

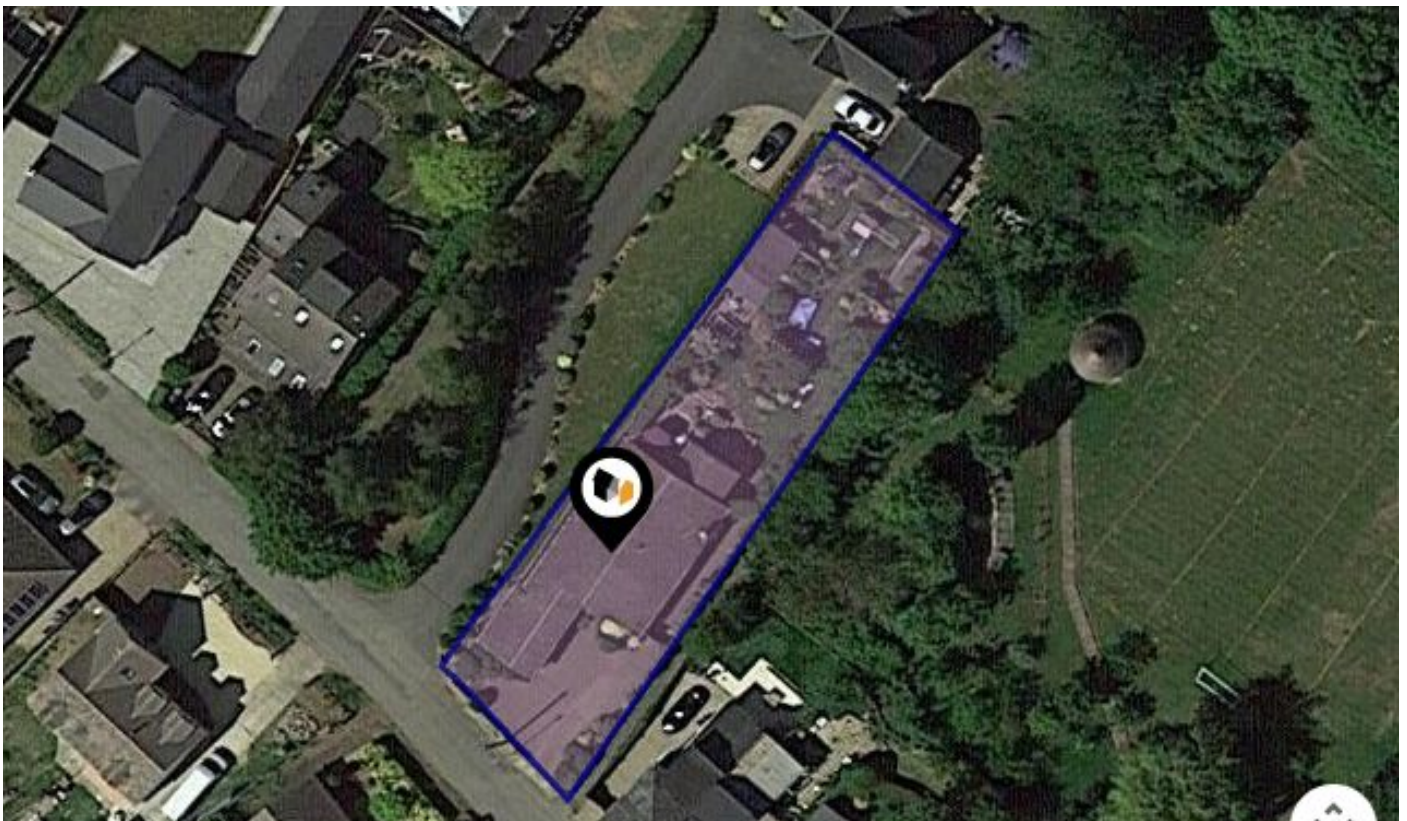


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 16th April 2025



THE LANES, OVER, CAMBRIDGE, CB24

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk






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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	3,056 ft ² / 284 m ²		
Plot Area:	0.2 acres		
Year Built :	1976-1982		
Council Tax :	Band E		
Annual Estimate:	£2,951		
Title Number:	CB414774		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	5 mb/s	80 mb/s	1000 mb/s
● Surface Water	Very low			

Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:					
						
						

Planning History

This Address



Planning records for: *The Lanes, Over, Cambridge, CB24*

Reference - S/3904/17/FL	
Decision:	Decided
Date:	02nd November 2017
Description:	Front and rear extensions and add second storey

Reference - S/1166/16/FL	
Decision:	Decided
Date:	19th May 2016
Description:	Extensions and Alterations

Planning records for: **1 The Lanes Over Cambridge Cambridgeshire CB24 5NQ**

Reference - S/1339/12/FL	
Decision:	Decided
Date:	22nd June 2012
Description:	Extensions and New Pedestrian Gate

Reference - S/2354/11	
Decision:	Decided
Date:	09th January 2012
Description:	Extensions

Planning records for: **11 The Lanes Over CB24 5NQ**

Reference - 20/04162/HFUL	
Decision:	Awaiting decision
Date:	08th October 2020
Description:	Demolition of single storey side extension and porch. Construct new single storey side/rear extension & porch.

Planning records for: **13 The Lanes Over Cambridge Cambridgeshire CB24 5NQ**

Reference - S/1088/18/FL	
Decision:	Decided
Date:	21st March 2018
Description:	Demolish existing flat roof extension .Construct new single & double pitched roof extensions

Planning records for: **13 The Lanes Over Cambridge Cambridgeshire CB24 5NQ**

Reference - S/2387/11	
Decision:	Decided
Date:	29th November 2011
Description:	Demolition and Replacement of Existing Single Storey Section to Form Habitable Rooms Replacement Porch and Part Render of Front Elevation.

Planning records for: **15 The Lanes Over Cambridge Cambridgeshire CB24 5NQ**

Reference - S/4785/18/DC	
Decision:	Decided
Date:	18th December 2018
Description:	Discharge of conditions 3(materials) & 5(Traffic Management) - of planning application S.0322.18.FL - Demolition of existing bungalow garage and outbuildings and erection of new two storey four bedroom house freestanding annex building and new freestanding garage.

Reference - S/0322/18/FL	
Decision:	Decided
Date:	23rd January 2018
Description:	Demolition of existing bungalow garage and outbuildings and erection of new two storey four bedroom house freestanding annex building and new freestanding garage.

Reference - S/1732/18/DC	
Decision:	Decided
Date:	02nd May 2018
Description:	Discharge of Conditions 5 (Traffic Management Plan) & 8 (Surface Water) of Planning Permission S/0322/18/FL

Planning records for: **16 The Lanes Over Cambridgeshire CB24 5NQ**

Reference - 23/03395/FUL	
Decision:	Decided
Date:	04th September 2023
Description:	Erection of 14no residential dwellings and associated works including demolition of existing dwelling.

Reference - S/0388/12/COND15A	
Decision:	Decided
Date:	04th July 2022
Description:	Submission of details required by condition 15 (Housing - Lifetime Homes) of outline planning permission S/0388/12/OL

Reference - 22/03042/OUT	
Decision:	Decided
Date:	04th July 2022
Description:	Outline planning application for the erection of 14 No. Residential dwellings and associated works with some matters reserved except for access.

Planning records for: **17 The Lanes Over Over Cambridgeshire CB24 5NQ**

Reference - S/0317/15/LD	
Decision:	Decided
Date:	30th January 2015
Description:	Lawful Development Certificate - Householder Development - Additions/ Alterations to Roof

Planning records for: **23 The Lanes Over Cambridge CB24 5NQ**

Reference - S/1857/19/FL	
Decision:	Decided
Date:	24th May 2019
Description:	Proposed First Floor Rear Dormer and and first floor windows to side elevation of dwelling

Planning records for: **25 The Lanes Over Cambridgeshire CB24 5NQ**

Reference - 22/03879/HFUL	
Decision:	Decided
Date:	31st August 2022
Description:	Replacement of existing two and single storey extensions with two storey extension and single storey extension at rear and side.

Reference - 22/00011/HFUL	
Decision:	Decided
Date:	04th January 2022
Description:	Demolish previous extensions & chimney. Construct part single & part two storey rear/side extensions.

Reference - 22/03884/HFUL	
Decision:	Decided
Date:	31st August 2022
Description:	Single storey front extension & porch

Planning records for: **29 The Lanes Over Cambridge CB24 5NQ**

Reference - S/1720/08/F	
Decision:	Decided
Date:	02nd October 2008
Description:	Two Storey Side Extension

Planning records for: **30 The Lanes Over Cambridge CB24 5NQ**

Reference - S/2136/18/FL	
Decision:	Decided
Date:	04th June 2018
Description:	Proposed first floor extension over the existing bungalow raising the ridge height and eaves level by 1.5m

Reference - S/0004/19/DC	
Decision:	Decided
Date:	02nd January 2019
Description:	Discharge of Condition 3 (Materials) of Planning Application S/2136/18/FL (First floor extension over the existing bungalow raising the ridge height and eaves level by 1.5m)

Planning records for: **31 The Lanes Over Cambridge Cambridgeshire CB24 5NQ**

Reference - S/1828/11	
Decision:	Decided
Date:	12th September 2011
Description:	Single storey rear extension

Planning records for: **33 The Lanes Over Cambridgeshire CB24 5NQ**

Reference - S/3202/19/FL	
Decision:	Decided
Date:	16th September 2019
Description:	Part first floor & two storey side extension and single storey rear extension

Planning records for: **36 The Lanes Over Cambridgeshire CB24 5NQ**

Reference - 22/00926/HFUL	
Decision:	Decided
Date:	23rd February 2022
Description:	The construction of a single storey front extension and the rendering of an existing rear extension to match the proposed render on the front extension.

Reference - 21/02073/CONDA	
Decision:	Withdrawn
Date:	23rd February 2022
Description:	Submission of details required by conditions 3 (Disposal of Surface water and foul water), 4 (Scheme for flood resilient/resistant construction), 7 (CEMP), 10 (Landscape and Ecology management Plan (LEMP)), 12 (Materials) and 14 (Carbon emissions) of planning permission 21/02073/FUL

Reference - S/1844/19/DC	
Decision:	Decided
Date:	23rd May 2019
Description:	Discharge of Condition 6 (Foul water drainage) of planning permission S/1631/17/FL

Planning records for: **39 The Lanes Over Cambridge Cambridgeshire CB24 5NQ**

Reference - S/2459/15/FL	
Decision:	Decided
Date:	24th September 2015
Description:	Single garage

Reference - S/1816/09/F	
Decision:	Decided
Date:	09th December 2009
Description:	Garage

Reference - S/1815/09/F	
Decision:	Decided
Date:	09th December 2009
Description:	Extension

Planning records for: **47 The Lanes Over Cambridgeshire CB24 5NQ**

Reference - S/1798/08/F	
Decision:	Decided
Date:	15th October 2008
Description:	2 Storey Rear Extension.

Planning records for: **52 The Lanes Over Cambridgeshire CB24 5NQ**

Reference - S/0705/09/F	
Decision:	Decided
Date:	19th May 2009
Description:	Extension and alterations

Planning records for: **54 The Lanes Over CB24 5NQ**

Reference - 20/02620/HFUL	
Decision:	Decided
Date:	08th June 2020
Description:	Demolish garage & conservatory, raising of roof and installation of front and rear dormers to create habitable roofspace, 1.5 storey side extension with garage, and single storey rear extension

Reference - S/0162/20/FL	
Decision:	Withdrawn
Date:	16th January 2020
Description:	Two storey side and rear extension

Planning records for: **56 The Lanes Over Cambridge CB24 5NQ**

Reference - S/2790/15/FL	
Decision:	Decided
Date:	26th October 2015
Description:	Single storey front extension

Planning records for: *Adjacent 57 The Lanes Over Cambridge Cambridgeshire CB24 5NQ*

Reference - S/0474/17/COND6	
Decision:	Decided
Date:	13th February 2020
Description:	Condition 6- Materials

Reference - S/0474/17/FL	
Decision:	Decided
Date:	08th February 2017
Description:	Erection of two bed bungalow and ancillary access arrangements

Reference - S/0474/17/COND4	
Decision:	Decided
Date:	13th February 2020
Description:	Condition 4- Hard and Soft Landscaping

Reference - S/0474/17/COND11	
Decision:	Decided
Date:	13th February 2020
Description:	Condition 11 Foul Water draining

Planning records for: **Adjacent 57 The Lanes Over Cambridge Cambridgeshire CB24 5NQ**

Reference - S/0474/17/COND12	
Decision:	Decided
Date:	13th February 2020
Description:	Condition 12- Surface water drainage

Reference - S/0474/17/COND5	
Decision:	Decided
Date:	13th February 2020
Description:	Condition 5 - Boundary Treatment

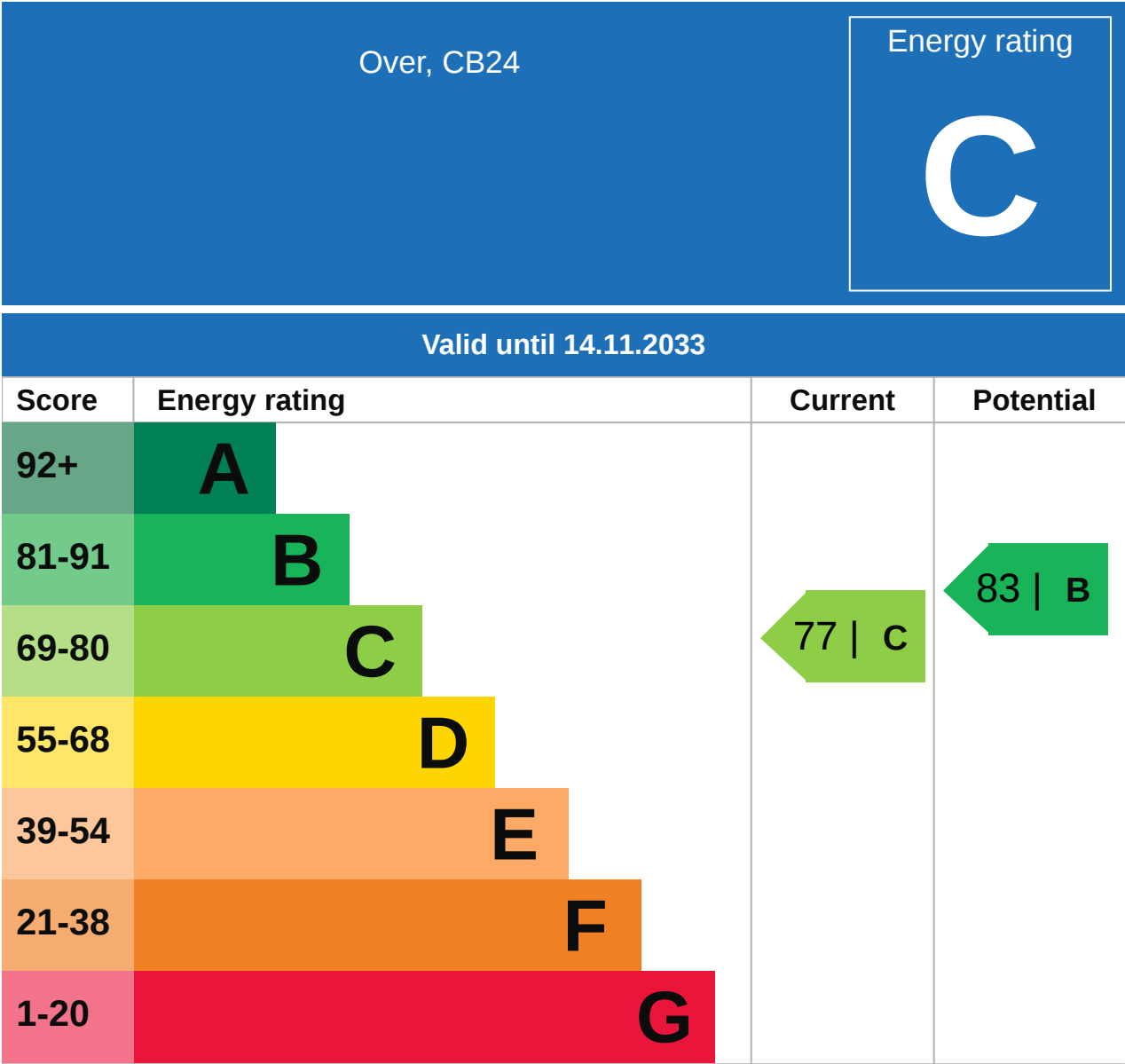
Reference - S/1419/11	
Decision:	Decided
Date:	15th July 2011
Description:	Erection of 2 bedroom 1 1/2 storey dwelling

Planning records for: **60 The Lanes Over Cambridge Cambridgeshire CB24 5NQ**

Reference - S/2382/15/DC	
Decision:	Decided
Date:	21st October 2015
Description:	Application for approval of details reserved by condition 3 (Materials) and condition 5 (Boundary Treatment) of planning reference S/0436/14/FL for demolition of existing bungalow and replacement with 2 semi-detached homes

Planning records for: **60 The Lanes Over Cambridge Cambridgeshire CB24 5NQ**

Reference - S/0436/14/FL	
Decision:	Decided
Date:	08th May 2014
Description:	Demolition of existing bungalow and replacement with 2 semi detached homes



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Triple glazing
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, insulated at rafters
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas, Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
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:	284 m ²

Electricity Supply

Scottish Power

Gas Supply

Scottish Power

Central Heating

Central heating

Water Supply

Cambridge Water

Drainage

Anglian Water



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



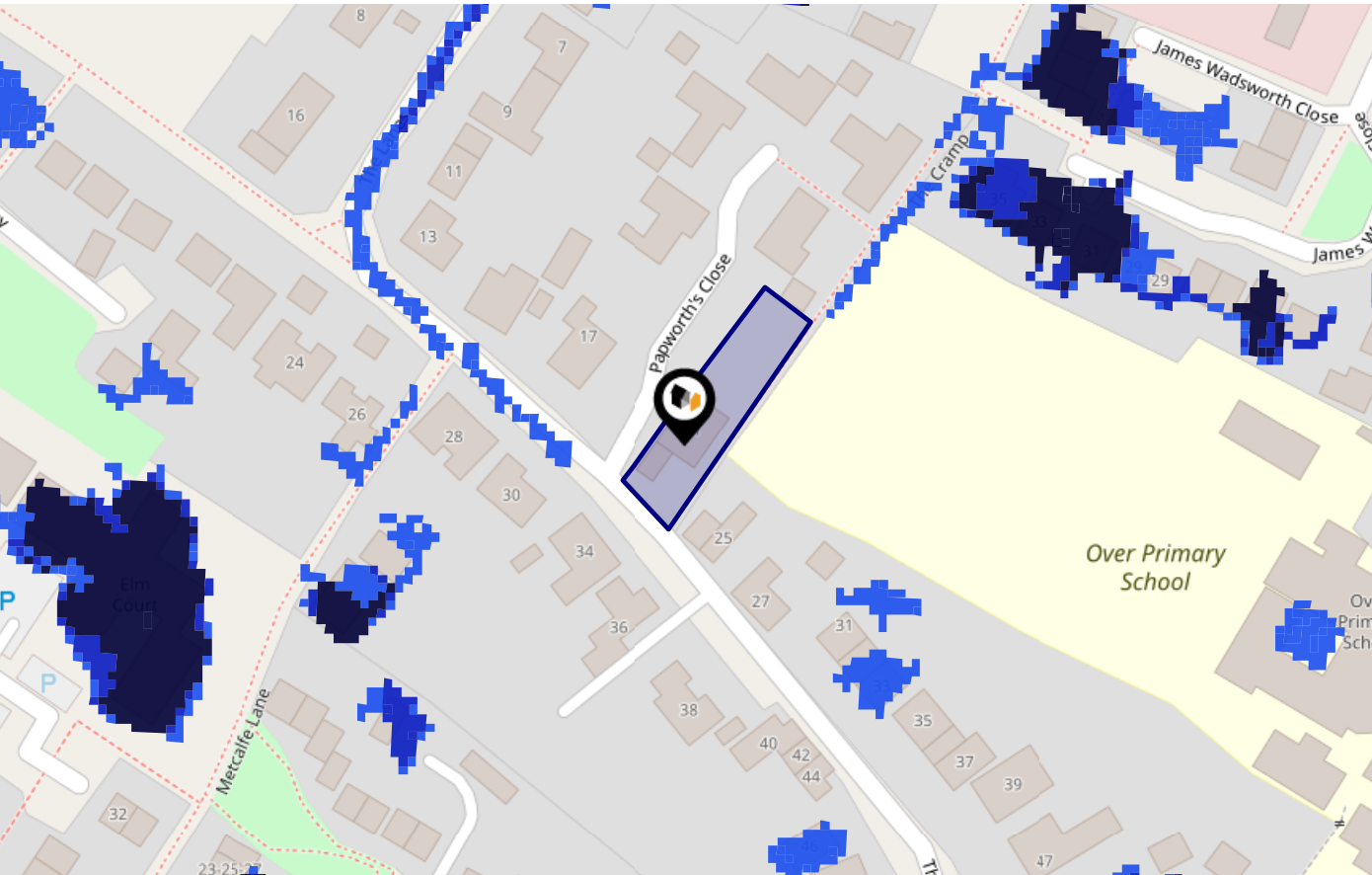
/cookecurtisco

Flood Risk

Surface Water - Flood Risk



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

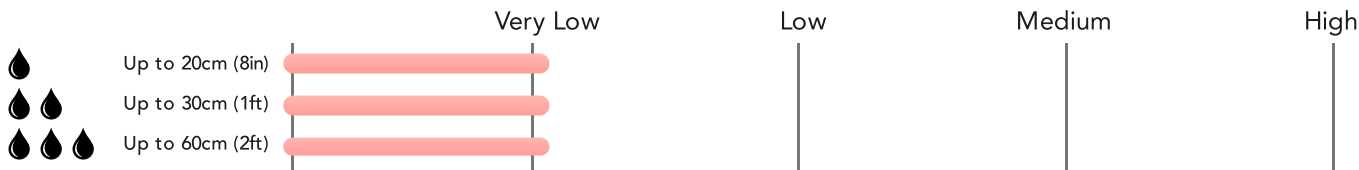


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

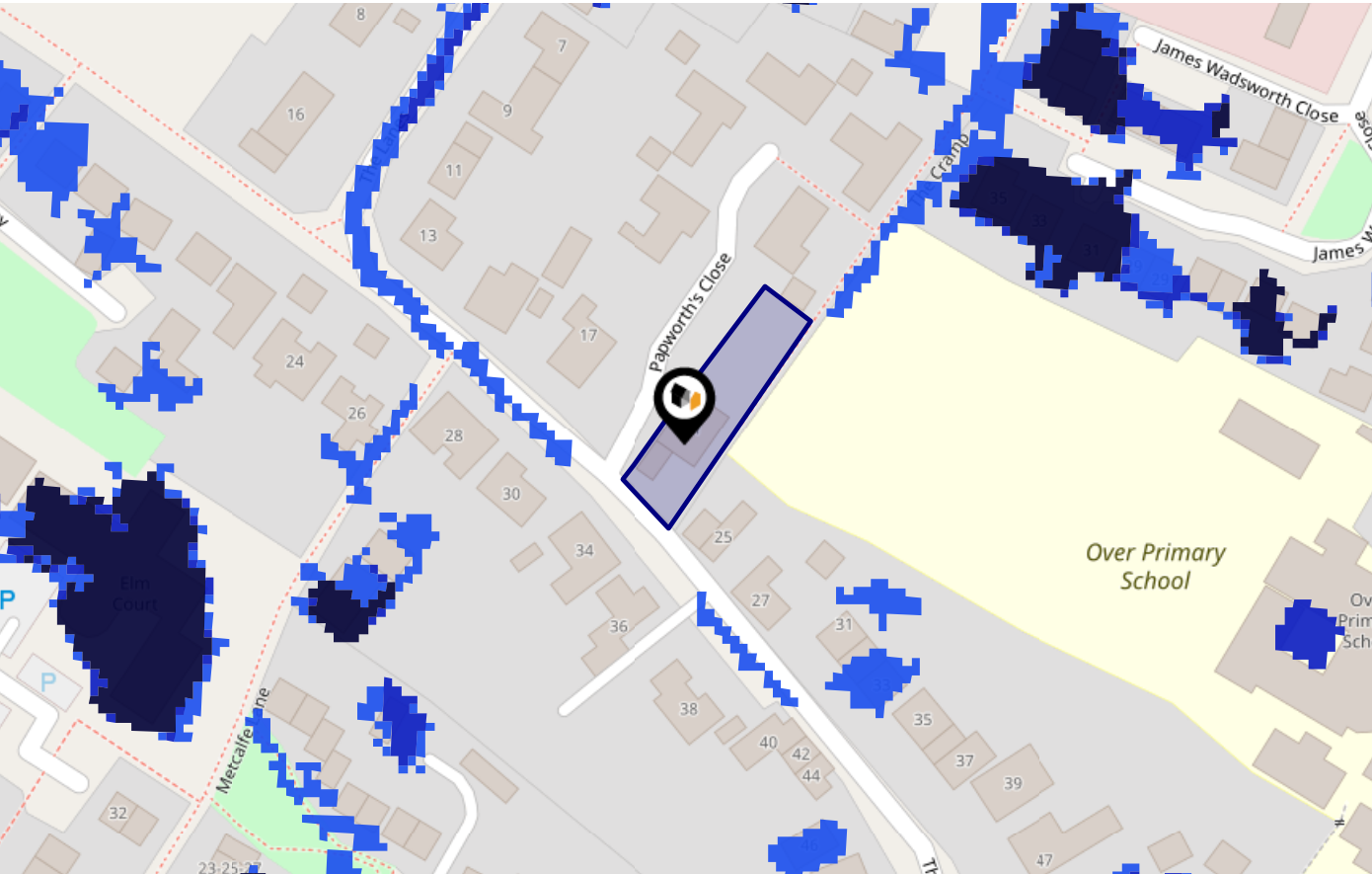


Flood Risk

Surface Water - Climate Change



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.

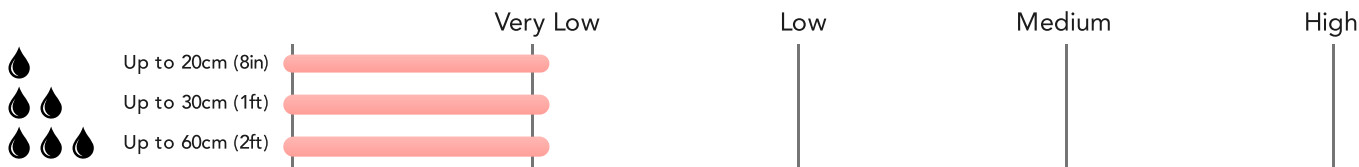


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Chance of flooding to the following depths at this property:

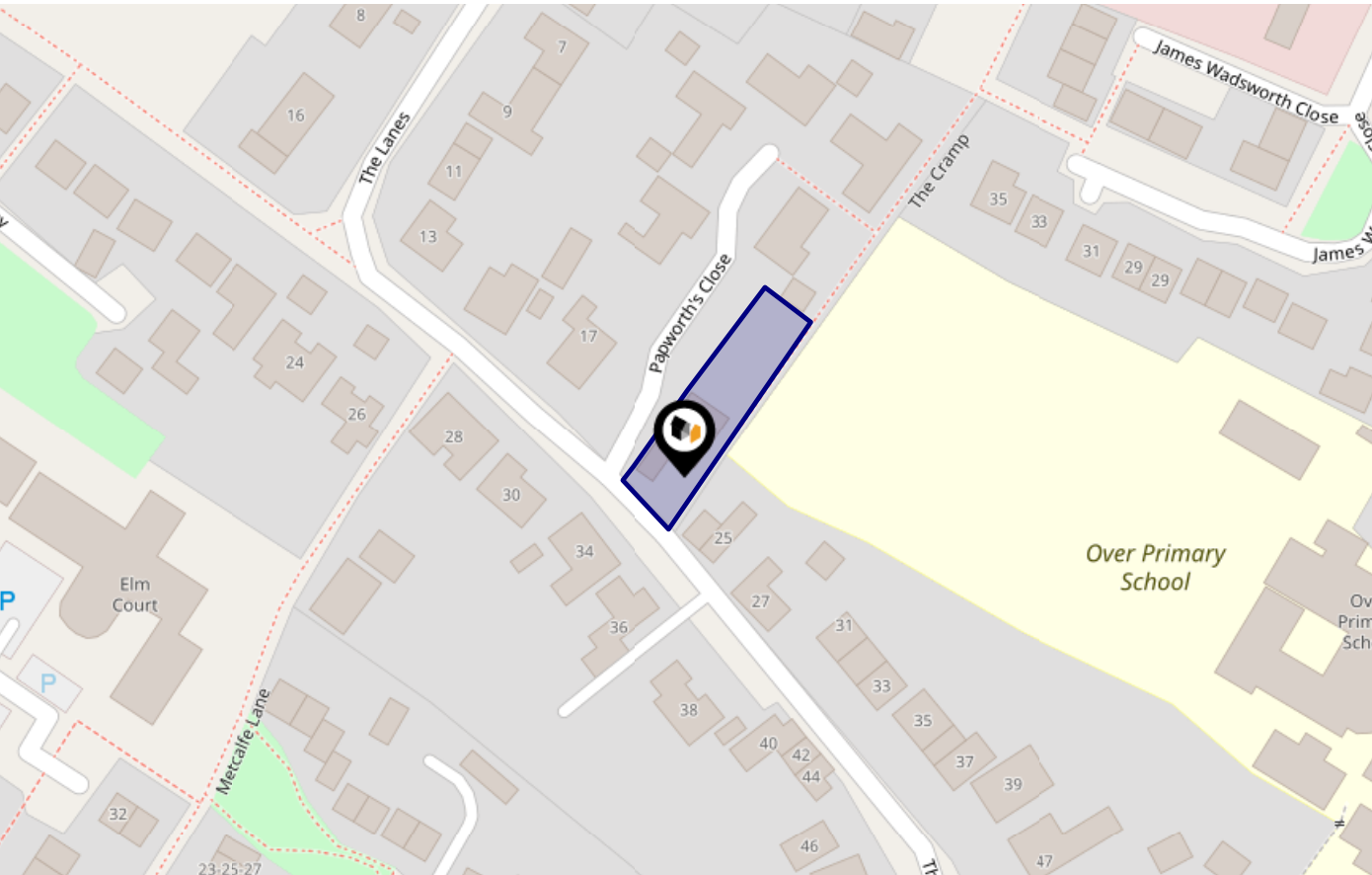


Flood Risk

Rivers & Seas - Flood Risk



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

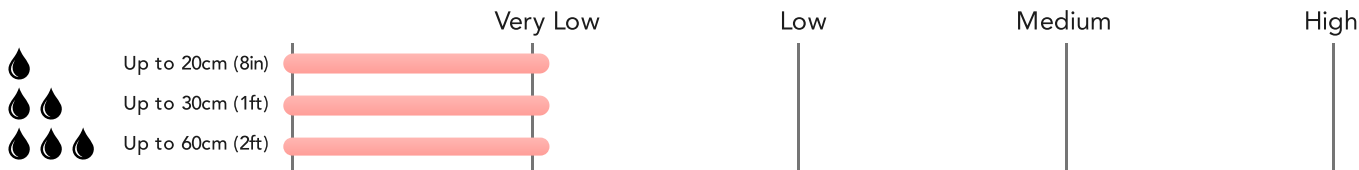


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

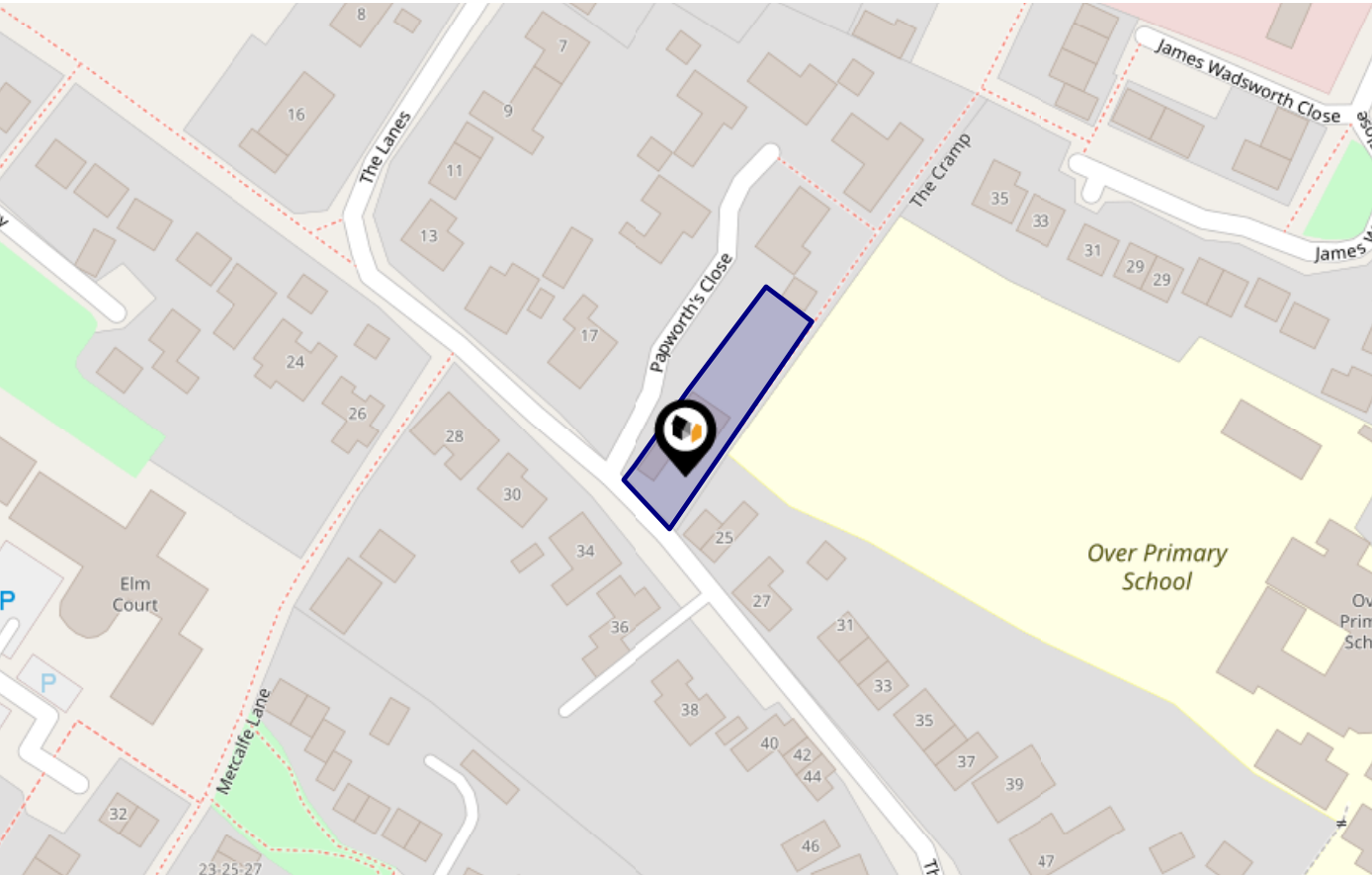


Flood Risk

Rivers & Seas - Climate Change



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.

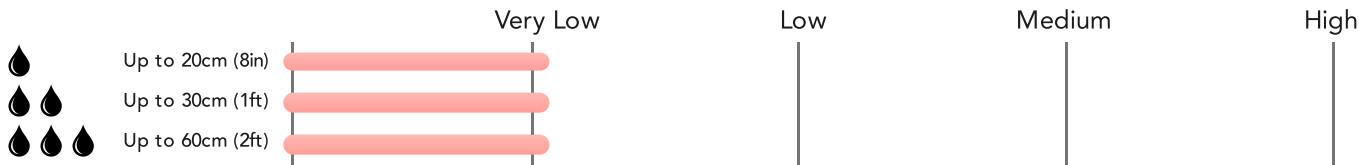


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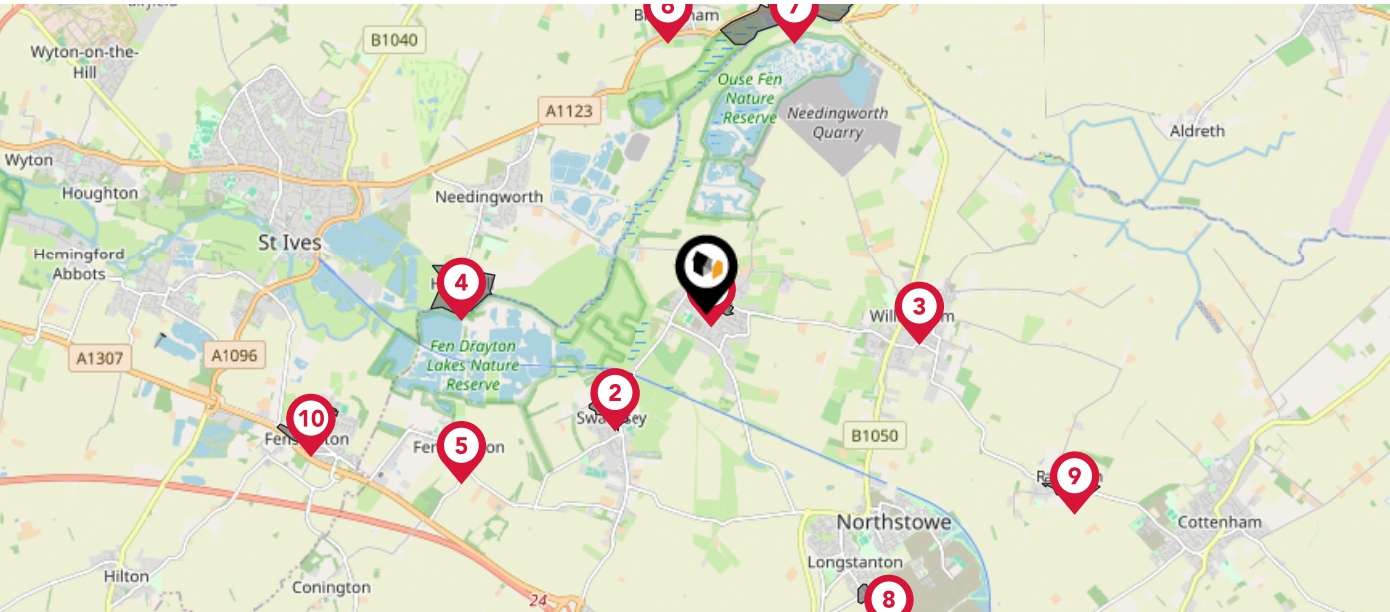


Maps

Conservation Areas

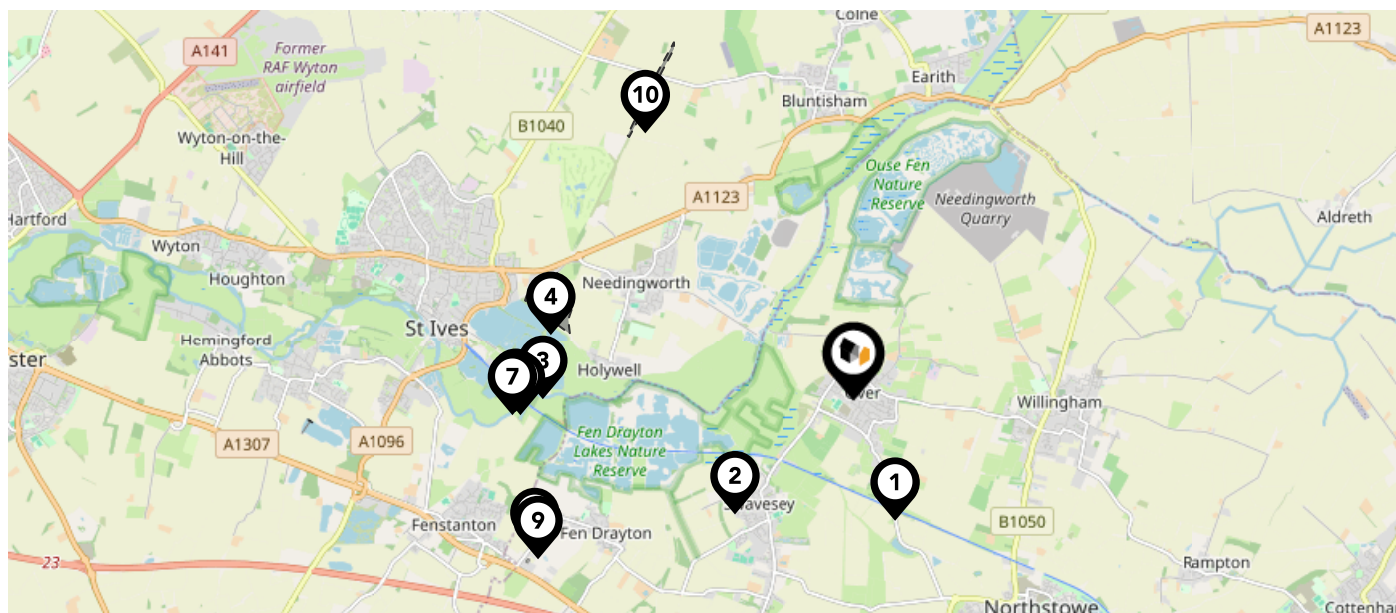


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Over
2	Swavesey
3	Willingham
4	Holywell
5	Fen Drayton
6	Bluntisham
7	Earith
8	Longstanton
9	Rampton
10	Fenstanton

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	Hill Farm-Longstanton Road, Over	Historic Landfill	
2	Hale Road-Swavesey	Historic Landfill	
3	Mick George Ltd - Second Drove Meadow Lane-Meadow Lane, Huntingdon, St Ives, Cambs	Historic Landfill	
4	Parsons Drove Landfill-Parsons Drove, St Ives, Cambridgeshire	Historic Landfill	
5	Meadow Lane-St Ives, Cambridgeshire	Historic Landfill	
6	Meadow Lane-St Ives, Cambridgeshire	Historic Landfill	
7	Meadow Lane-St Ives, Cambridgeshire	Historic Landfill	
8	Old Gravel Pits-Mill Road, Fen Drayton, Cambridgeshire	Historic Landfill	
9	Mill Road-Fen Drayton	Historic Landfill	
10	Heath Road-Bluntisham	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



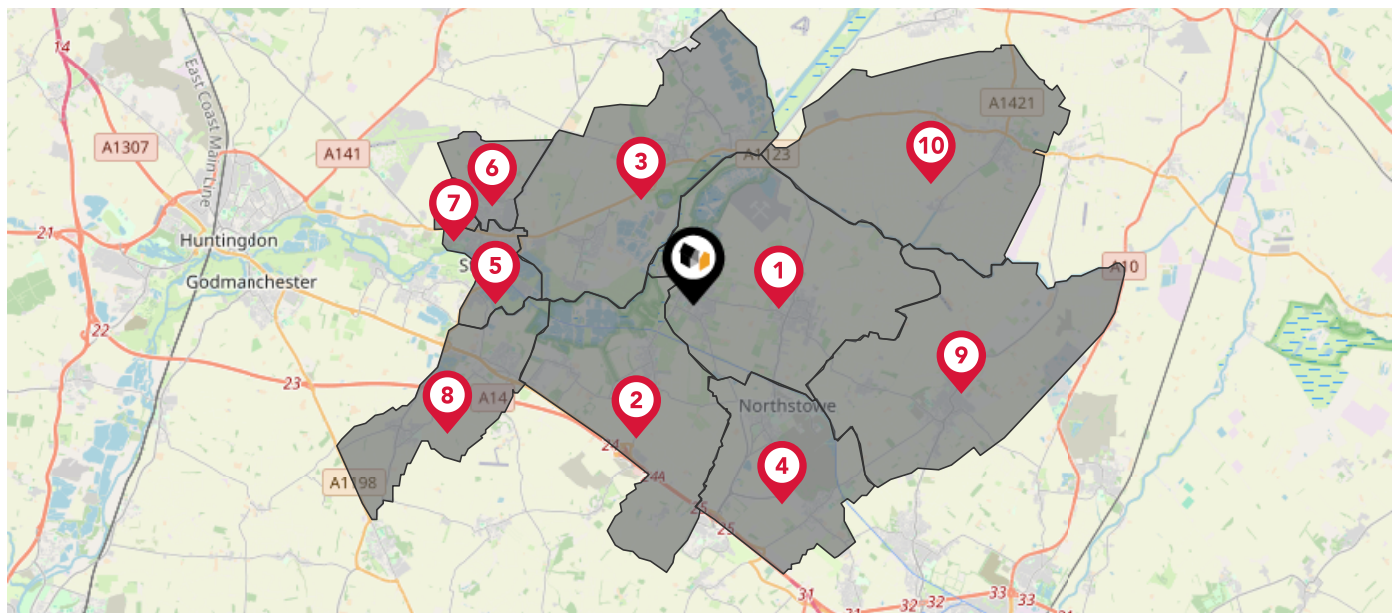
Mine Entry

- ✕ 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.

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

Over & Willingham Ward

2

Swavesey Ward

3

Holywell-cum-Needlingworth Ward

4

Longstanton Ward

5

St. Ives South Ward

6

St. Ives East Ward

7

St. Ives West Ward

8

Fenstanton Ward

9

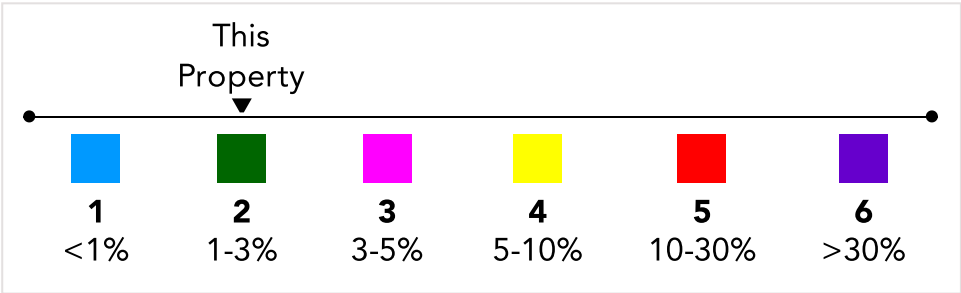
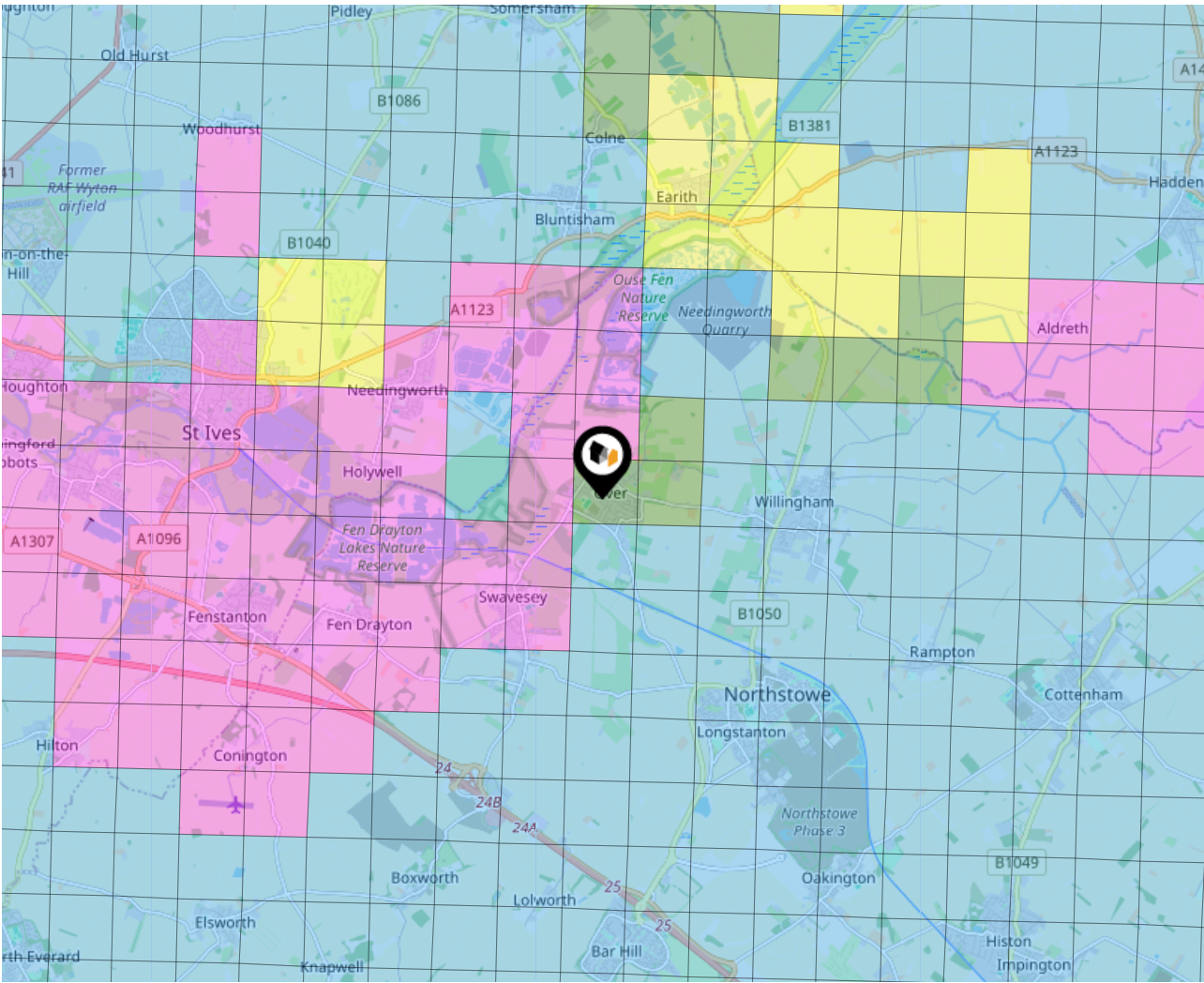
Cottenham Ward

10

Haddenham Ward

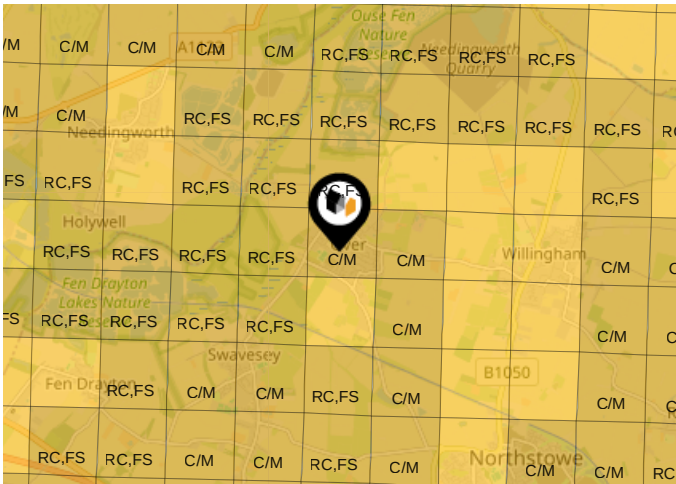
What is Radon?

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 - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

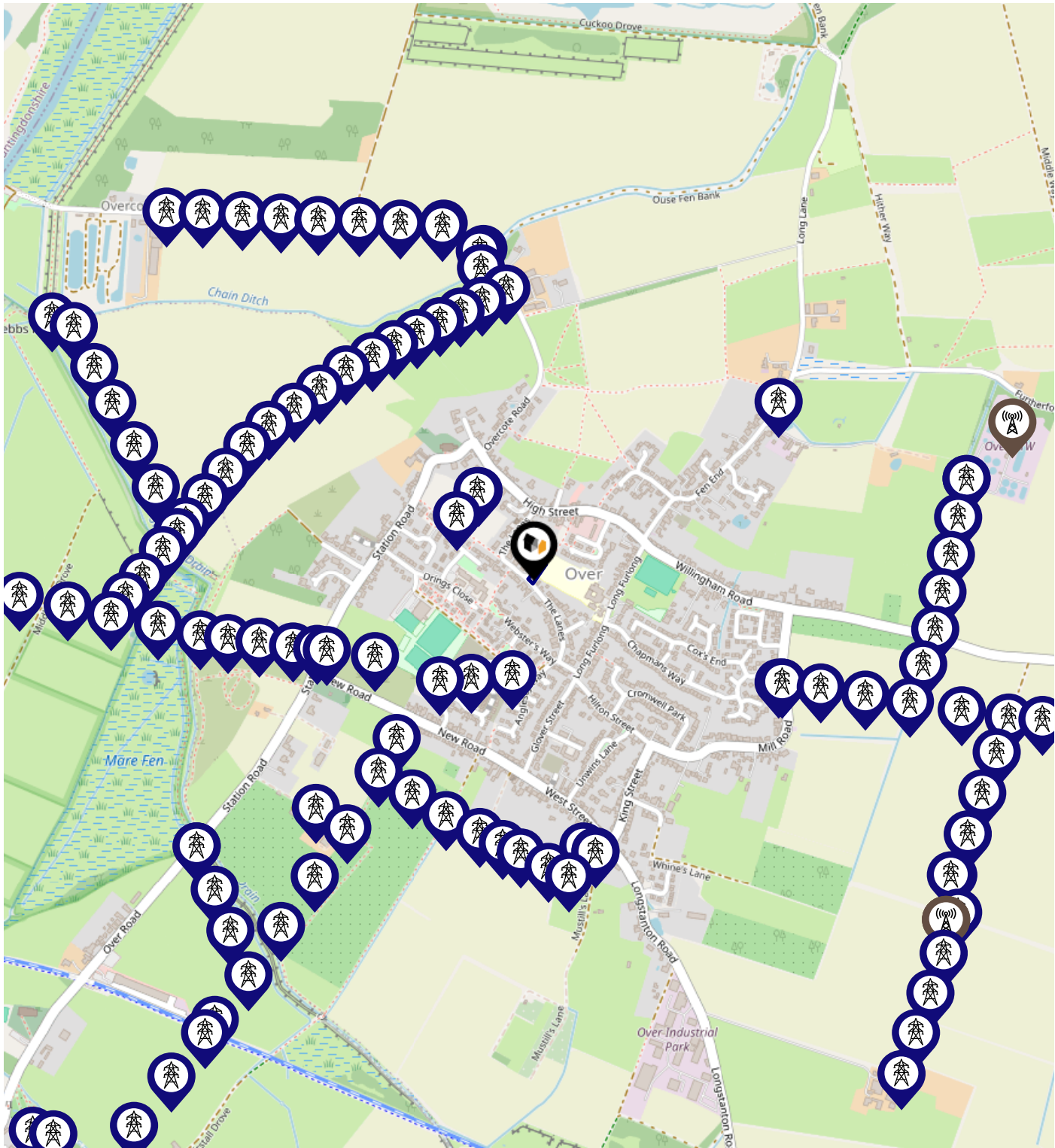


Primary Classifications (Most Common Clay Types)



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



Key:

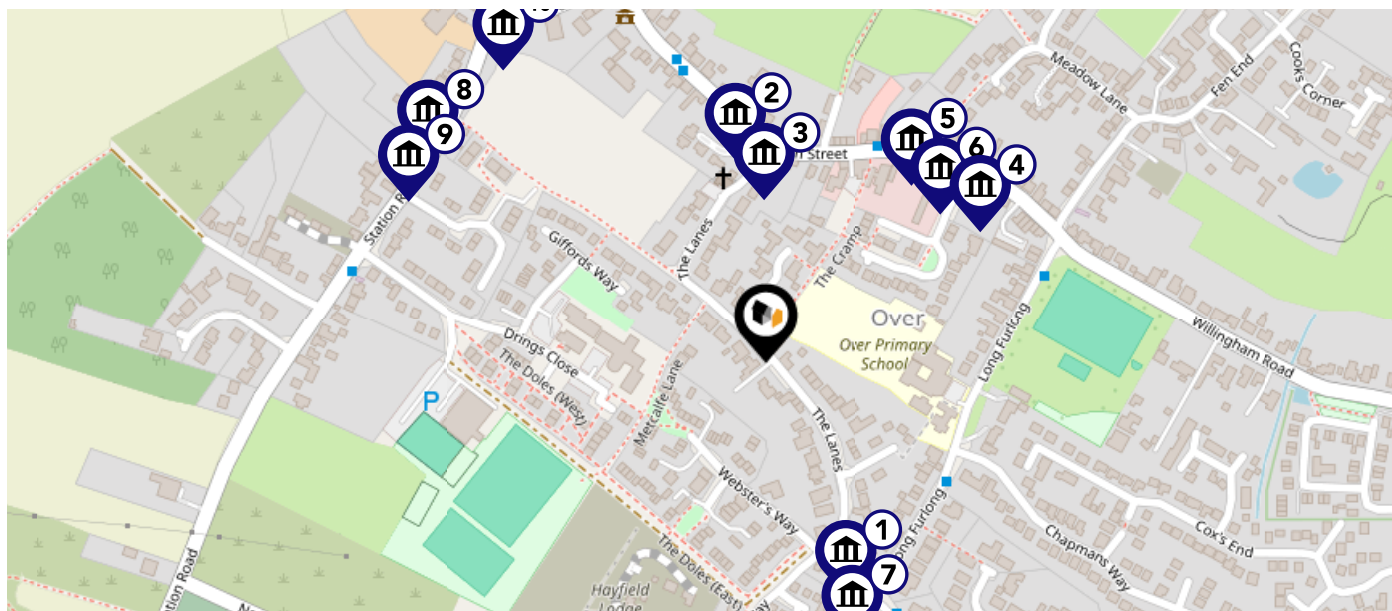
-  Power Pylons
-  Communication Masts











Maps

Listed Buildings

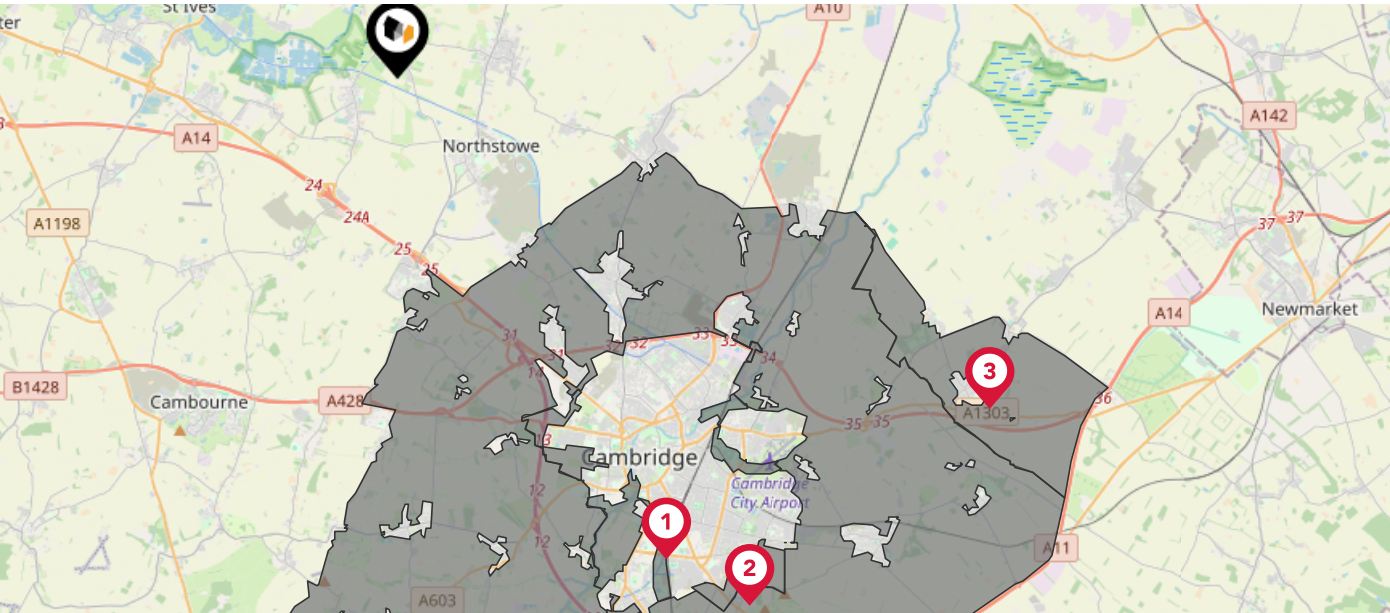


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1127309 - Poplar Farm Inn	Grade II	0.1 miles
	1331339 - The Thatched House	Grade II	0.1 miles
	1127308 - Berry House	Grade II	0.1 miles
	1127307 - 13, High Street	Grade II	0.1 miles
	1164446 - 22, High Street	Grade II	0.1 miles
	1164476 - 17, High Street	Grade II	0.1 miles
	1433613 - Over War Memorial	Grade II	0.2 miles
	1127311 - 20, Station Road	Grade II	0.2 miles
	1164605 - 30, Station Road	Grade II	0.2 miles
	1127304 - 13, Church End	Grade II	0.2 miles

This map displays nearby areas that have been designated as Green Belt...

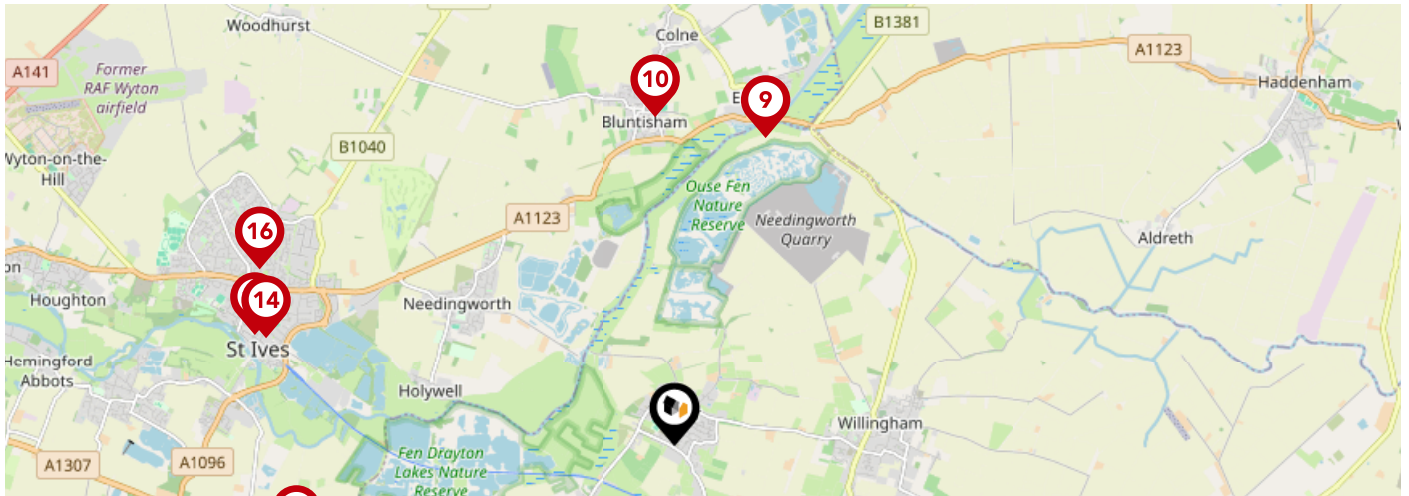










Nearby Green Belt Land

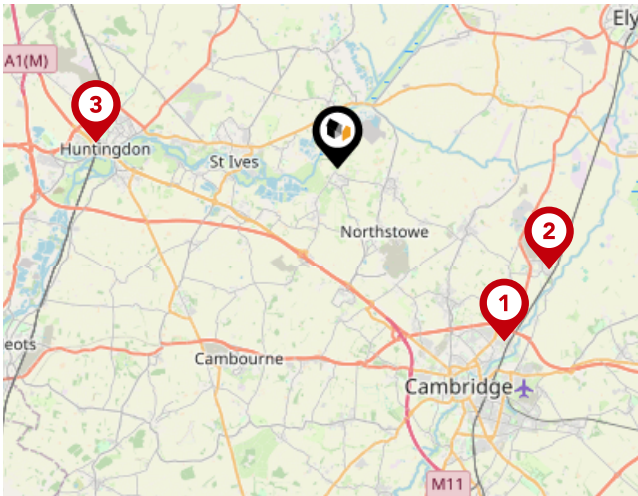
- 1 Cambridge Green Belt - South Cambridgeshire
- 2 Cambridge Green Belt - Cambridge
- 3 Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Over Primary School Ofsted Rating: Requires improvement Pupils: 201 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Swavesey Primary School Ofsted Rating: Good Pupils: 312 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Swavesey Village College Ofsted Rating: Outstanding Pupils: 1253 Distance:1.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Willingham Primary School Ofsted Rating: Good Pupils: 344 Distance:1.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Holywell CofE Primary School Ofsted Rating: Outstanding Pupils: 200 Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Pathfinder CofE Primary School Ofsted Rating: Not Rated Pupils: 452 Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hatton Park Primary School Ofsted Rating: Good Pupils: 415 Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Fen Drayton Primary School Ofsted Rating: Good Pupils: 110 Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

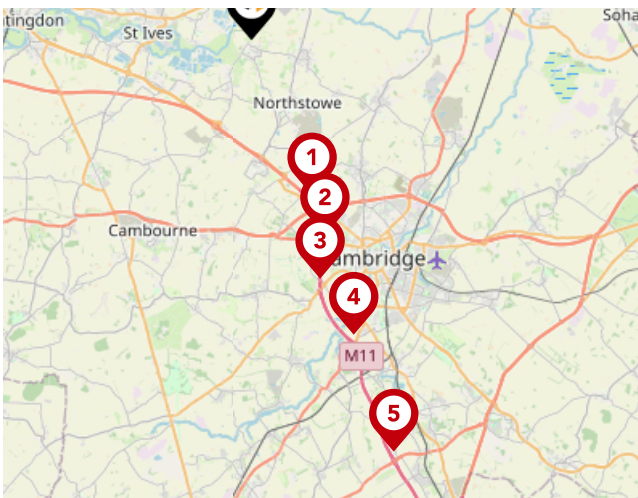


		Nursery	Primary	Secondary	College	Private
	Earith Primary School Ofsted Rating: Good Pupils: 106 Distance:2.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Helen's Primary School Ofsted Rating: Good Pupils: 189 Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northstowe Secondary College Ofsted Rating: Good Pupils: 622 Distance:3.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Martin Bacon Academy Ofsted Rating: Not Rated Pupils: 127 Distance:3.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fenstanton and Hilton Primary School Ofsted Rating: Good Pupils: 221 Distance:3.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eastfield Infant and Nursery School Ofsted Rating: Good Pupils: 208 Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westfield Junior School Ofsted Rating: Good Pupils: 254 Distance:3.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wheatfields Primary School Ofsted Rating: Good Pupils: 308 Distance:4.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



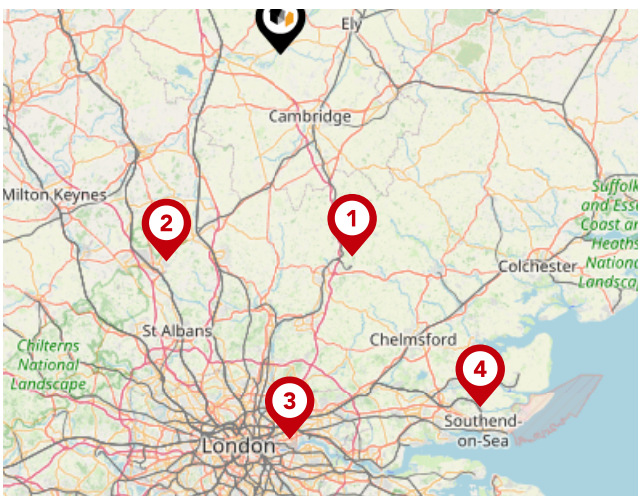
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	8.72 miles
2	Waterbeach Rail Station	8.51 miles
3	Huntingdon Rail Station	8.82 miles



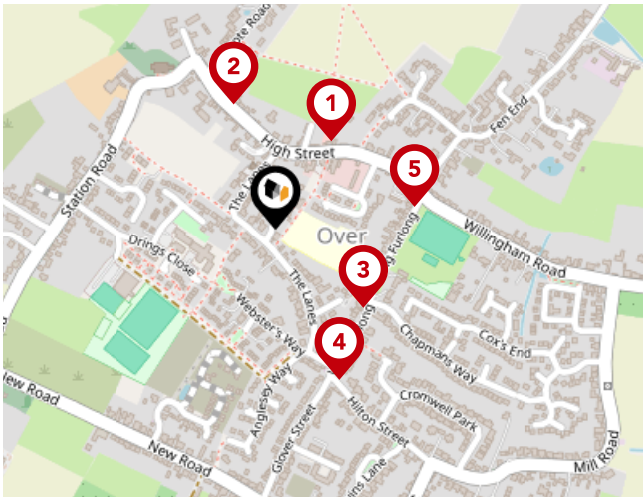
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	6.06 miles
2	M11 J13	7.59 miles
3	M11 J12	9.03 miles
4	M11 J11	11.34 miles
5	M11 J10	15.86 miles



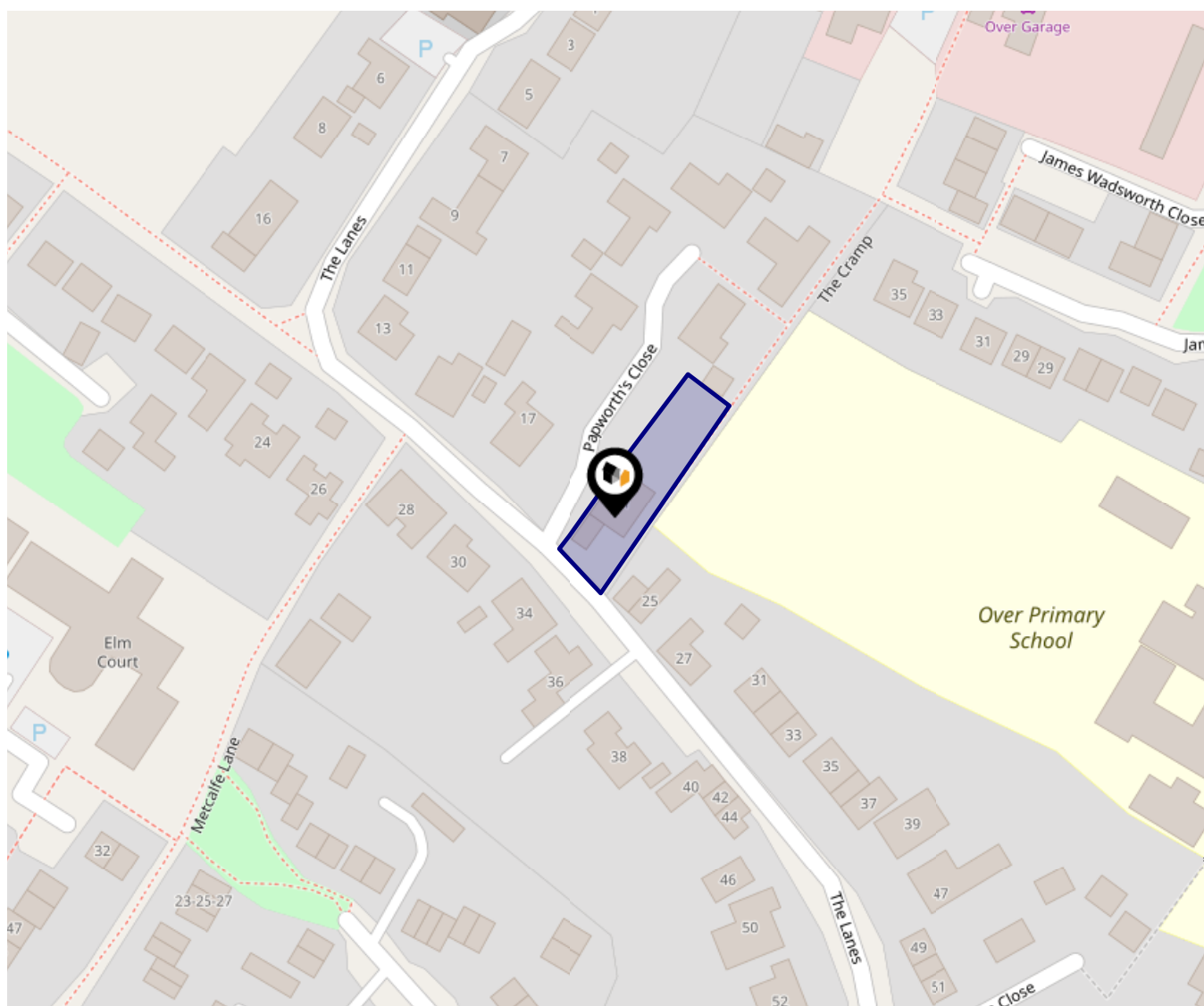
Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	31.27 miles
2	Luton Airport	34.39 miles
3	Silvertown	56.17 miles
4	Southend-on-Sea	59.39 miles








Bus Stops/Stations

Pin	Name	Distance
1	Randalls Lane	0.12 miles
2	Overcote Road	0.15 miles
3	Chapman's Way	0.13 miles
4	Glover Street	0.19 miles
5	Willingham Road	0.16 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

-  75.0+ dB
-  70.0-74.9 dB
-  65.0-69.9 dB
-  60.0-64.9 dB
-  55.0-59.9 dB

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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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