace with up to 8no bungalows complete with electric car charging points and new upgraded access road.

Reference - 23/00855/OUT
Decision: Awaiting decision
Date: 06th March 2023
Description: Demolish existing buildings and replace with new eco-park of up to 8no commercial units complete with solar photovoltaic panels, living roofs and electric car charging points and new upgraded access road.

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

Reference - 23/00855/OUT
Decision: Decided
Date: 06th March 2023
Description: Demolish existing buildings and replace with new eco-park of up to 4no commercial units complete with solar photovoltaic panels, living roofs and electric car charging points.
Reference - 23/00857/OUT
Decision: Decided
Date: 06th March 2023
Description: Demolition of existing buildings and replace with up to 4no bungalows complete with electric car charging points
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.
Reference - 23/00855/OUT
Decision: Awaiting decision
Date: 06th March 2023
Description: Demolish existing buildings and replace with new eco-park of up to 8no commercial units complete with solar photovoltaic panels, living roofs and electric car charging points and new upgraded access road.

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

Reference - 21/05670/OUT
Decision: Withdrawn
Date: 29th December 2021
Description: Demolish existing buildings and replace with new eco-park of up to 8no commercial units complete with solar photovoltaic panels, living roofs and electric car charging points and new upgraded access road.
Reference - 23/00857/OUT
Decision: Decided
Date: 06th March 2023
Description: Demolition of existing buildings and replace with up to 8no bungalows complete with electric car charging points and new upgraded access road.
Reference - 21/05671/OUT
Decision: Withdrawn
Date: 29th December 2021
Description: Demolition of existing buildings and replace with up to 8no residential dwellings complete with electric car charging points and new upgraded access road.
Reference - 23/00860/OUT
Decision: Awaiting decision
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 - 23/80091/COND	
Decision:	Awaiting decision
Date:	06th March 2023
Description:	Discharge of Condition 2 (External Materials) for 21/01548/REM

Reference - 23/00396/CLED	
Decision:	Decided
Date:	06th March 2023
Description:	Lawful Development Certificate for use for industrial processes (B2)

Reference - 23/80091/COND	
Decision:	Awaiting decision
Date:	06th March 2023
Description:	Discharge of Condition 2 (External Materials) for 21/01548/REM

Reference - 23/00396/CLED	
Decision:	Decided
Date:	06th March 2023
Description:	Lawful Development Certificate for use for industrial processes (B2)

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

Reference - 23/80091/COND
Decision: Awaiting decision
Date: 06th March 2023
Description: Discharge of Condition 2 (External Materials) for 21/01548/REM
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)
Reference - 24/00584/PMBPA
Decision: Awaiting decision
Date: 28th March 2024
Description: Change of use of agricultural buildings to 2no. dwellinghouses (C3) with external alteration to existing barn within existing group of agricultural buildings
Reference - 23/00400/NMA
Decision: Decided
Date: 06th March 2023
Description: Non Material Amendment to change the surfacing materials of the driveways associated with Plots 74 and 75, changing this from Keyblok paving (burnt ochre colour) to sprayed gravel for 19/01180/REM and 22/01726/NMA

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

Reference - 23/00855/OUT	
Decision:	Decided
Date:	06th March 2023
Description:	Demolish existing buildings and replace with new eco-park of up to 4no commercial units complete with solar photovoltaic panels, living roofs and electric car charging points.

Reference - 22/04444/NMA1	
Decision:	Withdrawn
Date:	06th March 2023
Description:	Non material amendment on application 22/04444/HFUL for the correction of referenced drawings in the decision notice.

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

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

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

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: *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:	17th June 2021
Description:	Non-material amendment on application 20/04405/HFUL for relocation and addition of windows

Reference - 20/04405/HFUL	
Decision:	Awaiting decision
Date:	06th November 2020
Description:	Single storey side and rear extension

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

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

Reference - 20/04405/NMA1	
Decision:	Decided
Date:	17th June 2021
Description:	Non-material amendment on application 20/04405/HFUL for relocation and addition of windows

Planning records for: *Pineroft 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:	Decided
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:	24th December 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.

Energy rating

C

Valid until 20.02.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 400+ mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system, plus solar
Hot Water Energy Efficiency:	Very good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, insulated
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	85 m ²

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

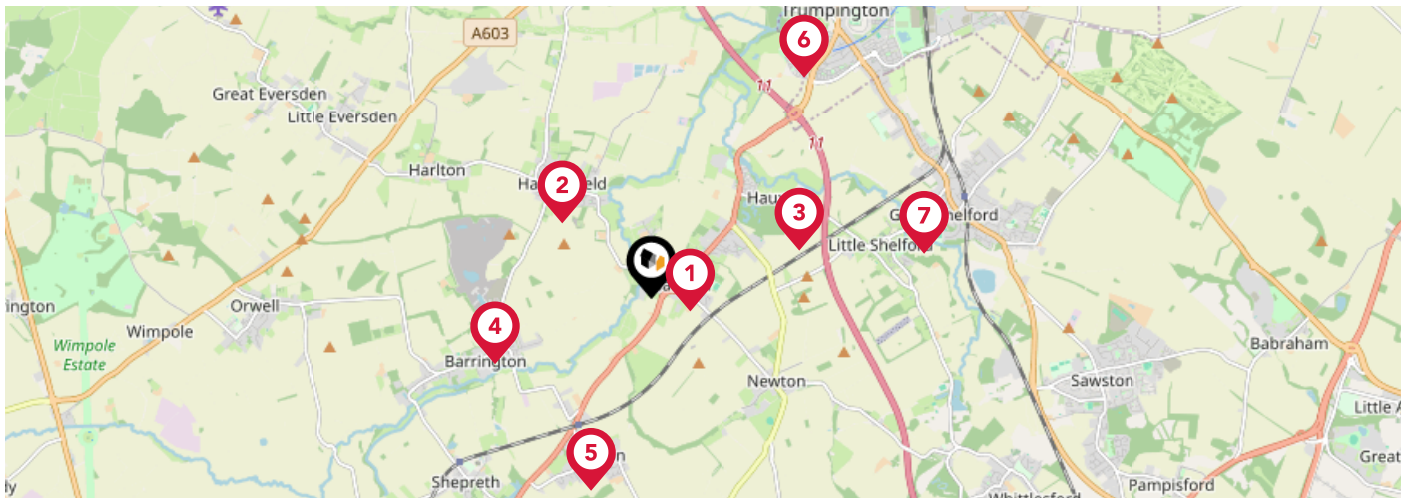
Gas Central heating

Water Supply

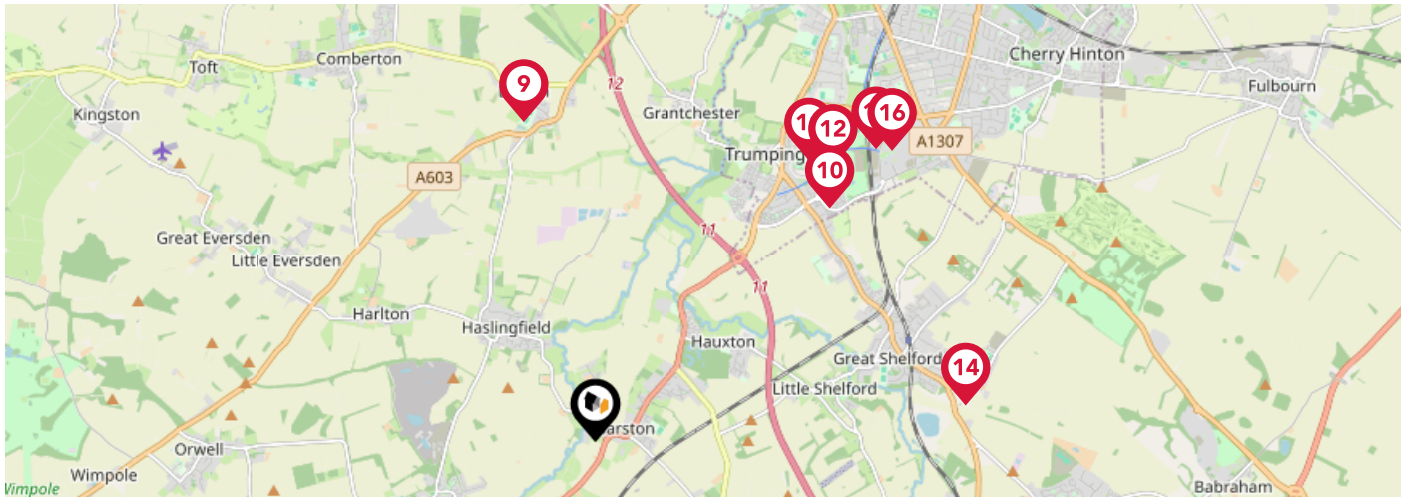
Cambridge Water









Drainage

Anglian Water



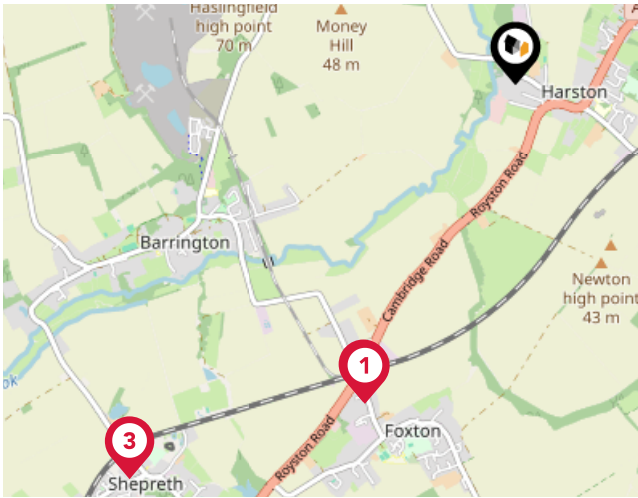
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	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 135 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 162 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hauxton Primary School Ofsted Rating: Good Pupils: 96 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 104 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foxton Primary School Ofsted Rating: Good Pupils: 94 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 275 Distance:2.43	<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: 209 Distance:2.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thriplow CofE VA Primary School Ofsted Rating: Good Pupils: 141 Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Barton CofE VA Primary School Ofsted Rating: Good Pupils: 103 Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Trumpington Park Primary School Ofsted Rating: Good Pupils: 207 Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Fawcett Primary School Ofsted Rating: Good Pupils: 444 Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Trumpington Community College Ofsted Rating: Requires Improvement Pupils: 406 Distance:3.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Fowlmere Primary School Ofsted Rating: Good Pupils: 95 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Stapleford Community Primary School Ofsted Rating: Good Pupils: 189 Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Long Road Sixth Form College Ofsted Rating: Good Pupils:0 Distance:3.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 277 Distance:3.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

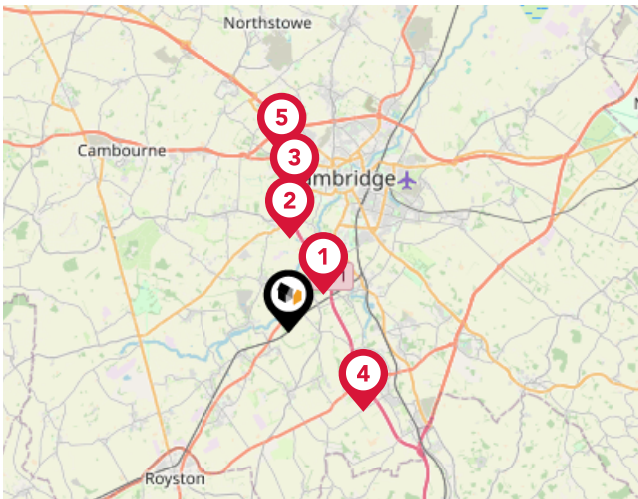
Area

Transport (National)



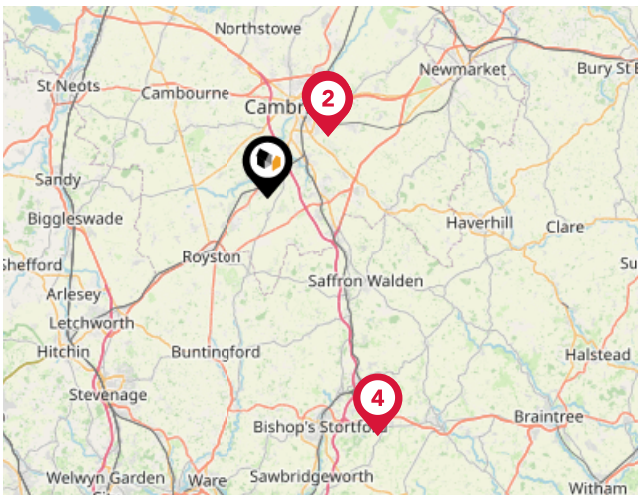
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	1.6 miles
2	Foxton Rail Station	1.6 miles
3	Shepreth Rail Station	2.51 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.91 miles
2	M11 J12	3.44 miles
3	M11 J13	5 miles
4	M11 J10	3.99 miles
5	M11 J14	6.47 miles

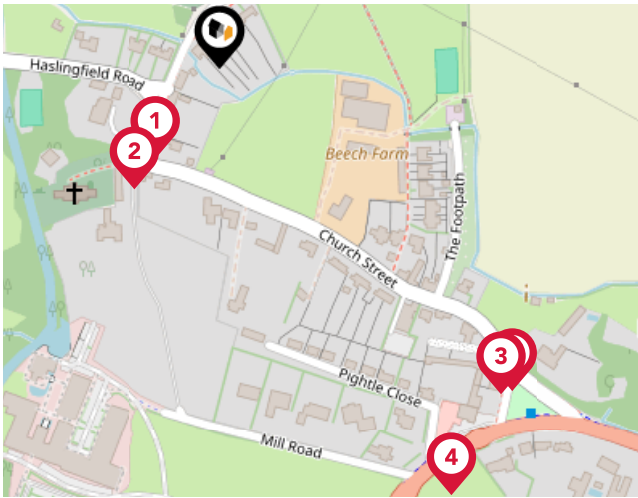


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	6.29 miles
2	Cambridge Airport	6.29 miles
3	Cambridge Airport	6.44 miles
4	London Stansted Airport	19.02 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	All Saints' Church	0.06 miles
2	All Saints' Church	0.08 miles
3	Hurrell's Row	0.24 miles
4	Church Street	0.28 miles
5	Hurrell's Row	0.25 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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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.

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