

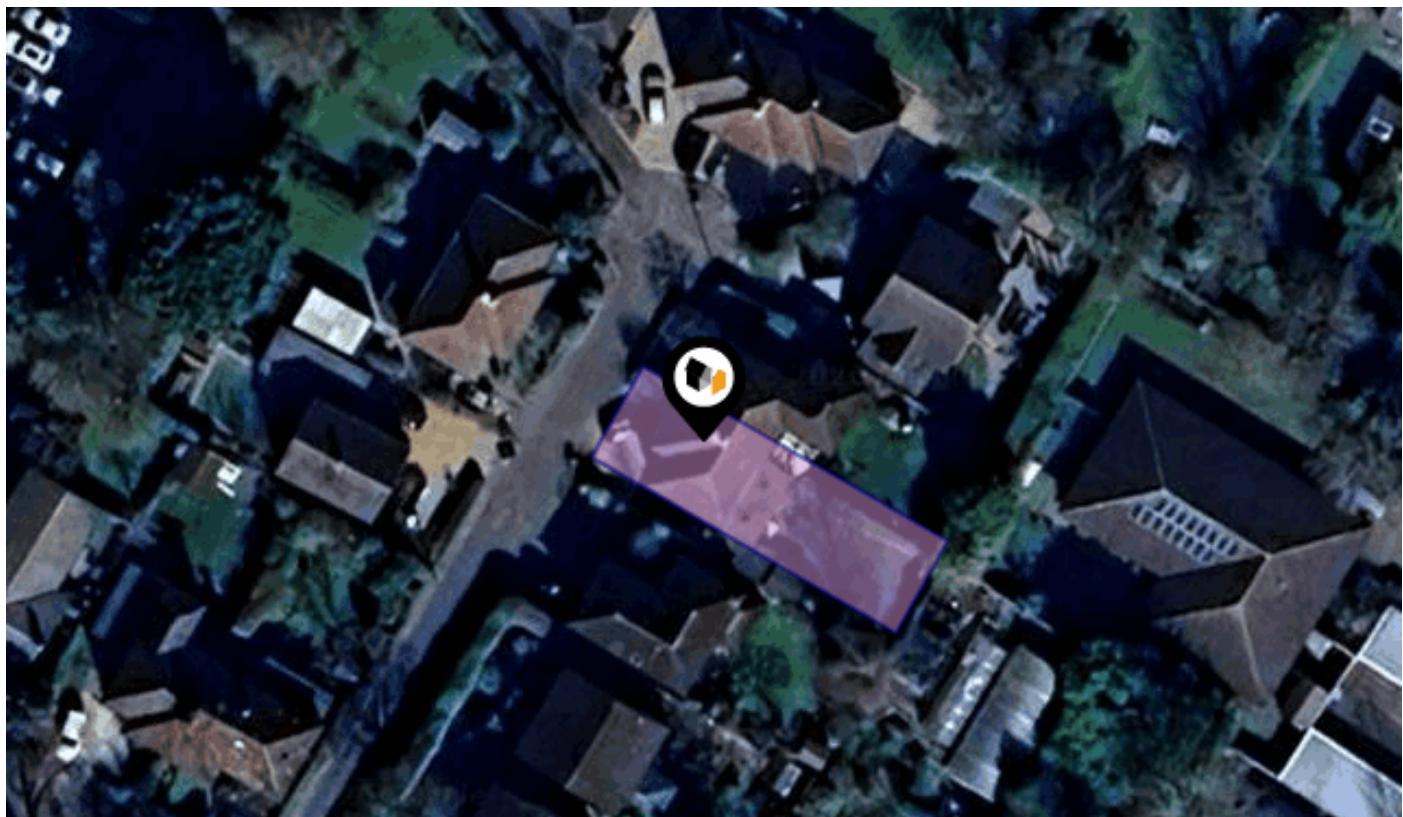


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 13th February 2026



NEW ROAD, HARSTON, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk





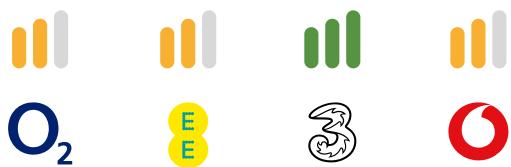
Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,130 ft ² / 105 m ²		
Plot Area:	0.06 acres		
Year Built :	1998		
Council Tax :	Band E		
Annual Estimate:	£2,951		
Title Number:	CB214636		

Local Area

Local Authority:	South cambridgeshire	Estimated Broadband Speeds
Conservation Area:	No	(Standard - Superfast - Ultrafast)
Flood Risk:		
● Rivers & Seas	Very low	15 mb/s
● Surface Water	Very low	45 mb/s
		1000 mb/s
		  

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **7 New Road Harston Cambridgeshire CB22 7QG**

Reference - S/1016/15/FL
Decision: Decided
Date: 16th April 2015
Description: Single Storey Side Extension

Planning records for: **15 New Road Harston CB22 7QG**

Reference - 20/02102/HFUL
Decision: Decided
Date: 17th April 2020
Description: Two storey side and part rear extension

Planning records for: **19 New Road Harston CB22 7QG**

Reference - S/0131/17/FL
Decision: Decided
Date: 11th January 2017
Description: Ground Floor Rear Side Extension and 1st Floor Rear Extension

Planning records for: **31 New Road Harston Cambridge Cambridgeshire CB22 7QG**

Reference - S/2462/18/FL
Decision: Decided
Date: 28th June 2018
Description: Single storey front/side extension



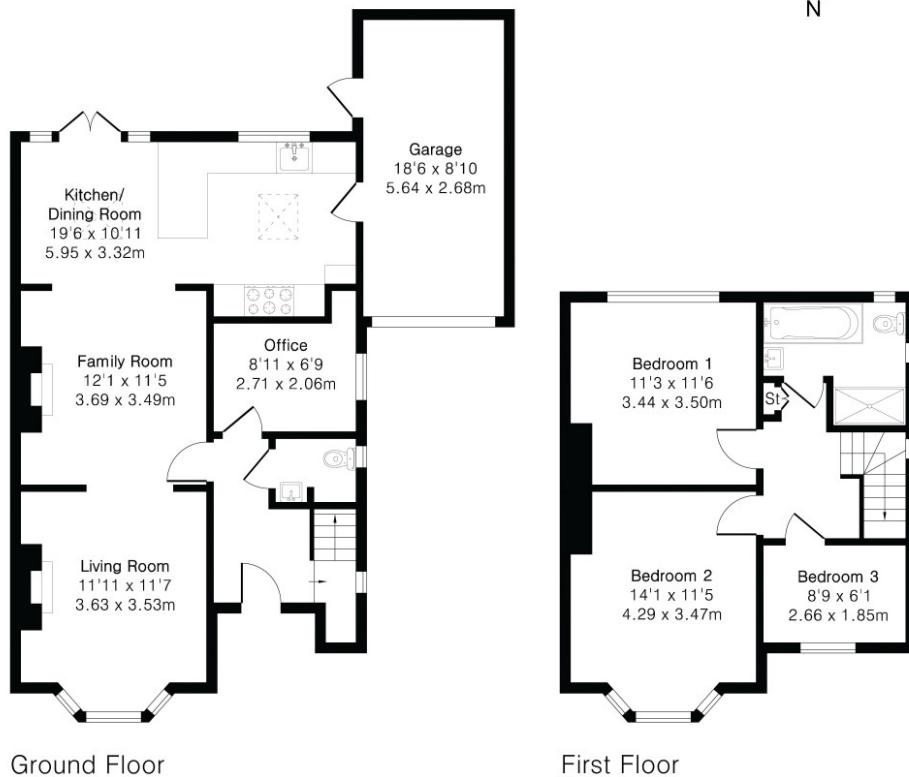
NEW ROAD, HARSTON, CAMBRIDGE, CB22

**Approximate Gross Internal Area 1155 sq ft - 108 sq m
(Excluding Garage)**

Ground Floor Area 673 sq ft - 63 sq m

First Floor Area 482 sq ft - 45 sq m

Garage Area 163 sq ft - 15 sq m



NEW ROAD, HARSTON, CAMBRIDGE, CB22



New Road, Harston, CB22

Energy rating

D

Valid until 15.08.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	55 D	
21-38	F		
1-20	G	72 C	

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental (social)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	105 m ²

Building Safety

Accessibility / Adaptations

Reconfiguration of the downstairs layout to remove dividing wall between lounge and kitchen area, creation of new study and installation of a new kitchen. New bathroom also fitted.

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Standard brick - 1935

Property Lease Information

Listed Building Information

Stamp Duty

Other

Shared Costs: £100 per annum, managed by the New Road Residents Association

Other

Electricity Supply

Octopus

Gas Supply

Octopus

Central Heating

Combi boiler

Water Supply

Cambridge Water

Drainage

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.

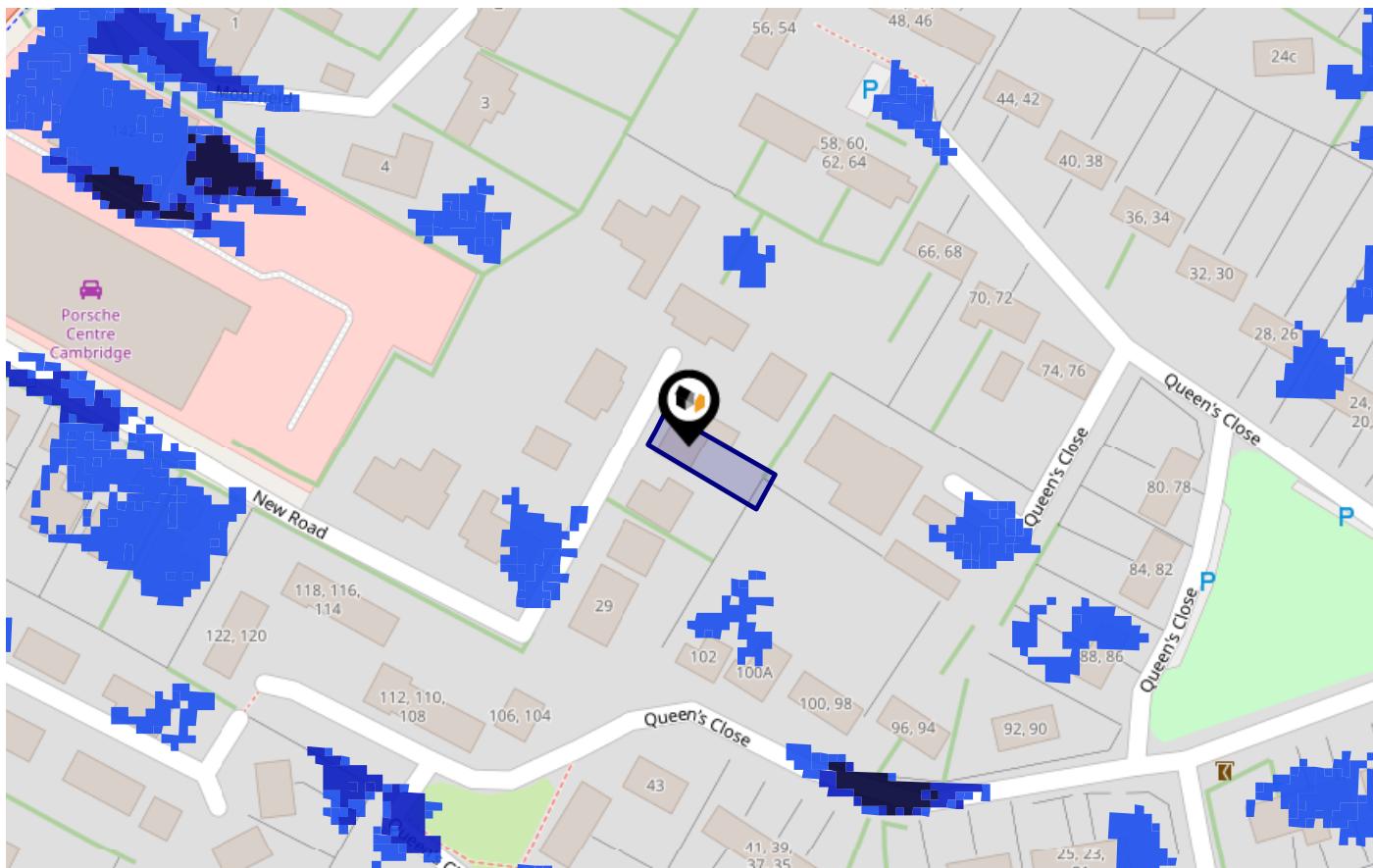
Important - Please read

Flood Risk

Surface Water - Flood Risk

CC&C

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

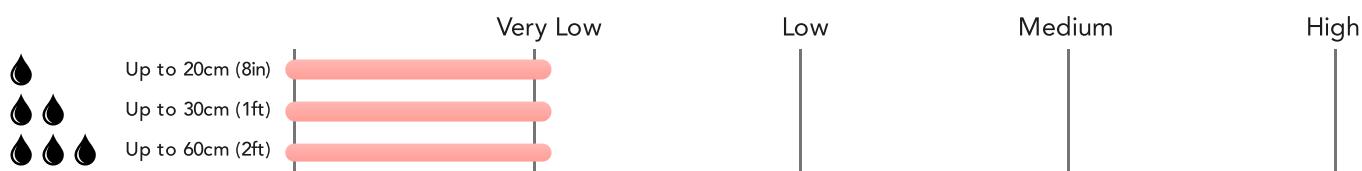


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk** - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- Very Low Risk** - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

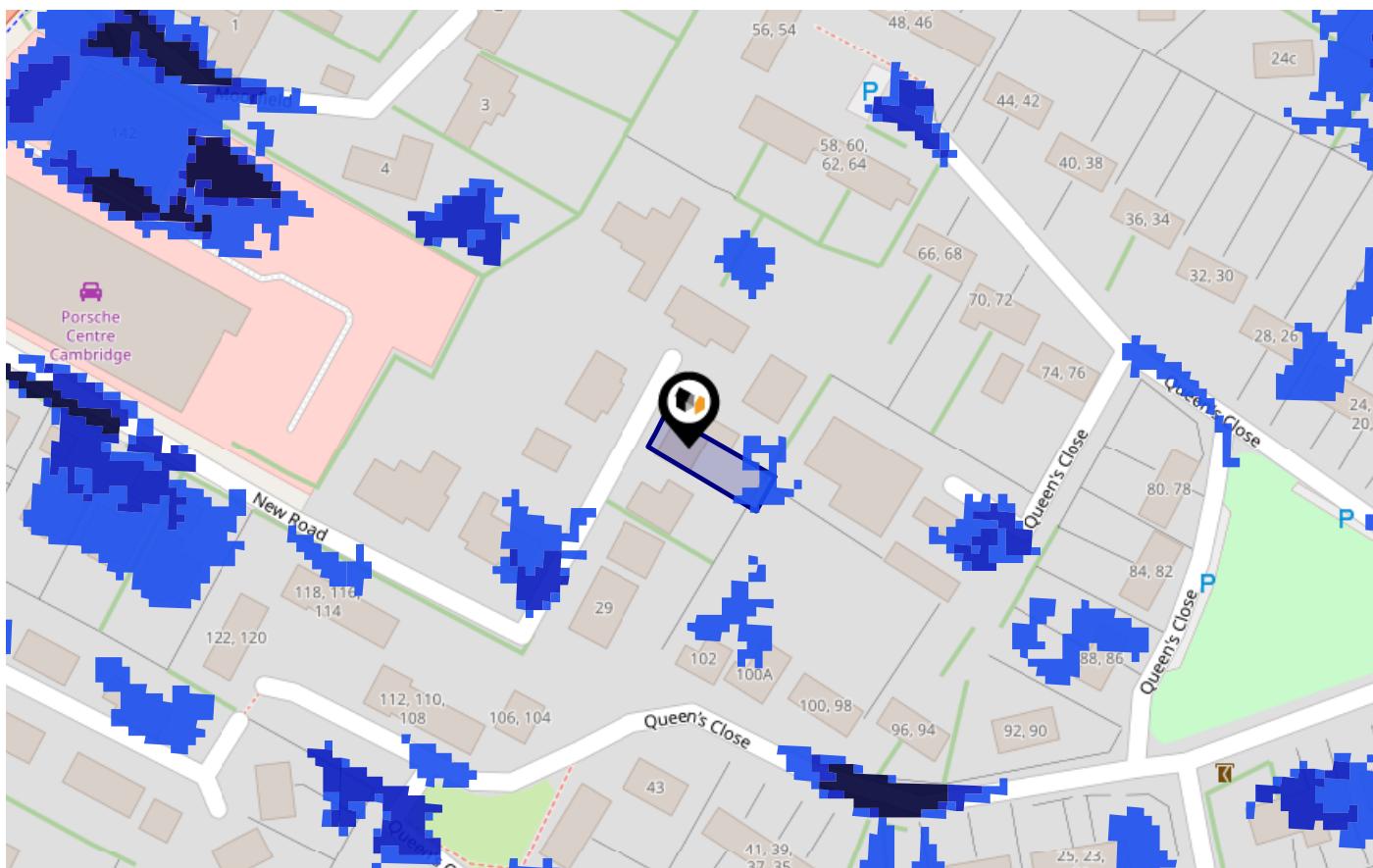
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

CC&C

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

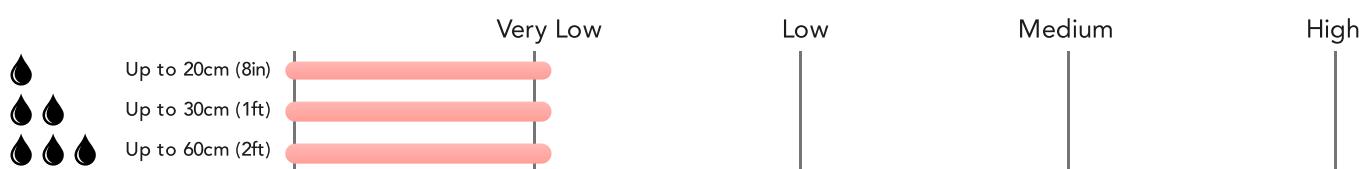


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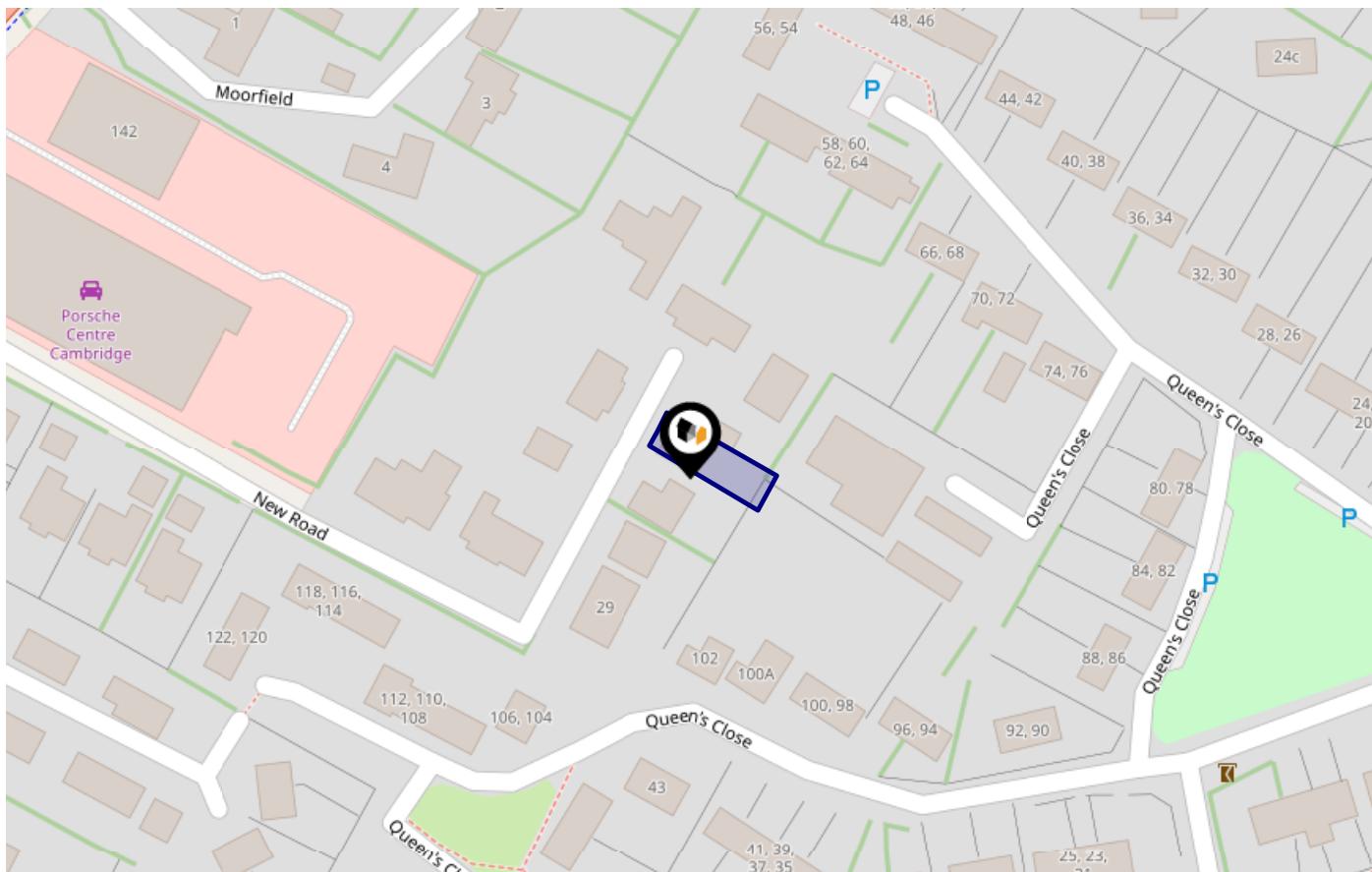
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Flood Risk

CC&C

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

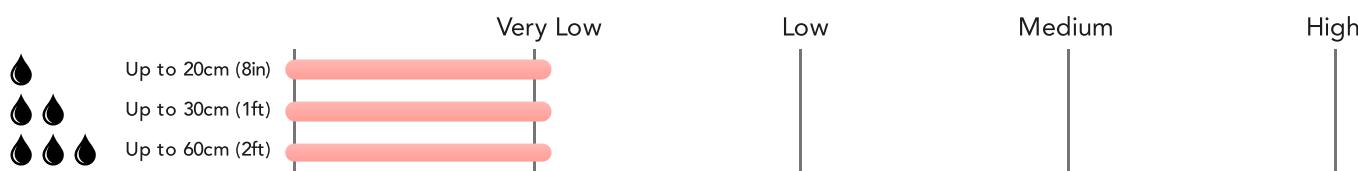


Risk Rating: Very low

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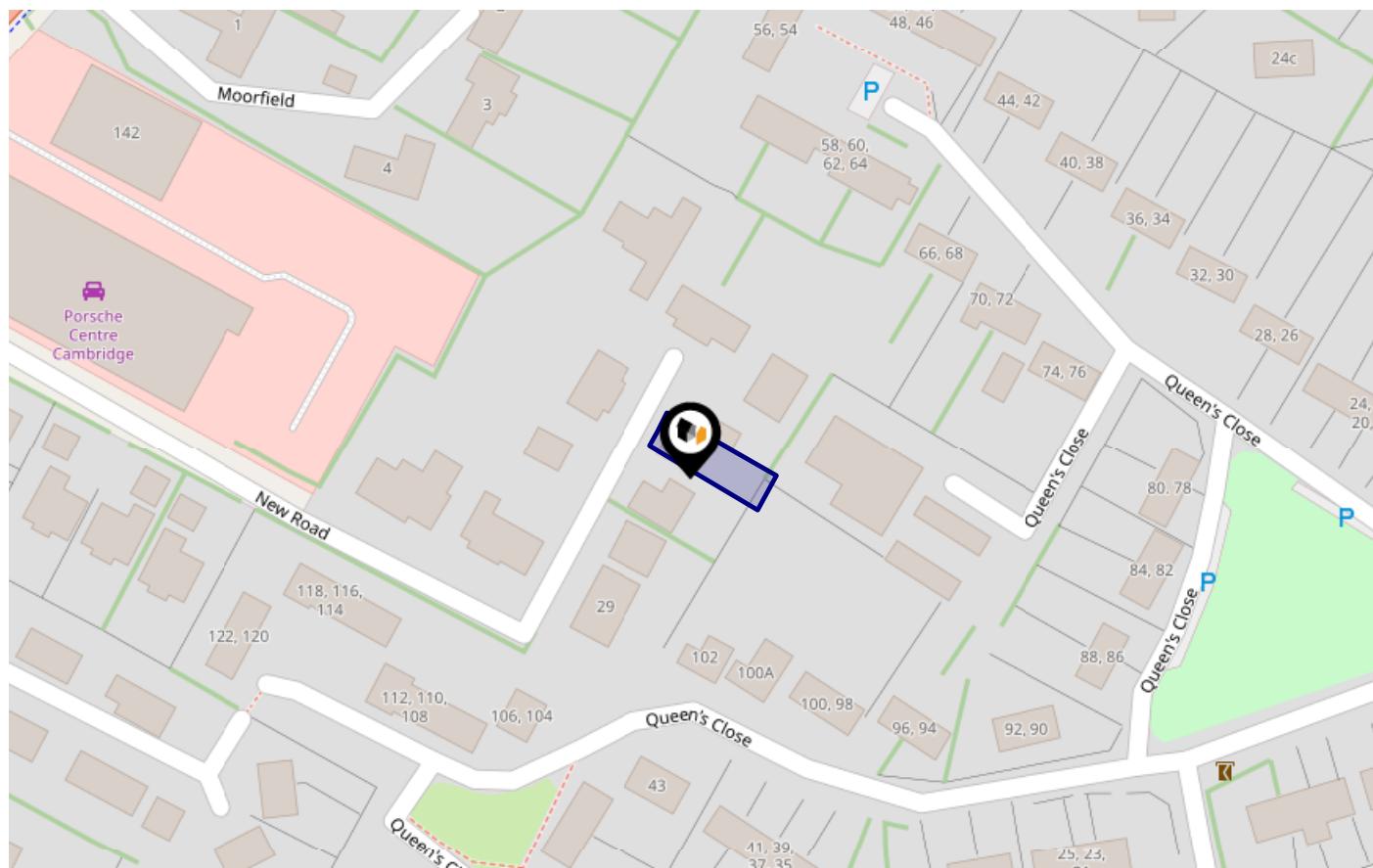


Flood Risk

Rivers & Seas - Climate Change

© C & C

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

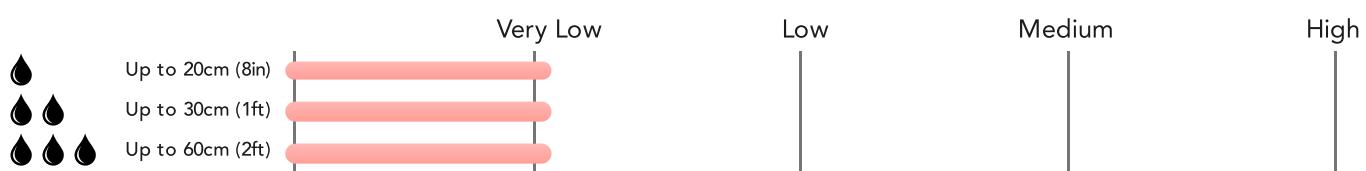


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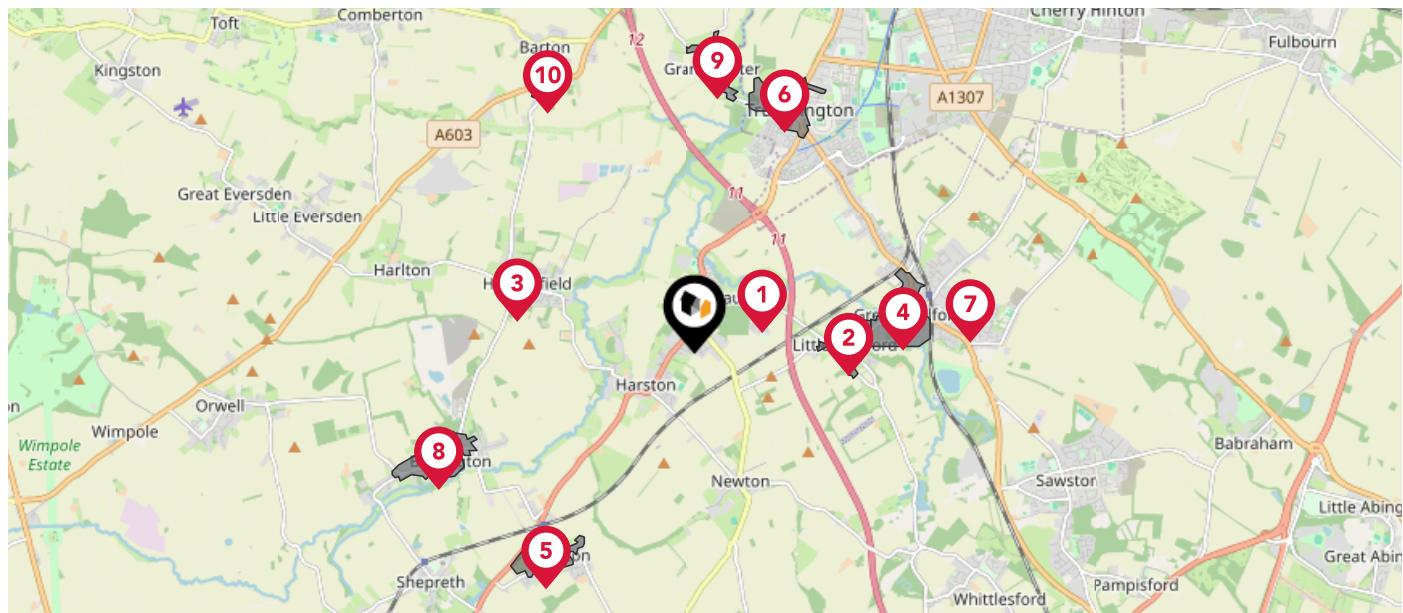


Maps

Conservation Areas

CC&C

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

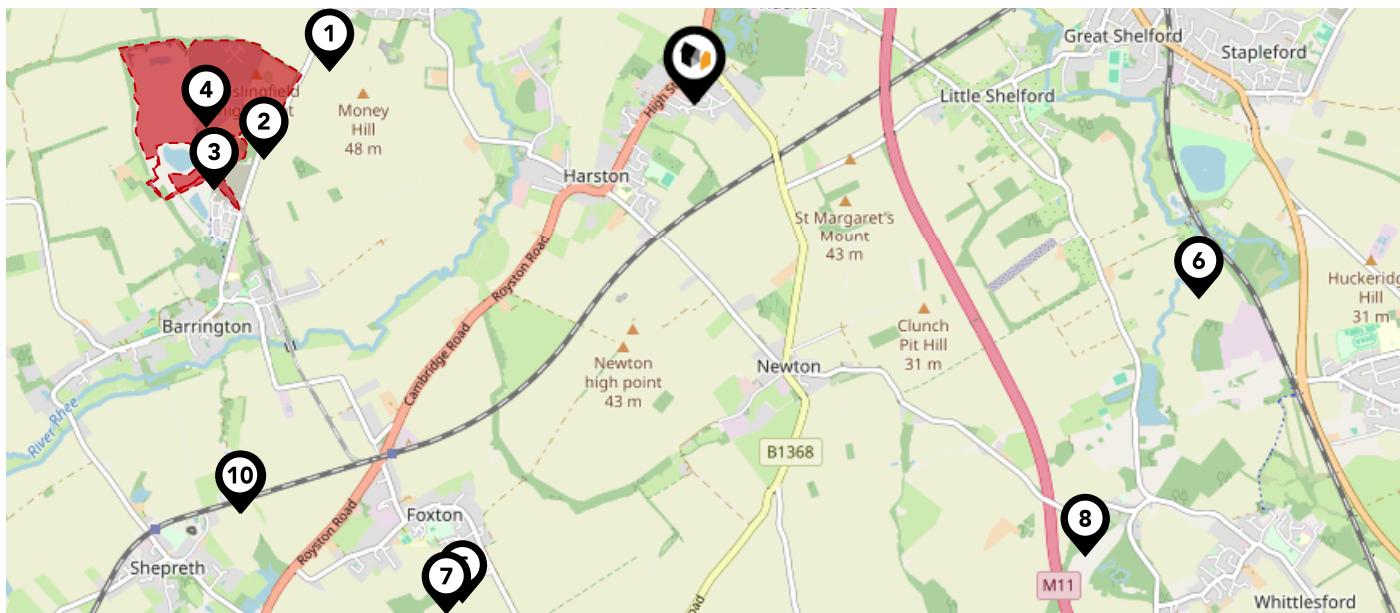
1	Hauxton
2	Little Shelford
3	Haslingfield
4	Great Shelford
5	Foxton
6	Trumpington
7	Stapleford
8	Barrington
9	Grantchester
10	Barton Wimpole Road

Maps

Landfill Sites

CC&C

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



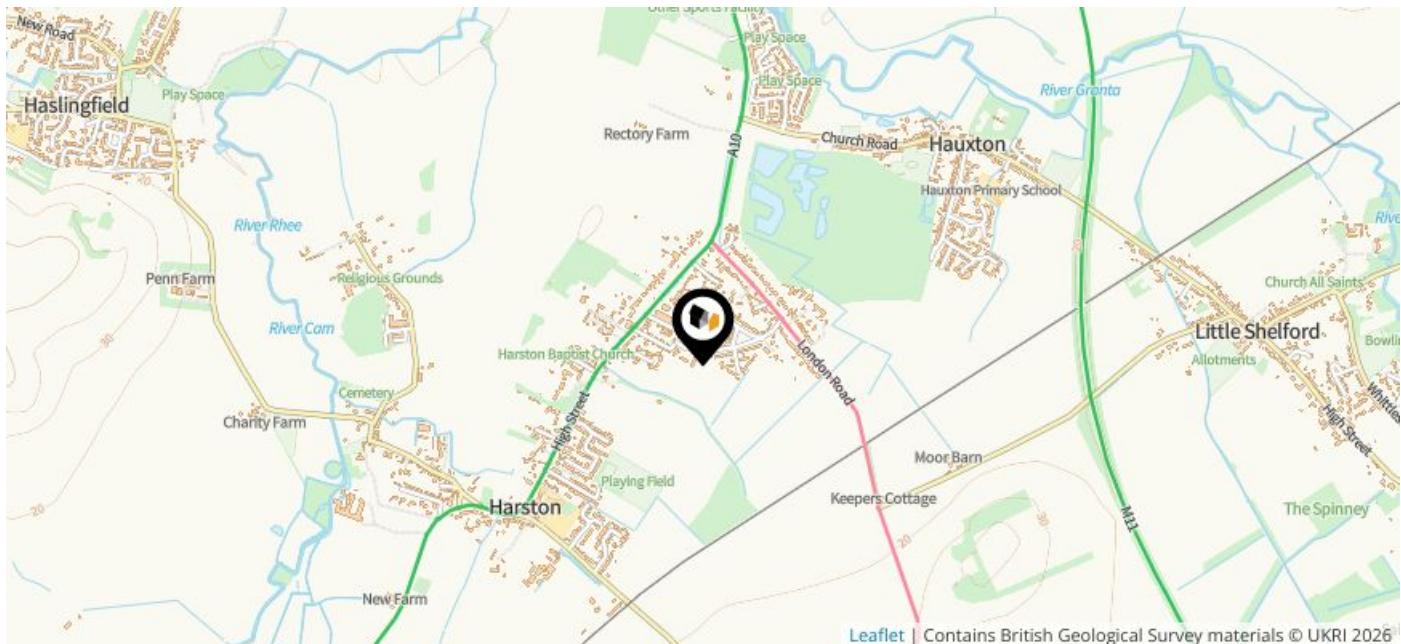
Nearby Landfill Sites

1	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill	<input type="checkbox"/>
2	Chapel Hill-Barrington	Historic Landfill	<input type="checkbox"/>
3	EA/EPR/FB3105UN/V002	Active Landfill	<input checked="" type="checkbox"/>
4	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>
5	Old Chalk Pit (Parish Clunch Pit)-Foxton	Historic Landfill	<input type="checkbox"/>
6	Shelford Tip-Shelford	Historic Landfill	<input type="checkbox"/>
7	Old Chalk Pit-Foxton	Historic Landfill	<input type="checkbox"/>
8	Newton Road-Whittlesford	Historic Landfill	<input type="checkbox"/>
9	Searro-Shepreth	Historic Landfill	<input type="checkbox"/>
10	Seearo Construction Ltd - Barrington Park Farm-Foxton Road, Barrington, Cambridgeshire	Historic Landfill	<input type="checkbox"/>

Maps Coal Mining

CC&C

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

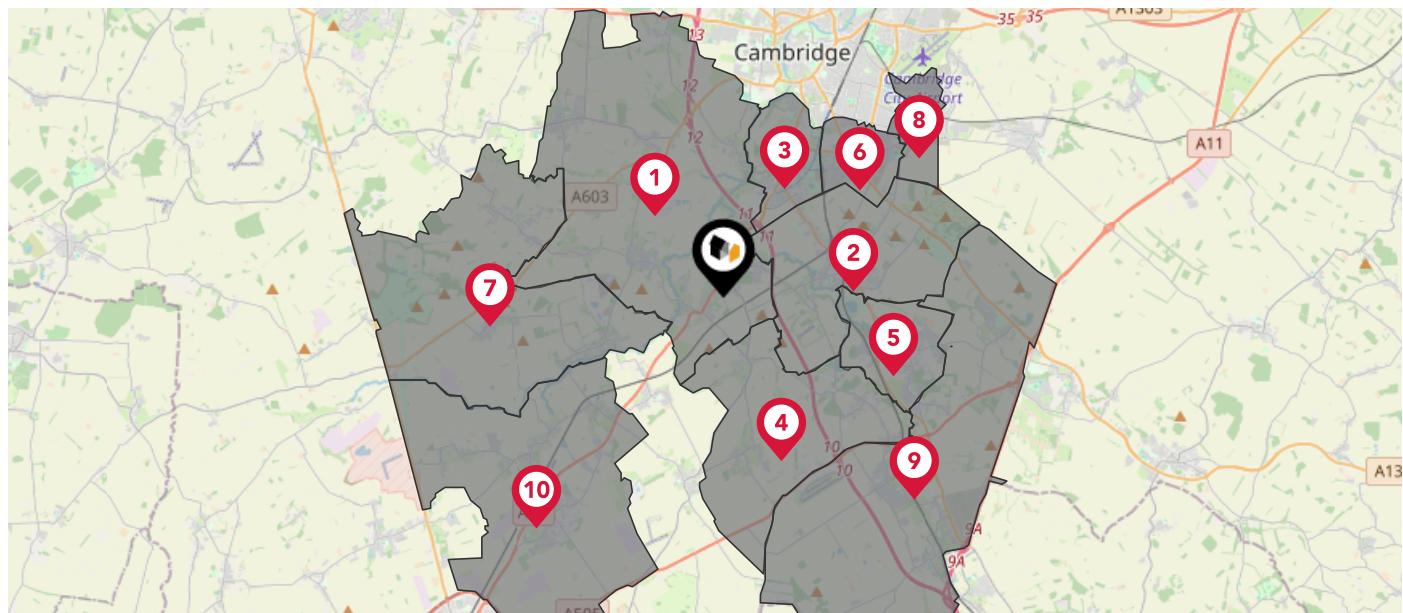
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Council Wards

CC&C

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

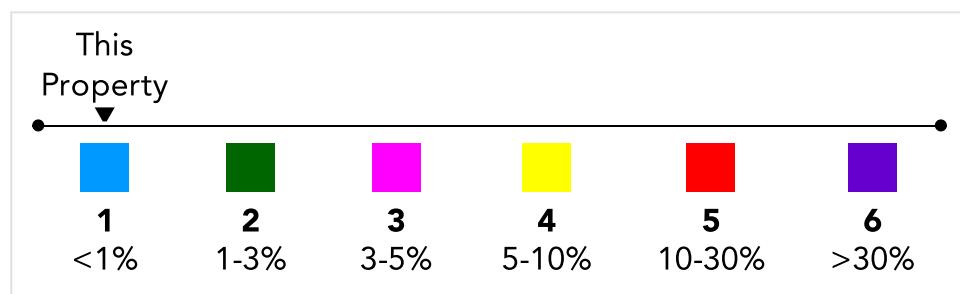
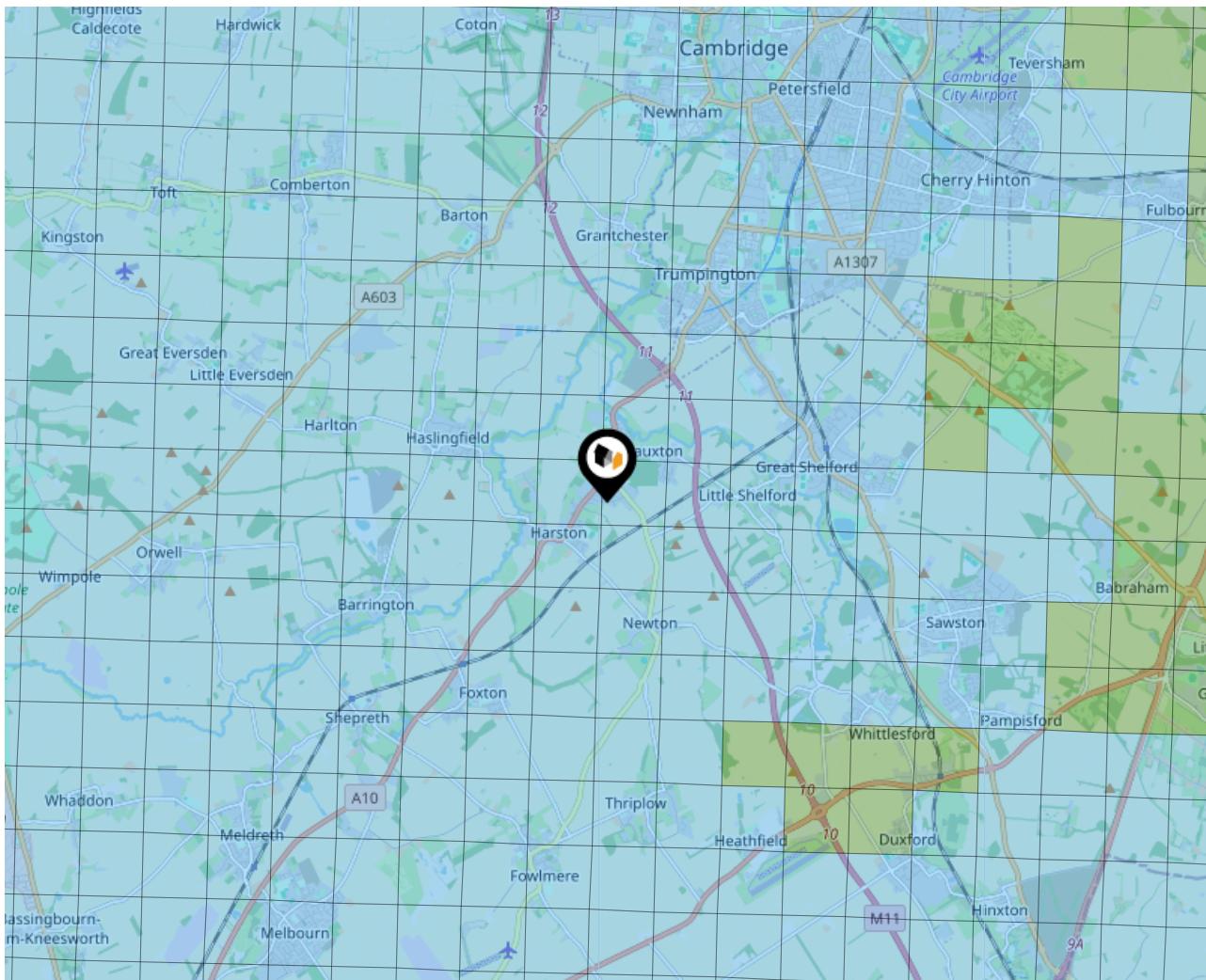


Nearby Council Wards

- 1 Harston & Comberton Ward
- 2 Shelford Ward
- 3 Trumpington Ward
- 4 Whittlesford Ward
- 5 Sawston Ward
- 6 Queen Edith's Ward
- 7 Barrington Ward
- 8 Cherry Hinton Ward
- 9 Duxford Ward
- 10 Melbourn Ward

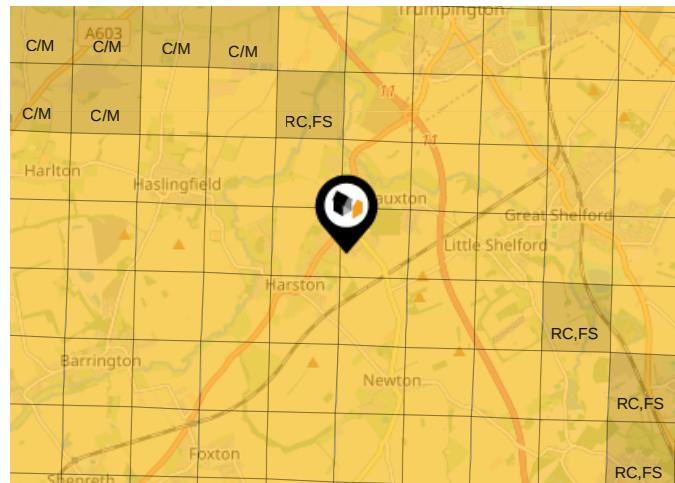
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content: NONE **Soil Texture:** CLAY TO SANDY LOAM
Parent Material Grain: ARGILLIC - **Soil Depth:** DEEP
ARENACEOUS
Soil Group: ALL

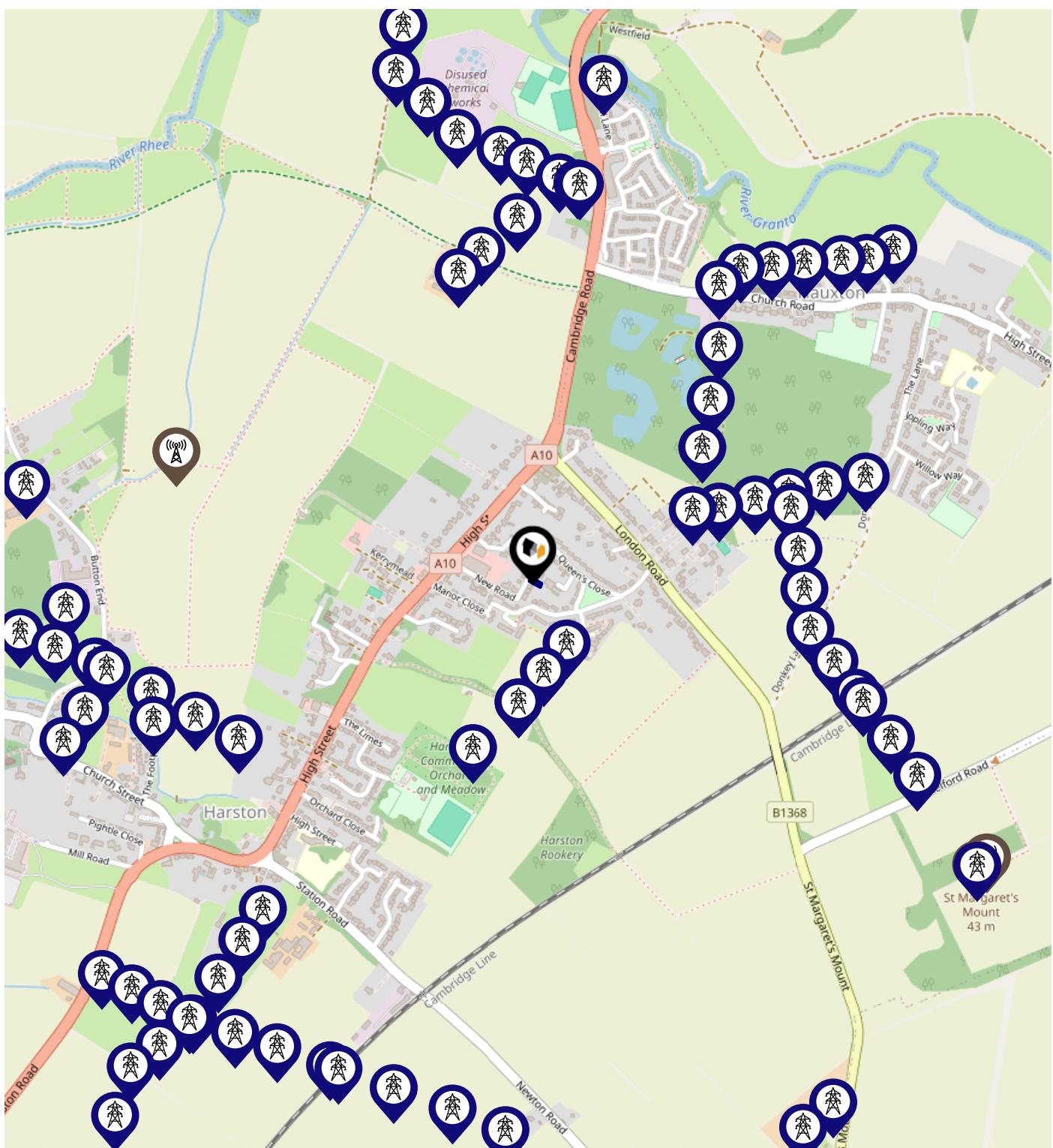


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area Masts & Pylons

CC&C



Key:

-  Power Pylons
-  Communication Masts

Maps Listed Buildings

CC&C

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1331080 - Milestone Outside Number 60	Grade II	0.2 miles
2 1127837 - Yew Tree Cottage	Grade II	0.3 miles
3 1331079 - Park House Stables	Grade II	0.3 miles
4 1390071 - Park House	Grade II	0.3 miles
5 1272419 - Coach House And Stable Block To North Of Park House	Grade II	0.3 miles
6 1127836 - 53, High Street	Grade II	0.4 miles
7 1425399 - Hauxton War Memorial	Grade II	0.5 miles
8 1331081 - Baggot Hall	Grade II	0.6 miles
9 1392385 - War Memorial	Grade II	0.6 miles
10 1317695 - Harston House And Part Of Garden Wall	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
1	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:0.47	<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:0.67	<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:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:2.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:2.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:3.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:3.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:3.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

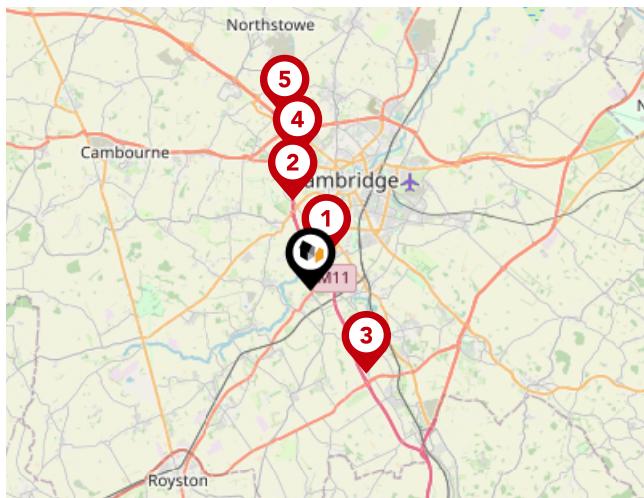
Area Transport (National)

CC&C



National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	2.15 miles
2	Shelford (Cambs) Rail Station	2.19 miles
3	Shepreth Rail Station	3.17 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.35 miles
2	M11 J12	3.31 miles
3	M11 J10	3.68 miles
4	M11 J13	4.83 miles
5	M11 J14	6.35 miles



Airports/Helpads

Pin	Name	Distance
1	Cambridge	5.67 miles
2	Stansted Airport	18.9 miles
3	Luton Airport	26.95 miles
4	Silvertown	44.26 miles

Area Transport (Local)

CC&C



Bus Stops/Stations

Pin	Name	Distance
1	Queens Close	0.05 miles
2	London Road	0.14 miles
3	High Meadow	0.17 miles
4	High Meadow	0.19 miles
5	Queens Close	0.21 miles

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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