

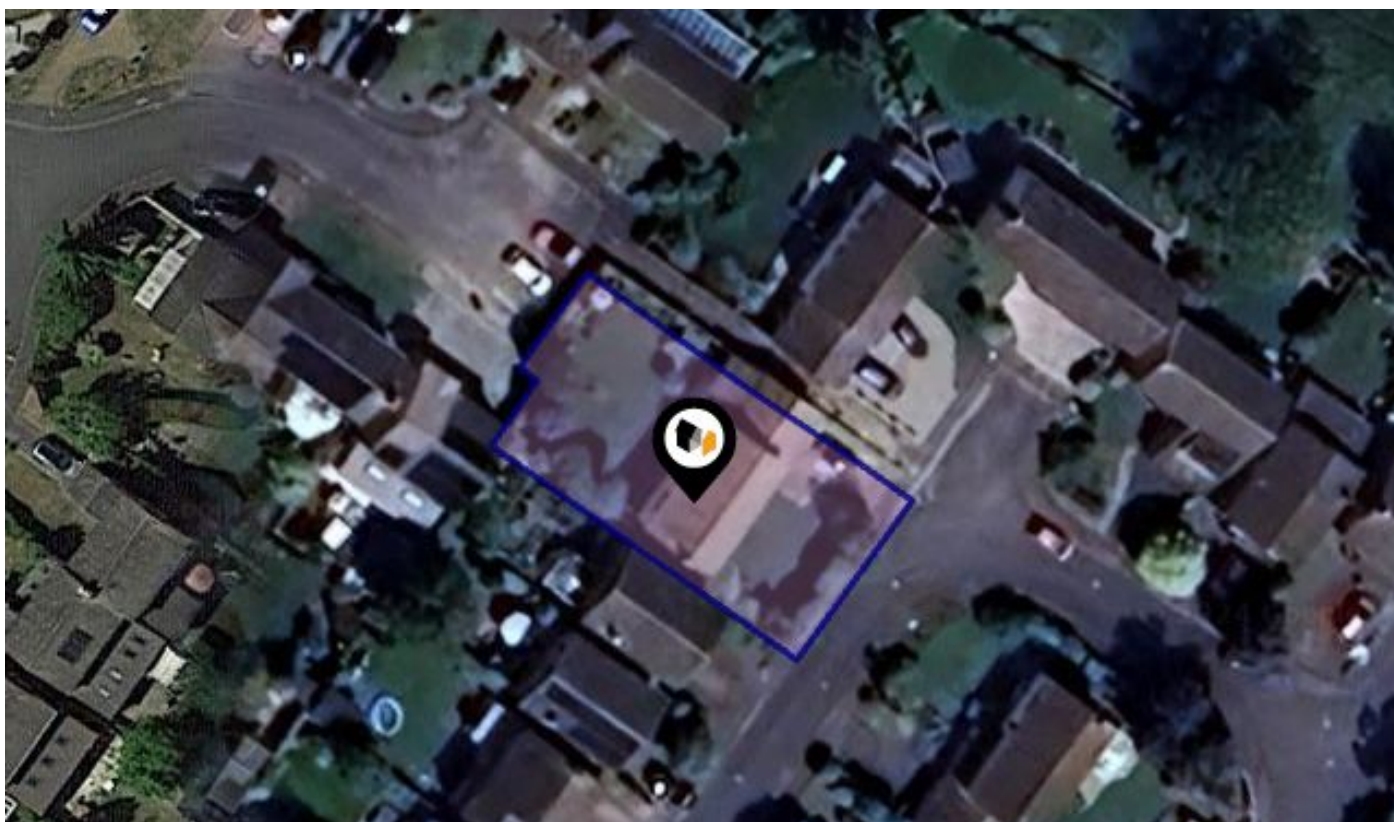


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 28th October 2024



LAWRANCE LEA, HARSTON, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

| | | | |
|-------------------------|------------|----------------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Plot Area: | 0.13 acres | | |
| Council Tax : | Band F | | |
| Annual Estimate: | £3,328 | | |
| Title Number: | CB282449 | | |

Local Area

| | |
|---------------------------|----------------------|
| Local Authority: | South cambridgeshire |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | No Risk |
| • Surface Water | Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|--------------------|
| 16 mb/s | 33 mb/s | 900 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **2 Lawrance Lea Harston CB22 7QR**

| Reference - S/1989/16/LD | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 27th July 2016 |
| Description: | Lawful development certificate for proposed single storey rear extension |

Planning records for: **22 Lawrance Lea Harston Cambridge Cambridgeshire CB22 7QR**

| Reference - S/0012/11 | |
|-----------------------|-----------------------------------|
| Decision: | Decided |
| Date: | 07th January 2011 |
| Description: | Infill Side First Floor Extension |

Planning records for: **28 Lawrance Lea Harston CB22 7QR**

| Reference - 21/04070/HFUL | |
|---------------------------|--|
| Decision: | Decided |
| Date: | 09th September 2021 |
| Description: | First floor side extension with dormer window over existing garage, monopitch roof to replace existing flat roof to front, render treatment to external walls and new UPVC windows |

Planning records for: **29 Lawrance Lea Harston Cambridgeshire CB22 7QR**

| Reference - 20/02384/CONDE | |
|----------------------------|--|
| Decision: | Decided |
| Date: | 13th May 2022 |
| Description: | Discharge of condition 4 (Surface Water Drainage) of planning permission |

Planning records for: *29 Lawrance Lea Harston Cambridgeshire CB22 7QR*

| | |
|----------------------------------|--|
| Reference - 22/02273/HFUL | |
| Decision: | Decided |
| Date: | 13th May 2022 |
| Description: | Single storey extension to front and rear. |

Central Heating

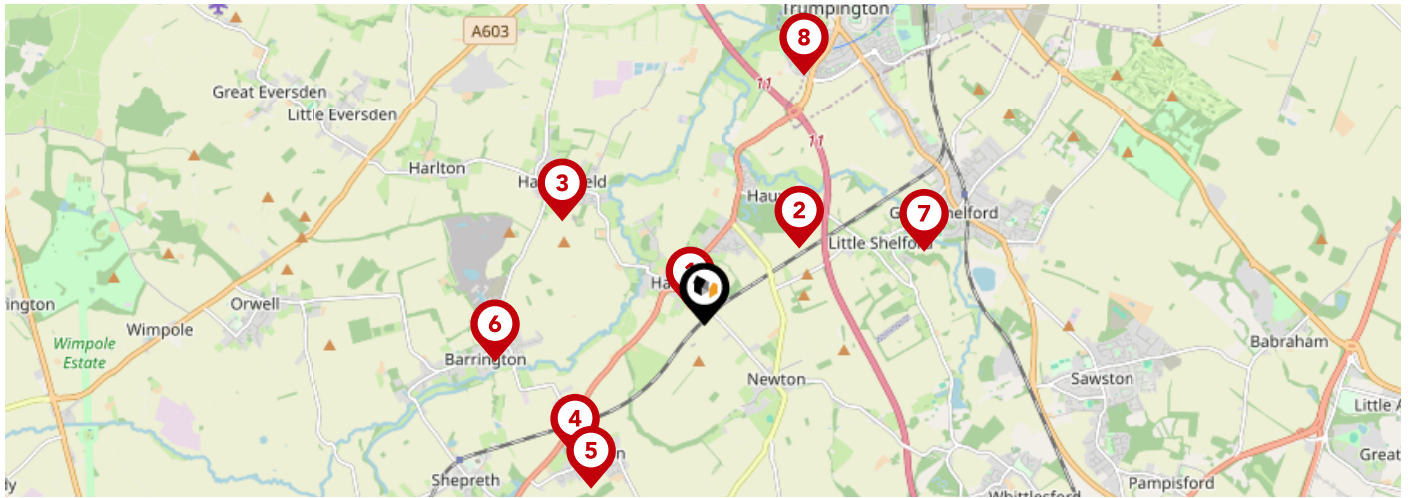
Gas central heating

Water Supply

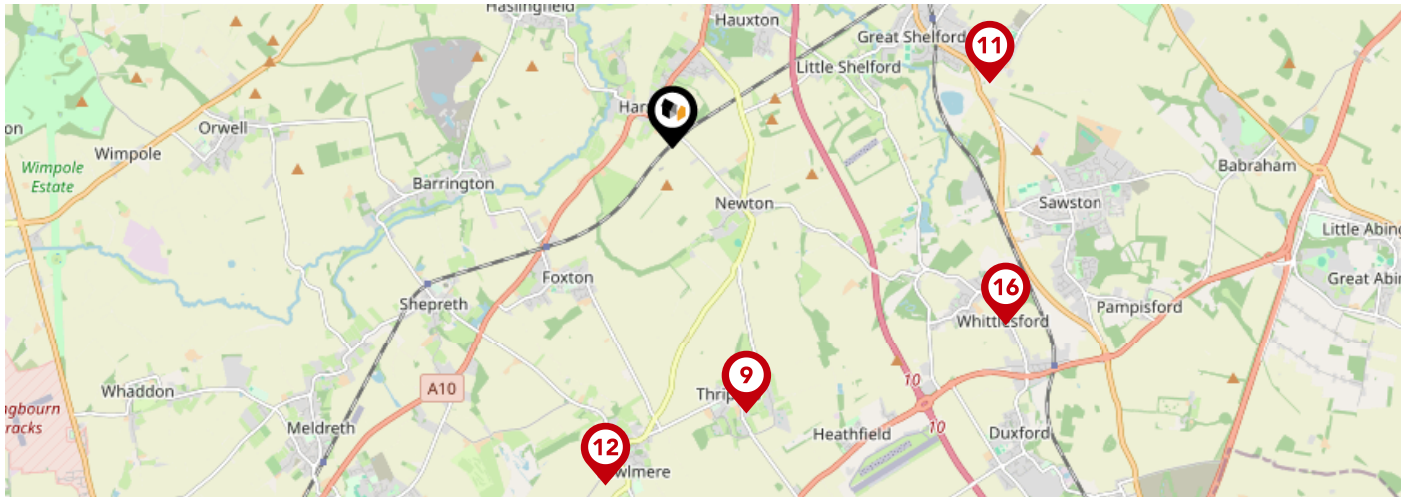
Cambridge Water

Drainage

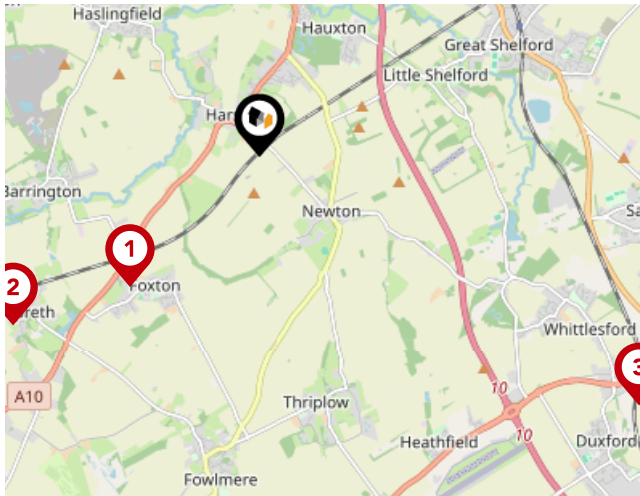
Anglian Water



| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:0.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:1.1 | <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:1.61 | <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:1.68 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:1.81 | <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: 157 Distance:1.94 | <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:2.1 | <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:2.44 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

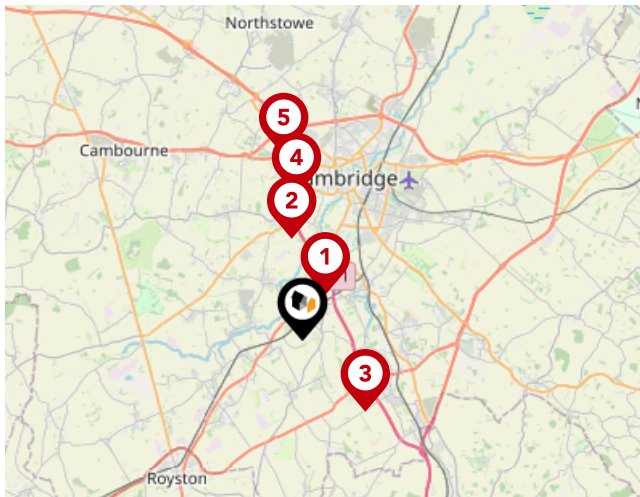


| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:2.5 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:2.91 | <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:2.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:3.12 | <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:3.18 | <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:3.23 | <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:3.38 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:3.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



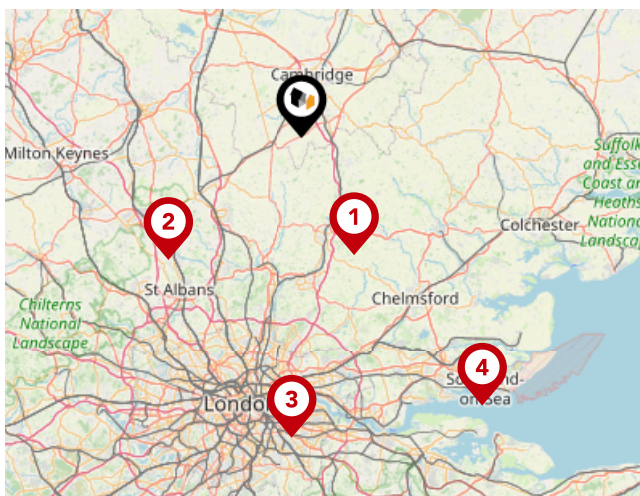
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------------------|------------|
| 1 | Foxton Rail Station | 1.67 miles |
| 2 | Shepreth Rail Station | 2.72 miles |
| 3 | Whittlesford Parkway Rail Station | 4.12 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M11 J11 | 1.86 miles |
| 2 | M11 J12 | 3.73 miles |
| 3 | M11 J10 | 3.46 miles |
| 4 | M11 J13 | 5.27 miles |
| 5 | M11 J14 | 6.78 miles |



Airports/Helipads

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Stansted Airport | 18.68 miles |
| 2 | Luton Airport | 26.43 miles |
| 3 | Silvertown | 43.8 miles |
| 4 | Southend-on-Sea | 47.33 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|----------------|------------|
| 1 | The Paddock | 0.09 miles |
| 2 | Primary School | 0.13 miles |
| 3 | Station Road | 0.18 miles |
| 4 | Orchard Close | 0.19 miles |
| 5 | Church Street | 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

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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