

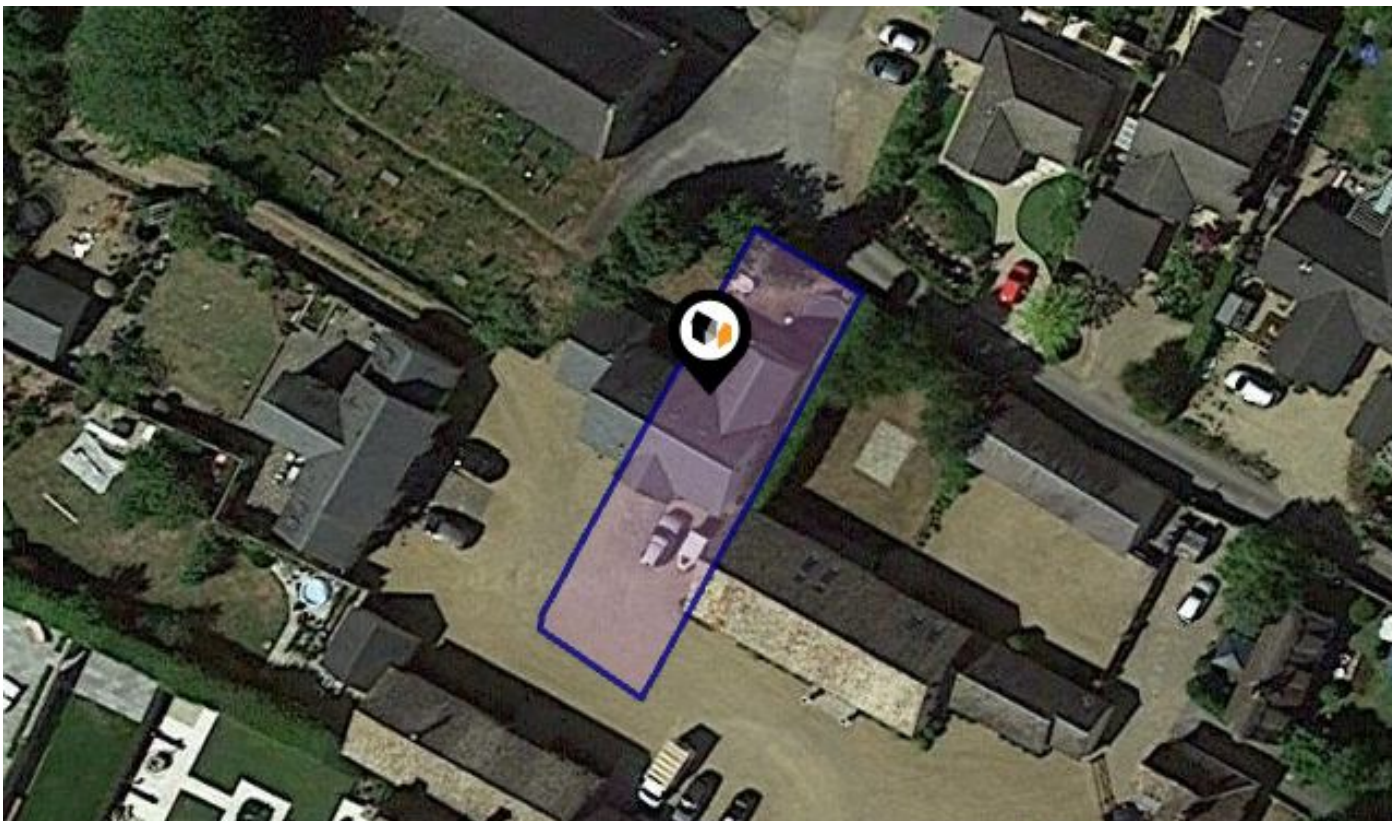


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 07th October 2024



HOME FARM, 89, HIGH STREET, HARSTON, CAMBRIDGE, CB22

Cooke Curtis & Co

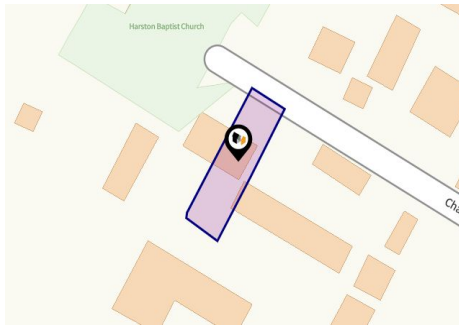
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	3,638 ft ² / 338 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band G		
Annual Estimate:	£3,840		
Title Number:	CB321685		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	54 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:



Planning records for: **89 Home Farm High Street Harston Cambridgeshire CB22 7PZ**

Reference - S/1513/08/F	
Decision:	Decided
Date:	04th August 2008
Description:	Conversion & extension of cartlodge into dwelling with attached garage (amended Design) (Part retrospective)

Planning records for: **Oak Tree Cottage 91 High Street Harston Cambridge Cambridgeshire CB22 7PZ**

Reference - S/0862/14/LB	
Decision:	Decided
Date:	13th May 2014
Description:	Repair of damaged external wall and corner

Planning records for: **85 High Street Harston Cambridgeshire CB22 7PZ**

Reference - 24/0221/TTPO	
Decision:	Decided
Date:	14th February 2024
Description:	T1 - Small Yew - reduce crown back by 1.5m to near boundary. Tree overhangs car park. T2 - Mature Lime - cut back lower limb to near boundary by 2m. Tree has extensive deadwood in upper crown. T3 - Hawthorn - cut back to boundary by 2m. Tree overhangs car park. T4 - Small twin stemmed Ash - remove lower epicormic growth to near boundary and the removal of left hand stem to a 4m pollard to remove over hang into carpark. T5 - Yew - 1m overall crown reduction. Tree is becoming very dominant and reducing the usability of the carpark. T6 - Mature Lime - reduction of epicormic growth back by 1.5m to near boundary to alleviate dominance. T7 - Semi Mature Ash - Pollard to 5m to allviate weight. Tree leans towards car park. T8 - Lime - reduce overhanging branches back by 2.5m to near boundary line to reduce dominance, sail and loading. Sever Ivy. T9 - Semi Mature Lime - reduce back by 5m to near boundary line. Tree encroaching over neighbouring roof. T10 - Mature Oak - remove lower epicormic growth that is interfering with the neighbouring roof to provide a 4m clearance. T11 - Mature Ash - reduce back by 3m to near boundary. Tree is interfering with neighbouring roof. T12 - Oak - pollard back by 5m to near boundary line. Tree is interfering with neighbouring roof

Reference - 22/0873/TTPO	
Decision:	Decided
Date:	09th August 2022
Description:	T1: Ash (close to side boundary) - Reduce height by 6m and laterals on building side by approximately 3-4m back to main trunk and continue pruning across tree to leave as a framework pollard. T2: Ash (close to corner of house) - Remove drooping branch close to corner of house back to suitable branch union (approximately 4m).

Planning records for: **85 High Street Harston Cambridge Cambridgeshire CB22 7PZ**

Reference - S/4231/18/TP	
Decision:	Decided
Date:	05th November 2018
Description:	T1 Horse Chestnut - remove tree. Dryad Saddle fruiting just below crown two active bees' nests and major dead wood over pavement removed. T2 Leaning Ash with very poor form. The site would benefit from new trees and removing this tree would make room. T3 Irish Yew to trim back splayed braches back to profile once ivy removed and remove epicormic to a height of 2m.

Planning records for: **59 High Street Harston Cambridge Cambridgeshire CB22 7PZ**

Reference - S/2133/14/FL	
Decision:	Decided
Date:	09th September 2014
Description:	Change of use of existing car showroom to A1 retail unit (resubmission of S/0884/14)

Reference - S/2275/13/FL	
Decision:	Decided
Date:	15th November 2013
Description:	New door to rear elevation of kitchen and summerhouse

Reference - S/2276/13/LB	
Decision:	Decided
Date:	15th November 2013
Description:	New door to rear elevation of kitchen

Planning records for: *2 Home Farm 89 High Street Harston Cambridge Cambridgeshire CB22 7PZ*

Reference - S/3695/18/FL	
Decision:	Decided
Date:	27th September 2018
Description:	Existing first floor rear rooflight to be replaced with dormer window with full height french door.

Planning records for: *The Coach House 87A High Street Harston Cambridge Cambridgeshire CB22 7PZ*

Reference - S/1747/15/FL	
Decision:	Decided
Date:	10th July 2015
Description:	Erection of timber and double glazed garden room

Reference - S/1749/15/LB	
Decision:	Decided
Date:	10th July 2015
Description:	Erection of timber and double glazed garden room

Planning records for: *57 High Street Harston CB22 7PZ*

Reference - S/1177/10	
Decision:	Decided
Date:	06th July 2010
Description:	Conversion & Extension to Outbuilding to form a 2 bed Self Contained Annexe

Planning records for: *44 High Street Harston Cambridge Cambridgeshire CB22 7PZ*

Reference - S/1027/11	
Decision:	Decided
Date:	19th May 2011
Description:	Erection of dwelling together with two-storey extension to rear of existing property.

Reference - S/2567/11	
Decision:	Decided
Date:	28th February 2012
Description:	Erection of two-storey dwelling together with two-storey extension to rear of existing property

Planning records for: *The Old Coach House 56 High Street Harston Cambridge CB22 7PZ*

Reference - S/1463/17/PA	
Decision:	Decided
Date:	15th May 2017
Description:	Prior approval for a proposed change of use of a building from office use (ClassB1 (a)) to a dwellinghouse (Class C3)

Reference - S/1203/09/F	
Decision:	Decided
Date:	19th August 2009
Description:	In accordance with our enclosed letter dated 29 July except we apply now for Condition 1 of S/1806/92/F to be removed

Planning records for: *The Old Coach House 56 High Street Harston Cambridge Cambridgeshire CB22 7PZ*

Reference - 22/00937/PRIOR
Decision: Decided
Date: 23rd February 2022
Description: Change of use from Commercial, Business and Service (Use Class E) to 1 No. Dwellinghouses (Use Class C3)

Reference - 22/02039/FUL
Decision: Withdrawn
Date: 29th April 2022
Description: Change of use to residential only

Reference - 22/02040/FUL
Decision: Withdrawn
Date: 29th April 2022
Description: Demolition of the existing dwelling including the removal of all outbuildings and structures. Erection of 2no. residential dwellings (one bungalow and one two-storey house) and associated works (inc new / re-positioned vehicular crossovers).

Planning records for: *70 High Street Harston Cambridgeshire CB22 7PZ*

Reference - S/2045/08/F
Decision: Decided
Date: 01st December 2008
Description: Extensions (Amended Design)

Planning records for: *70 High Street Harston CB22 7PZ*

Reference - 21/01712/HFUL	
Decision:	Decided
Date:	15th April 2021
Description:	Construction of a detached 2-bay single storey oak-framed Cartlodge.

Planning records for: *Park House 87 High Street Harston Cambridge Cambridgeshire CB22 7PZ*

Reference - S/2291/16/FL	
Decision:	Decided
Date:	30th August 2016
Description:	Regularisation of previously carried out unauthorised works to house and garage. (Retrospective) New proposed drive gates fencing & hedges.

Reference - S/1585/18/DC	
Decision:	Decided
Date:	23rd April 2018
Description:	Discharge of conditions 8 (mortars plasters and render specifications) and 9 (Details of new and replacement gutters and drainpipes) of listed building consent S/3485/17/LB

Reference - S/2382/19/DC	
Decision:	Decided
Date:	09th July 2019
Description:	Discharge of Conditions Creations 3 (Approved Plans) 4 (matching materials) 5 (external materials) & 6 (windows) of Planning Application S.3851.18.LB - dormer window within the north west facade details and conversion of an existing attic space into a room

Planning records for: *87 High Street Harston Cambridge Cambridgeshire CB22 7PZ*

Reference - S/0954/18/DC
Decision: Decided
Date: 12th March 2018
Description: Discharge of Conditions 3 (External Materials) 5 (Tree Protection) & 6 (Hard & Soft Landscaping) of Planning Permission S/3484/17/FL
Reference - S/2293/16/LB
Decision: Decided
Date: 30th August 2016
Description: Regularisation of previously carried out unauthorised works to house and garage. (Retrospective) New proposed drive gates fencing & hedges.
Reference - S/3357/16/FL
Decision: Decided
Date: 09th December 2016
Description: Rear Dormer (Retrospective)
Reference - S/0296/18/TP
Decision: Decided
Date: 23rd January 2018
Description: **5 DAY NOTICE** Top ash tree to 5m in height (TPO 0013 (2002) G2)

Planning records for: *87 High Street Harston Cambridge Cambridgeshire CB22 7PZ*

Reference - S/2533/19/DC
Decision: Decided
Date: 23rd July 2019
Description: Discharge of condition 5 (details of gate) of Listed Building consent S/3485/17/LB for the demolition of the existing extension and replacement with a new extension demolition of the existing garage/annexe and replacement with a new garage. Reinstatement of the former conservatory with a new extension. Construction of a pool house green house and plant room and an extensive landscaping scheme including the refurbishment and relocation of the existing pool and other internal alterations.
Reference - S/3851/18/LB
Decision: Decided
Date: 11th October 2018
Description: Creation of a dormer window within the the north west facade details and conversion of an existing attic space into a room
Reference - S/3687/17/TP
Decision: Decided
Date: 19th October 2017
Description: Ash Tree (Marked in red on attached plan) - FELL Mature tree overhanging the footpath with extensive decay at base and evident on lower side of buttress roots. Evidence of Honey Fungus - See Attached plan/images.
Reference - S/3359/16/LB
Decision: Decided
Date: 09th December 2016
Description: Insertion of Rear Dormer Roof Light Replacement Windows and Internal Alterations (Retrospective)

Planning records for: *The Coach House 87 High Street Harston Cambridge Cambridgeshire CB22 7PZ*

Reference - S/2363/13/FL	
Decision:	Decided
Date:	08th November 2013
Description:	Change of use from mixed residential and business use to residential use only

Reference - S/3850/18/FL	
Decision:	Decided
Date:	11th October 2018
Description:	Creation of a dormer window and conversion of attic space

Planning records for: *92 High Street Harston CB22 7PZ*

Reference - 21/00416/HFUL	
Decision:	Decided
Date:	01st February 2021
Description:	Single storey side extension

Reference - 21/00792/HFUL	
Decision:	Decided
Date:	22nd February 2021
Description:	Single and one and a half storey extension to the north west of the existing dwelling, removal of trees and replacement landscaping

Planning records for: *Land rear of 49 High Street Harston Cambridge Cambridgeshire CB22 7PZ*

Reference - S/4254/17/DC	
Decision:	Decided
Date:	29th November 2017
Description:	Discharge of conditions 3 (Materials) 4 (Detailed desk study) 9 (foul water drainage) and 10 (Surface water drainage) of planning permission S/3168/17/FL

Reference - S/0546/09/F	
Decision:	Decided
Date:	01st May 2009
Description:	Change of use from offices to residential hair salon beauty salon and osteopath. Retrospective application.

Planning records for: *59-61 High Street Harston Cambridgeshire CB22 7PZ*

Reference - 23/1492/TTPO	
Decision:	Decided
Date:	05th December 2023
Description:	G1 - These trees belong to 85 High Street. The owner will not communicate with us, or maintain their trees. The trees in question are in a state of disrepair and some are now touching the roof of the Ducati Garage building. Several trees over the car park continue to drop branches and deadwood. This obviously poses a liability concern for Ducati. Request cutting back of all vegetation to growth points near the boundary line where possible.

Reference - 23/1491/TTCA	
Decision:	Decided
Date:	05th December 2023
Description:	T1 - Ash - This tree is situated right on the boundary of the property. It over hangs the roof of 11 High Street and has previous caused issues. The owners of No.11 and also Numbers 9 and 7 have repeatedly made complaints about falling branches and excessive shading. The tree is also exhibiting large increment strips on the stem and fruiting bodies of <i>innonotus hispidus</i> . Request removal of tree to ground level to be replaced with native species in more suitable location.

89 High Street, Harston, CAMBRIDGE, CB22

Energy rating

B

Valid until 30.09.2034

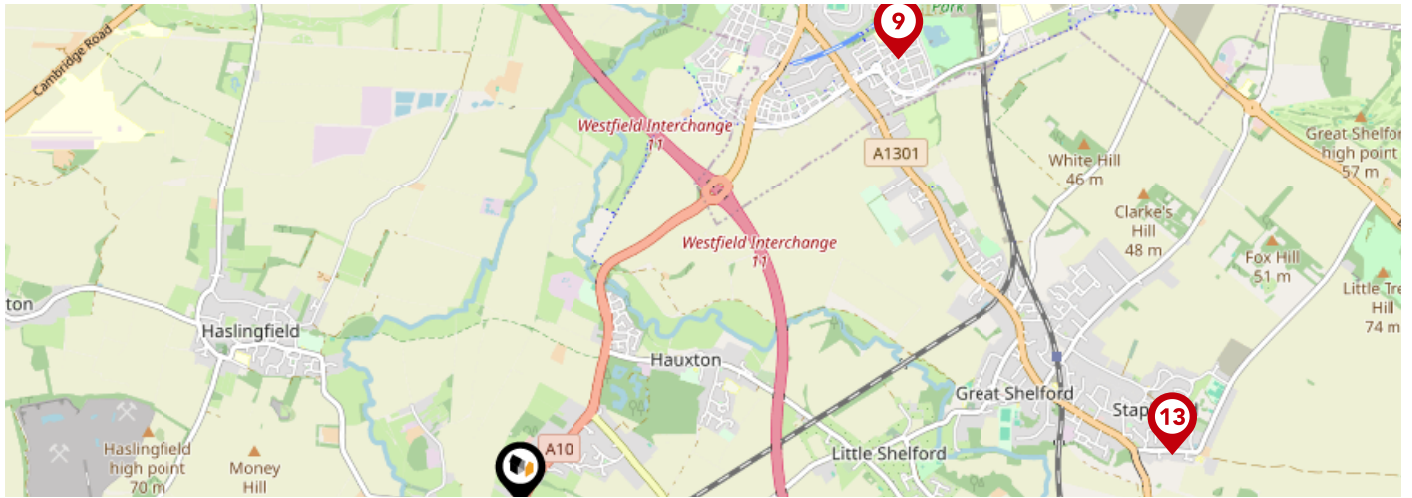
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

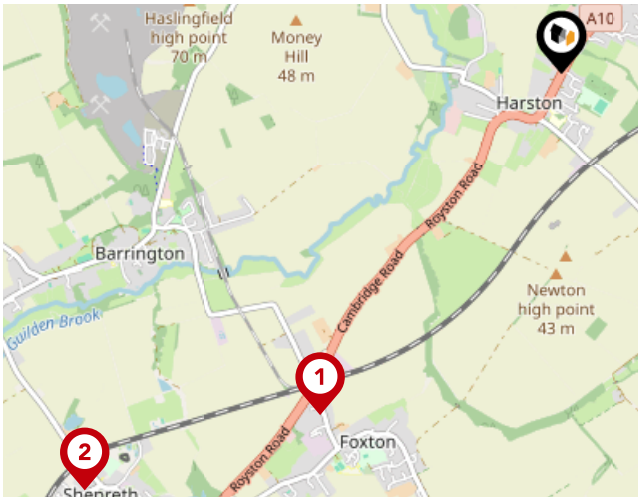
Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, insulated (assumed)
Secondary Heating:	None
Total Floor Area:	338 m ²



		Nursery	Primary	Secondary	College	Private
1	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:1.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

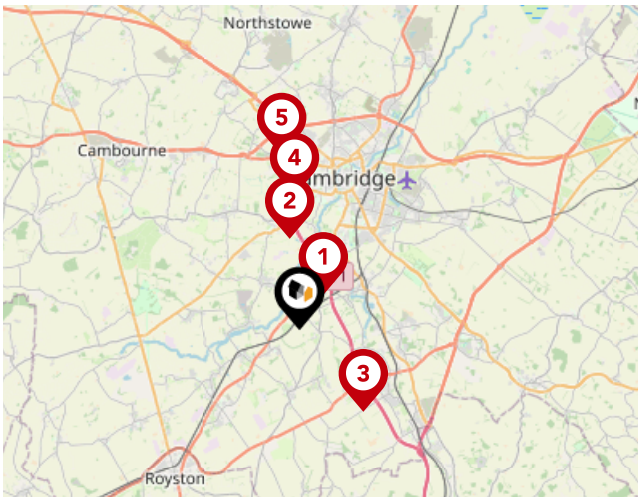


	Nursery	Primary	Secondary	College	Private
<p>9 Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:2.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:2.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:2.89</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:2.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:2.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:3.42</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:3.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



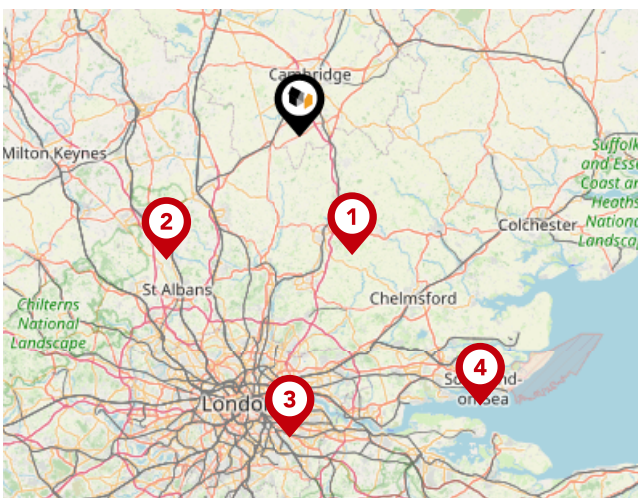
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	1.91 miles
2	Shepreth Rail Station	2.89 miles
3	Cambridge Rail Station	4.32 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.57 miles
2	M11 J12	3.35 miles
3	M11 J10	3.8 miles
4	M11 J13	4.89 miles
5	M11 J14	6.39 miles

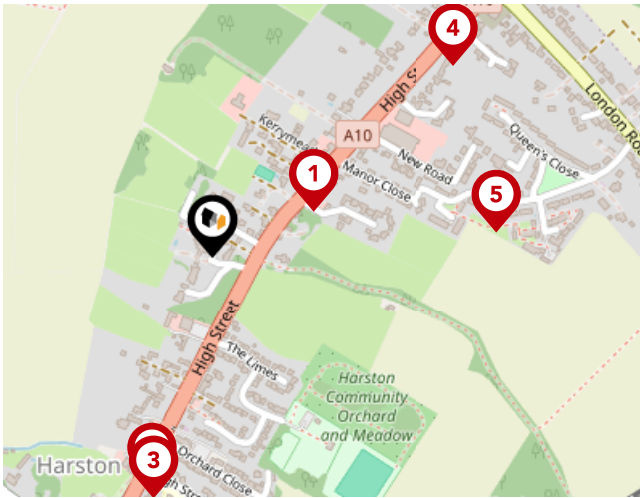


Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	19.06 miles
2	Luton Airport	26.62 miles
3	Silvertown	44.17 miles
4	Southend-on-Sea	47.69 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	High Meadow	0.13 miles
2	Orchard Close	0.27 miles
3	Station Road	0.28 miles
4	London Road	0.35 miles
5	Queens Close	0.32 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.



/cookecurtisco



/cookecurtisco

Cooke Curtis & Co

Data Quality

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