

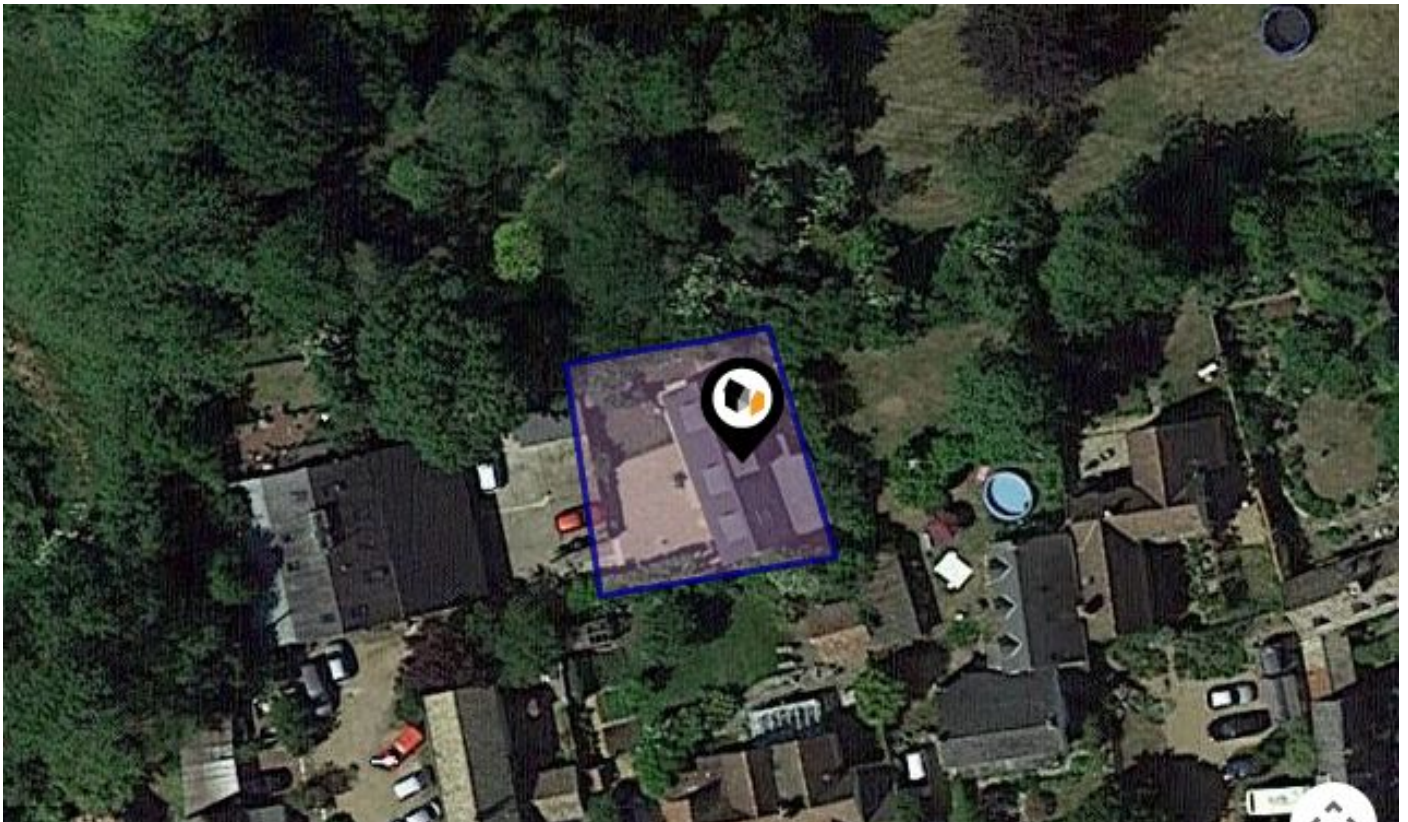


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 16th April 2025



WEST STREET, COMBERTON, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

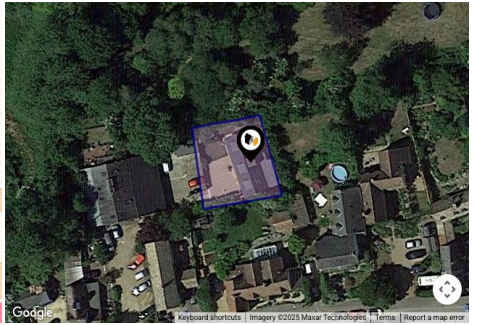
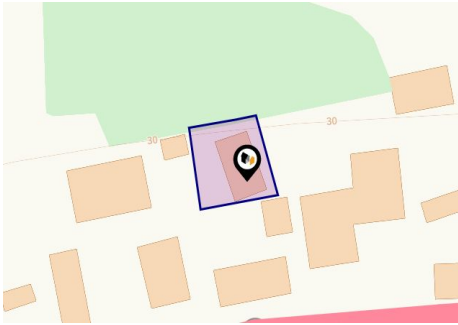
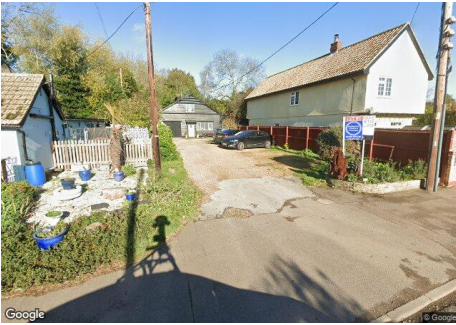
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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,700 ft ² / 158 m ²		
Plot Area:	0.09 acres		
Year Built :	After 2012		
Council Tax :	Band F		
Annual Estimate:	£3,488		
Title Number:	CB374121		

Local Area

Local Authority:	South cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	Comberton Village	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	16	80	1000
● Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: **West Street, Comberton, Cambridge, CB23**

Reference - 22/0378/TTCA	
Decision:	Decided
Date:	22nd March 2022
Description:	(T1) Holly - reduce back to fence line removing 1m.(G2) Mixed Trees Consisting of Cherry, Hawthorn & Apple - cut back to boundary removing 0.5m.(T3) Laurel - reduce in height by 1.5m.(G4) Mixed Prunus - reduce back to boundary removing 1m.

Reference - 22/0374/TTCA	
Decision:	Decided
Date:	22nd March 2022
Description:	(G1) 2x Yew - remove to ground level due to subsidence.

Planning records for: **72 West Street Toft Cambridgeshire CB23 7DS**

Reference - S/0215/09/F	
Decision:	Decided
Date:	16th February 2009
Description:	Dwelling

Reference - 21/00632/HFUL	
Decision:	Decided
Date:	12th February 2021
Description:	Single storey rear extension

Reference - 22/1062/TTCA	
Decision:	Decided
Date:	20th September 2022
Description:	T1- Field MapleReduce heights to 1.5m above ground level. All smaller growth of Field Maple and Hawthorn oneither side to be cut to height of 3m to form hedgeT2 - Field Maple Remove crown to leave as 5m framework pollard T3, T4, T5 - HornbeamRemove crown on all to leave as a 5m framework pollard

Reference - S/0071/11	
Decision:	Decided
Date:	20th February 2011
Description:	Discharge of conditions 1 2 3 4 5 and 6 of planning application S/0215/09

Planning records for: *Meadowcroft 72 West Street Toft Cambridge Cambridgeshire CB23 7DS*

Reference - S/1415/11
Decision: Decided
Date: 15th July 2011
Description: Garage with room above

Reference - 22/04143/HFUL
Decision: Decided
Date: 20th September 2022
Description: Extension to garage to form home office.

Reference - 21/00968/HFUL
Decision: Decided
Date: 03rd March 2021
Description: Two storey extension to garage to form home office

Reference - 22/1058/TTCA
Decision: Decided
Date: 20th September 2022
Description: Amended T1 crab apple - Fell

Planning records for: **4 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

Reference - S/1612/13/FL
Decision: Decided
Date: 08th October 2013
Description: Flue

Reference - 22/0597/TTCA
Decision: Awaiting decision
Date: 23rd May 2022
Description: (G1) 11x Ornamental Pears - formative prune into box shapes, as before, maintaining the pleaching inbetween. Removing 1.5m from the top crown and 0.50m from the middle and lower crowns.(T2) Holm Oak - remove to ground level.

Reference - S/1655/19/TC
Decision: Decided
Date: 06th May 2019
Description: (T1) Alder - remove to ground level due to a substantial lean toward the greenhouse and poor location. (T2) 11x Ornamental Pears - reduce to approximately 2.3 meters in height and start to encourage the pleaching process by cross tying the lower and mid lateral branches in to the neighbouring trees on either side.

Reference - S/1169/16/FL
Decision: Decided
Date: 04th May 2016
Description: Garage Conversion to form Bedroom and Utility

Planning records for: **4 West Street Comberton Cambridgeshire CB23 7DS**

Reference - 23/0262/TTCA	
Decision:	Decided
Date:	07th March 2023
Description:	T1- Silver Birch- reduce in height by 2.5 meters, crown raise to 3 meters, to maintain in its current location.

Reference - 20/01819/CONDD	
Decision:	Awaiting decision
Date:	23rd May 2022
Description:	Submission of details required by condition 9 (Ecological Compliance Report) of planning permission 20/01819/FUL

Planning records for: **Land adjacent 80 West Street Comberton CB23 7DS**

Reference - S/1143/17/FL	
Decision:	Decided
Date:	03rd April 2017
Description:	Erection of dwelling and annex/car lodge

Reference - 20/03339/CONDC	
Decision:	Awaiting decision
Date:	19th June 2023
Description:	Submission of details required by conditions 6 (landscaping scheme), 7 (bat and bird boxes), 9 (access and footway), 10 (zebra crossing), 12 (commercial waste) and 15 (external lighting) of planning permission 20/03339/FUL

Planning records for: **Land adjacent to 80 West Street Comberton Cambridge CB23 7DS**

Reference - S/3045/17/FL
Decision: Decided
Date: 12th September 2017
Description: Erection of a 2 storey x 4 bedroom detached house and one a half storey 2 bay car lodge/annexe
Reference - 22/04161/HFUL
Decision: Awaiting decision
Date: 21st September 2022
Description: Demolition of existing garage and erection of a two storey side and single storey rear extensions.
Reference - 20/03339/CONDB
Decision: Awaiting decision
Date: 20th December 2022
Description: Submission of details required by condition 3 (CEMP), 4 (foul and surface water drainage), 5 (materials) and 6 (landscaping scheme) of planning permission 20/03339/FUL
Reference - 20/03339/CONDD
Decision: Decided
Date: 20th October 2023
Description: Submission of details required by condition 10 (Zebra Crossing) of planning permission 20/03339/FUL

Planning records for: *Land West Of 80 West Street Toft Cambridge Cambridgeshire CB23 7DS*

Reference - 20/03339/FUL
Decision: Awaiting decision
Date: 03rd August 2020
Description: Erection of a convenience food retail store with associated car parking
Reference - 24/00167/ADV
Decision: Decided
Date: 16th January 2024
Description: 1no internally illuminated fascia sign, 2no non-illuminated fascia signs, 1no double-sided internally illuminated totem sign, 2no non-illuminated post mounted signs and 2no banner frames.
Reference - 23/03765/TELNOT
Decision: Awaiting decision
Date: 03rd October 2023
Description: Installation of 1 x 10m medium pole in soft ground.
Reference - 20/03339/NMA1
Decision: Decided
Date: 10th July 2023
Description: Non material amendment on application 20/03339/FUL for additional of Solar Panels to western elevation of building.

Planning records for: **Land West Of 80 West Street Toft Cambridge Cambridgeshire CB23 7DS**

Reference - 20/03339/CONDA	
Decision:	Awaiting decision
Date:	21st September 2022
Description:	Submission of details required by conditions 3 (Construction and Environmental management (CEMP)), 4 (Foul and Surface Water), 5 (Material), 6 (Landscaping Scheme) and 13(Acoustic Fencing) of planning permission 20/03339/FUL

Planning records for: **6 West Street Comberton Cambridgeshire CB23 7DS**

Reference - 23/0127/TTCA	
Decision:	Decided
Date:	31st January 2023
Description:	(T1) Silver Birch - In severe decline - remove to ground level. (T2) Eucalyptus - reduce mid crown lateral over veg patch by 3 meters to weeping secondary. - remove lower crown epicormics over veg patch, removing 1.5 meters.

Reference - S/0065/20/NMA7	
Decision:	Decided
Date:	31st January 2023
Description:	Non material amendment on application S/0065/20/RM for bay window height to plots 246, 275, 276, 300, 305, 306, 307, 316 amended to 1500mm

Planning records for: **Yew Tree Cottage 24 West Street Comberton Cambridgeshire CB23 7DS**

Reference - 23/01237/DISA	
Decision:	Decided
Date:	01st February 2024
Description:	To discharge Condition 3 (tree protection plan) of decision dated 9 January 2024 for 23/01237/FUL Internal and external alterations to main house, demolition of existing lean-to structures and garage/outbuilding, construction of new garage/outbuilding, construction of new veranda, widening of existing access and associated works and infrastructure

Planning records for: **24 West Street Comberton CB23 7DS**

Reference - 21/01633/CL2PD	
Decision:	Decided
Date:	10th April 2021
Description:	Certificate of lawfulness under section 192 for the construction of a concrete base for the siting of a caravan within an existing residential planning unit, erection of 2 metre high gates and boundary fence and construction of a permeable gravel parking area.
Reference - 22/0253/TTPO	
Decision:	Decided
Date:	28th February 2022
Description:	5 Day Notice Lebanon Cedar - Remaining Crown to be removed as in a dangerous condition; in addition reduce the 3 remaining foliage free stems to a finished height of 20 metres.
Reference - 23/00375/HFUL	
Decision:	Decided
Date:	01st February 2023
Description:	Replacement of existing outbuilding with 3 bay single storey garage with mono pitch low profile roof.
Reference - 23/03293/CONDA	
Decision:	Decided
Date:	01st February 2024
Description:	Submission of details required by condition 4 (Hard and soft Landscaping Scheme) of planning permission 23/03293/HFUL

Planning records for: **24 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

Reference - 22/0252/TTCA	
Decision:	Decided
Date:	28th February 2022
Description:	Removal of self-seeded ash tree - Tree is located in the rear gardens on the boundary between 24 & 26 West Street.

Reference - 23/03293/HFUL	
Decision:	Decided
Date:	28th August 2023
Description:	Replace existing outbuilding with 2 bay single storey cart lodge style garage with low profile monopitch roof, install 2 metre high gates and additional landscape planting.

Reference - 20/04600/HFUL	
Decision:	Withdrawn
Date:	09th November 2020
Description:	Erection of 3 bay cart lodge style garage with room above

Planning records for: **2 West Street Comberton Cambridgeshire CB23 7DS**

Reference - 23/0378/TTCA	
Decision:	Decided
Date:	12th April 2023
Description:	T1- Alder- remedial reduction of 1.5 meters to improve form from previous poor pruning. T2- Pear- remove 2x lowest Easterly lateral limbs over driveway back to trunk removing 2.5 meters to allow vehicular access. T3- Apple- crown thin by 30% to improve form.

Planning records for: ***Apple Tree Dental Practice 3 West Street Comberton Cambridge CB23 7DS***

Reference - S/2431/14/FL	
Decision:	Decided
Date:	07th October 2014
Description:	Proposed extension to existing dental practice

Reference - S/0489/15/DC	
Decision:	Decided
Date:	23rd February 2015
Description:	Discharge of conditions 3 4 and 6 of planning approval S/2431/14

Reference - S/1053/15/DC	
Decision:	Decided
Date:	23rd April 2015
Description:	Discharge of condition 5 (travel plan) of planning approval S/2431/14/FL

Planning records for: ***5 West Street Comberton Cambridgeshire CB23 7DS***

Reference - 24/0810/TTCA	
Decision:	Decided
Date:	29th July 2024
Description:	G1- Group of Laburnums- reduce in height by 2 meters, remove 2x stems leaning on fence removing 5 meters, remove 1x cankered stem to ground level.

Planning records for: **8 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

Reference - S/0900/16/FL	
Decision:	Decided
Date:	29th June 2016
Description:	Erection of a single-storey front extension

Planning records for: **10 West Street Comberton Cambridgeshire CB23 7DS**

Reference - 22/1392/TTCA	
Decision:	Decided
Date:	25th November 2022
Description:	(T1) Yew reduce in height by 2 meters and shape remaining crown by no more than 1 meter (G2) 2x Hornbeam -- remove to ground (T3) Plumb - reduce in height by 1.5 meters and remove major deadwood. (T4) Pear - remove water shoots and internal epicormics to improve form and crop.

Reference - 22/05126/HFUL	
Decision:	Decided
Date:	25th November 2022
Description:	Single storey rear extension; permeable paving; rear facing solar panels to roof.

Reference - 24/00829/S19LB	
Decision:	Decided
Date:	06th March 2024
Description:	S19LB to vary condition 2 of ref: 23/01542/LBC (Re-roofing of kitchen extension, re-roofing and alterations to garage, replacement and alterations to windows, removal of dwarf concrete blockwork wall in yard, coping stones to boundary wall, partition to bedroom on top floor) to 1) install roof over void behind garage and remove single skin brickwork, 2) install pitched tiled roof, and 3) add timber boarding with insulation to walls.

Planning records for: **10 West Street Comberton Cambridgeshire CB23 7DS**

Reference - 23/01542/LBC	
Decision:	Decided
Date:	24th April 2023
Description:	Re-roofing of kitchen extension, re-roofing and alterations to garage, replacement and alterations to windows, removal of dwarf concrete blockwork wall in yard, coping stones to boundary wall, partition to bedroom on top floor.

Planning records for: **11 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

Reference - S/1704/19/TC	
Decision:	Decided
Date:	13th May 2019
Description:	This application is for crown lifting of one tree and removal of 3 further trees. All trees are at the back of our garden two in each of the back corner one in the middle also near the back fence and one near the west side hedge. This is the proposed work on each tree: 1/ Red maple: crown lifting to a height of 2.5m (current height is 1.6m to lowest side-branch) in order to allow easier access under the tree and to reduce interference with adjoining yew hedge and back fence. 2/ Portuguese laurel: dismantle and remove to ground level. This tree has low amenity value. 3/ Laburnum: dismantle and remove to ground level. This tree has low amenity value. This tree is in the south-east corner of our garden and is difficult to manage. it is covered in icy and sheds poisonous flowers/seeds over our vegetable patch. 4/ Rowan: dismantle and remove to ground level. This tree is too close to the hedge and has low amenity value. We hope that the removal of 3 trees at the back of our garden and the crown lifting of the other (a beautiful mature tree) will allow more sun into our garden which will benefit our vegetable plot and lawn.

Reference - S/0512/18/DC	
Decision:	Decided
Date:	07th February 2018
Description:	Discharge of condition 3 (Materials) of planning permission S/0283/16/FL

Reference - S/0283/16/NMA1	
Decision:	Decided
Date:	22nd December 2021
Description:	Non material amendment of planning permission S/0283/16/FL (Alterations and extensions) for the Installation of rooflight window in rear facing part of roof

Planning records for: **11 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

Reference - S/0283/16/FL	
Decision:	Decided
Date:	17th February 2016
Description:	Alterations and extensions

Planning records for: **13 West Street Comberton Cambridge CB23 7DS**

Reference - S/1129/19/LB	
Decision:	Decided
Date:	22nd March 2019
Description:	Restoration of timber frame floor boards and beams throughout property including treatment for woodworm and cleaning of beams with dry ice blasting.

Reference - S/0027/20/DC	
Decision:	Decided
Date:	08th January 2020
Description:	Discharge of condition 14 (Windows & doors drawing including elevations and cross sections)

Reference - S/0441/19/LB	
Decision:	Withdrawn
Date:	31st January 2019
Description:	Restoration of cottages at 13 west street including restoration of rear C19 wing replacement catslide roof re-thatching of roof addition of 2 rear dormers replacing glazing and additional glazing and doors detached cart lodge other internal alterations.

Planning records for: **13 West Street Comberton Cambridge CB23 7DS**

Reference - S/0440/19/FL
Decision: Withdrawn
Date: 04th February 2019
Description: Restoration of rear C19 wing replacement catslide roof re-thatching of roof addition of 2 rear dormers replacing glazing and additional glazing and doors detached cart lodge other internal alterations.
Reference - S/1228/19/LB
Decision: Decided
Date: 28th March 2019
Description: Re-tiling roof to the rear two-storey extension
Reference - S/0738/19/LB
Decision: Decided
Date: 21st February 2019
Description: Opening up of fireplaces F1 and F2 and installation of wood burning stoves in F3 and F4
Reference - S/1049/19/LB
Decision: Withdrawn
Date: 15th March 2019
Description: Complete re-wire of property with addition of Fire alarms Carbon monoxide alarm extractor fans and external lighting.

Planning records for: **13 West Street Comberton CB23 7DS**

Reference - S/1228/19/CONDA
Decision: Decided
Date: 11th May 2020
Description: Submission of details required by conditions 3 (Materials) and 4 (Roof structure) of listed building consent S/1228/19/LB
Reference - S/2574/19/LB
Decision: Decided
Date: 25th July 2019
Description: Install 3 steel posts and sets of ties at ground floor level and 3 SHS welded cranked frames to stabilise two storey rear extension
Reference - S/0738/19/CONDA
Decision: Awaiting decision
Date: 11th May 2020
Description: Submission of details required by conditions 3 (Record of works), 4 (Fireplaces F1 and F2) and 5 (Schedule of 'opening-up works') of listed building consent S/0738/19/LB
Reference - S/1212/19/FL
Decision: Withdrawn
Date: 28th March 2019
Description: Construction of a single storey dwelling and car parking and change of use from a nursery (horticulture) to residential

Planning records for: **13 West Street Comberton Cambridge CB23 7DS**

Reference - S/1237/19/LB	
Decision:	Decided
Date:	29th March 2019
Description:	Thatching of rear roof slope addition of rear french doors chimney restoration enlarge rear dormer and raising of rear cat-slide roof. Opening of ground floor between front and rear cottage insertion of conservation rooflights changes to fenestrations and other internal alterations including en-suite toilet. Erection of detached cart lodge brick wall and re-location of oil tank.
Reference - S/1236/19/FL	
Decision:	Decided
Date:	29th March 2019
Description:	Thatching of rear roof slope addition of rear french doors chimney restoration enlarge rear dormer and raising of rear cat-slide roof. Opening of ground floor between front and rear cottage insertion of conservation rooflights changes to fenestrations and other internal alterations including en-suite toilet. Erection of detached cart lodge brick wall and re-location of oil tank.
Reference - S/1130/19/LB	
Decision:	Withdrawn
Date:	26th March 2019
Description:	Restoration of Windows and Doors to Grade II Listed building - some windows and doors to be retained and restored some to be replaced and some new opening to be created including new door to rear and French doors to rear extension.
Reference - S/1129/19/CONDA	
Decision:	Decided
Date:	11th May 2020
Description:	Submission of details required by conditions 3 (Timber Frame) and 4 (Dry-ice cleaning discreet sample) of listed building consent S/1129/19/LB

Planning records for: **13 West Street Comberton CB23 7DS**

Reference - S/1237/19/CONDA	
Decision:	Decided
Date:	11th May 2020
Description:	Submission of details required by conditions 3 (Rear roof slope materials), 4 (Rear cat-slide roof materials), 5 (New opening at ground floor), 7 (Blocking up of windows WG05 and WG13), 8 (Soilo vent pipe), 9 (Partitions), 10 (Cartlodge materials), 11 (Roof materials), 12 (Brick samples), and 17 (Roof timbers) of listed building consent S/1237/19/LB

Reference - S/1128/19/LB	
Decision:	Withdrawn
Date:	22nd March 2019
Description:	Installation of new central heating system (replacing the old) with Worcester Greenstar Heatslave 18/25 - combination boiler. Downstairs WC is replacing like for like. Bathroom 1 replacing pre-existing bathroom and bathroom 2 is a new bathroom.

Reference - S/0877/19/LB	
Decision:	Decided
Date:	05th March 2019
Description:	Proposed Re-thatching

Planning records for: **14 West Street Comberton Cambridgeshire CB23 7DS**

Reference - 22/02786/LBC	
Decision:	Decided
Date:	17th June 2022
Description:	Removal of oil tank and boiler and the Installation of air source heat pump and replacement of cement render with lime render on external walls.

Planning records for: **14 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

Reference - S/2588/11	
Decision:	Decided
Date:	27th January 2012
Description:	Alterations- remove cement render sole plate and repairs to structure and framing as required re-render in lime

Reference - S/0047/13/LB	
Decision:	Decided
Date:	22nd February 2013
Description:	Alterations- replace existing modern window in rear elevation with new

Reference - 22/02785/HFUL	
Decision:	Decided
Date:	17th June 2022
Description:	Removal of oil tank and boiler and the Installation of air source heat pump and replacement of cement render with lime render on external walls.

Planning records for: **17 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

Reference - 22/0294/TTCA	
Decision:	Decided
Date:	08th March 2022
Description:	1 x Coast Redwood, Remove.

Planning records for: *17 West Street Comberton Cambridgeshire CB23 7DS*

Reference - 23/02786/LBC
Decision: Decided
Date: 19th July 2023
Description: Retention of a replacement Log, Bin and Bike Store adjacent to No.17 West Street, Comberton, and relocation of existing oil tank
Reference - 22/0301/TTPO
Decision: Decided
Date: 08th March 2022
Description: T1 - Purple Plum, reduce crown height by 3m and lateral spread by 1.5m. Crown thin by 20% to improve air circulation and prevent foliar disorders. T2 - Purple Plum, reduce crown height by 4m and lateral spread by 3m. Crown thin by 20% to improve air circulation and prevent foliar disorders. Remove 2 central stems as there is a possibility of failure. Reason To restore balance and shape and reduce loading of decayed scaffold branch structure to prevent potential branch failure over highway and property.
Reference - 20/2200/TTCA
Decision: Decided
Date: 22nd October 2020
Description: Common beech tree (Fagus sylvatica) to fell (due to advanced and extensive decay - see photographs).
Reference - 23/02785/HFUL
Decision: Decided
Date: 19th July 2023
Description: Retention of a replacement Log, Bin and Bike Store adjacent to No.17 West Street, Comberton, and relocation of existing oil tank

Planning records for: **20 West Street Comberton CB23 7DS**

Reference - 20/1412/TTCA	
Decision:	Decided
Date:	02nd June 2020
Description:	(T1) Silver Birch - reduce in height by 4 meters to maintain this tree in its current location.

Planning records for: **28 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

Reference - S/1080/17/LB	
Decision:	Decided
Date:	24th April 2017
Description:	Replace all windows in property with appropriate hardwood casement windows.

Reference - 22/0984/TTCA	
Decision:	Decided
Date:	31st August 2022
Description:	(T1) Apple - reduce and shape by 3.5m - remove crossing branches and water shoots.

Planning records for: **32 West Street Comberton CB23 7DS**

Reference - 20/2034/TTCA	
Decision:	Decided
Date:	26th September 2020
Description:	(T1) Crab Apple - reduce in height by 1.5 meters - reduce eastern middle and lower crown by 1.5 meters. - reduce northern middle and lower crown by 1.5-2 meters. (T2) Crab Apple - reduce in height by 1.5 meters - reduce northern middle and lower crown by 1.5-2 meters. (T3) Prunus - reduce in height by 1.5 meters. - cut back from house to give a 2 meter clearance. - reduce northern middle and lower crown by 1.5-2 meters. The above work is to maintain these trees in their current location adjacent to neighbours driveway.

Planning records for: **32 West Street Comberton Cambridgeshire CB23 7DS**

Reference - 23/1435/TTCA	
Decision:	Decided
Date:	21st November 2023
Description:	G1- 2x Crab Apple- reduce in height and width by 1.5 meters, crown lift over shed by removing 1 meter.T2- Prunus- reduce and shape by removing 1 meter.To maintain these trees in their current location.

Reference - 23/01284/FUL	
Decision:	Decided
Date:	21st November 2023
Description:	Extension and alteration to existing dwelling and retrospective consent for erection of a single storey garden room

Planning records for: **38 West Street Comberton Cambridgeshire CB23 7DS**

Reference - 24/0337/TTCA	
Decision:	Decided
Date:	18th March 2024
Description:	T1 - Holly, remove to ground level due to excessive shading and growing too close to the house.T2 - Holly, reduce in height by 50% (6m) due to excessive shading.T3 - Walnut, reduce crown by 2m to allow more light into the garden.

Reference - S/1008/09/LB	
Decision:	Decided
Date:	15th July 2009
Description:	Alterations - replacement of pergola with conservatory

Planning records for: **38 West Street Comberton Cambridgeshire CB23 7DS**

Reference - S/0943/09/F
Decision: Decided
Date: 15th July 2009
Description: Conservatory
Reference - 20/2088/TTCA
Decision: Decided
Date: 04th October 2020
Description: T1 Norway Spruce - remove to ground level, inappropriate location due to BT and power lines. T2 Ash - remove large lowest lateral over garden to minimize deadwood and leaf matter falling in to garden below with young children.
Reference - 23/0981/TTCA
Decision: Decided
Date: 30th August 2023
Description: T1- Leylandii- remove to ground level due to increasing damage to pathway below.T2- Holly- remove to ground level due to increasing damage to pathway below.
Reference - 23/01779/COND7
Decision: Awaiting decision
Date: 18th March 2024
Description: Submission of details required by condition 7 (Street furniture, boundary treatments and drop kerbs) of planning permission 23/01779/FUL

Planning records for: **38 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

Reference - S/0716/12/FL	
Decision:	Decided
Date:	02nd April 2012
Description:	Erection of picket fence to side of cottage.

Planning records for: **39 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

Reference - S/3174/15/LB	
Decision:	Decided
Date:	02nd February 2016
Description:	Replace present chimney pot (approx. 2ft 6ins) with new chimney pot 4ft

Reference - S/1240/18/LB	
Decision:	Decided
Date:	29th March 2018
Description:	Repair to and reinstatement of grade II listed fire damaged cottage

Reference - S/2761/18/FL	
Decision:	Decided
Date:	18th July 2018
Description:	Conversion of existing double garage into living space. Refurbishment of kitchen including new bi-folding patio doors. Extension of rear lobby.

Planning records for: **39 West Street Comberton CB23 7DS**

Reference - 20/1278/TTCA	
Decision:	Decided
Date:	27th April 2020
Description:	Due to the upkeep and general maintenance to keep both trees in the best possible condition we are proposing the following works - T1 - Beech Tree - Reduce by 3m T2 - Cypress - Reduce by 3m

Reference - S/2762/18/LB	
Decision:	Decided
Date:	18th July 2018
Description:	Conversion of existing double garage into living space. Refurbishment of kitchen including new bi-folding patio doors. Extension of rear lobby.

Planning records for: **40 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

Reference - S/3218/19/COND7	
Decision:	Decided
Date:	07th April 2020
Description:	Condition 7 - Doors

Reference - 20/05283/CONDA	
Decision:	Decided
Date:	24th June 2024
Description:	Submission of details required by conditions 3 (arboricultural method statement and tree protection strategy), 5 (surface water drainage scheme), 6 (surface water drainage system), 8 (construction ecological management plan), 11 (lighting design strategy for biodiversity), 13 (traffic management plan), 19 (Hard and soft landscaping) and 26 (licence from Natural England) of planning permission 20/05283/FUL

Planning records for: **40 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

Reference - S/3218/19/LB	
Decision:	Decided
Date:	16th September 2019
Description:	REPAIRS & INTERNAL ALTERATIONS

Reference - S/3218/19/COND6	
Decision:	Decided
Date:	07th April 2020
Description:	Condition 6 - Windows

Reference - 21/02196/LBC	
Decision:	Decided
Date:	12th May 2021
Description:	Alterations to the ground floor to add a spiral wine store under the existing floor level with an access hatch

Reference - 23/01888/LBC	
Decision:	Decided
Date:	16th May 2023
Description:	Single storey rear extension to unlisted existing outbuilding within curtilage of grade II listed building.

Planning records for: **40 West Street Comberton CB23 7DS**

Reference - S/3218/19/CONDA	
Decision:	Awaiting decision
Date:	06th August 2021
Description:	Submission of details required by conditions 6 (1:20 scale elevation and section drawings of all proposed windows) and 7 (1:20 scale elevation and section drawings, details of materials, paint, door furniture of the proposed like-for-like doors) of listed building consent S/3218/19/LB
Reference - S/2456/19/FL	
Decision:	Withdrawn
Date:	15th July 2019
Description:	Proposed 16no. dwellings including affordable housing with access and landscaping
Reference - 20/05283/FUL	
Decision:	Decided
Date:	21st December 2020
Description:	Construction of two detached houses, a car port and associated landscaping
Reference - S/2734/18/TC	
Decision:	Decided
Date:	12th July 2018
Description:	Ash tree Top and fell to ground level.

Planning records for: **40 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

Reference - 21/1102/TTCA	
Decision:	Decided
Date:	31st August 2021
Description:	Fell 3 Ash trees rear garden. Please see the below pictures and plan below, (trees are circles in red) I have consuted an arboriculturist who has told me the trees are Ash trees with Ash die back? He recomends the trees are removed as they are dying and are concerned they might fall down when the bad weather starts to come. I am happy if smoeone would like to come to the property and confirm all of the above if there is not enough information. We are planning to cut the trees down using a creditable tree surgeon, once we are all in agreement.
Reference - S/3217/19/FL	
Decision:	Decided
Date:	16th September 2019
Description:	REPAIRS & INTERNAL ALTERATIONS
Reference - 20/05283/NMA1	
Decision:	Decided
Date:	28th February 2025
Description:	Non material amendment of planning permission 20/05283/FUL to change the description of development to read, Construction of two detached houses, car ports, landscaping, associated works and infrastructure.
Reference - 23/01887/HFUL	
Decision:	Decided
Date:	16th May 2023
Description:	23/01887/HFULSingle storey rear extension to unlisted existing outbuilding within curtilage of grade II listed building.

Planning records for: *The Old Plough 40 West Street Comberton Cambridge Cambridgeshire CB23 7DS*

Reference - 20/01771/FUL	
Decision:	Decided
Date:	19th March 2020
Description:	Single storey detached building to the rear with glazed link to existing plus single storey infill to rear

Reference - 20/01772/LBC	
Decision:	Awaiting decision
Date:	19th March 2020
Description:	Single storey detached building to the rear with glazed link to existing plus single storey infill to rear

Planning records for: *49 West Street Comberton Cambridge Cambridgeshire CB23 7DS*

Reference - 22/03652/FUL	
Decision:	Decided
Date:	07th August 2022
Description:	Infilling of former pond and relandscaping of the garden

Reference - S/0161/12/FL	
Decision:	Decided
Date:	10th February 2012
Description:	Canopy Extension

Planning records for: **49 West Street Comberton CB23 7DS**

Reference - 20/1809/TTCA	
Decision:	Decided
Date:	19th August 2020
Description:	T1: Conifer, Fell to ground level.

Planning records for: **54 West Street Comberton Cambridgeshire CB23 7DS**

Reference - 22/1147/TTCA	
Decision:	Decided
Date:	06th October 2022
Description:	2 x Cypress - fell Cypress hedge - fell Cypress Hedge - fell Mixed Hedge at front - reduce height down to 2m high, cut back hard on both sides

Reference - 22/04208/LBC	
Decision:	Decided
Date:	26th September 2022
Description:	Install a wood burning stove in the central bay inglenook recess on the ground floor, using the existing central chimney stack.

Reference - 22/0183/TTCA	
Decision:	Decided
Date:	09th March 2022
Description:	Related case 22/0087/TTCA (1) Yew tree (taxus baccata) in the south west boundary - reduce by 1.5m to 2m to create tidy oval form (see Image) (2) Conifer (cupressus spp) in the group by the grade ii* listed building. - Fell

Planning records for: **54 West Street Comberton Cambridgeshire CB23 7DS**

Reference - 24/0006/TTCA	
Decision:	Decided
Date:	02nd January 2024
Description:	T1: Rowan - 50% die-back (see image) - Remove treeT2: Cherry - Crown reduce on road side only by 1-1.5m to clear road edge by approximately 1m (see image).
Reference - 22/02178/CONDA	
Decision:	Decided
Date:	06th October 2022
Description:	Submission of details required by condition 3 (Construction Details and External Materials) of listed building consent 22/02178/LBC
Reference - 22/0304/TTCA	
Decision:	Decided
Date:	09th March 2022
Description:	(T1) Willow - limb has split and is hanging as a result of recent winds - remove split limb.
Reference - 25/0311/TTCA	
Decision:	Awaiting decision
Date:	25th March 2025
Description:	Ash rear of Annex - Fell

Planning records for: **55 West Street Comberton CB23 7DS**

Reference - 21/0455/TTCA	
Decision:	Decided
Date:	31st March 2021
Description:	Row of Cypress in side boundary - fell

Planning records for: **57 West Street Comberton Cambridgeshire CB23 7DS**

Reference - 23/0326/TTCA	
Decision:	Decided
Date:	23rd March 2023
Description:	T2 Maple - Fell

Reference - S/1836/12/LB	
Decision:	Decided
Date:	19th September 2012
Description:	Internal alterations

Planning records for: **62 West Street Comberton Cambridge CB23 7DS**

Reference - S/0145/11	
Decision:	Decided
Date:	28th January 2011
Description:	Lawful Development Certificate for the erection of an extension to the rear of the dwelling in place of existing conservatory a pitched roof over the existing porch to the side of the dwelling and the timber cladding of the existing porches to the front and side of the dwelling.

Planning records for: **65 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

Reference - S/2470/18/FL	
Decision:	Decided
Date:	28th June 2018
Description:	Internal alterations raising or rear flat roof

Planning records for: **67 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

Reference - S/1792/17/FL	
Decision:	Decided
Date:	15th May 2017
Description:	Creation of 1st floor accommodation above existing single storey residence; inclusive of front elevation extensions re-landscaping & external alterations

Reference - S/0362/16/FL	
Decision:	Decided
Date:	14th March 2016
Description:	Replacement dwelling.

Planning records for: **68 West Street Comberton Cambridge CB23 7DS**

Reference - S/1378/11	
Decision:	Decided
Date:	15th July 2011
Description:	Erection of ground bearing photovoltaic array

Planning records for: **70 West Street Comberton CB23 7DS**

Reference - 20/01249/HFUL
Decision: Decided
Date: 12th February 2020
Description: Single storey front extension
Reference - 23/03111/S106A
Decision: Decided
Date: 10th August 2023
Description: Modification of planning obligations contained in a Unilateral Undertaking dated 23 March 2017 between (1) Rita Juliana Harrup and (2) Gladman Developments Limited (Principal Deed one) and a Unilateral Undertaking dated 23 March 2017 between (1) Rita Juliana Harrup and (2) Gladman Developments Limited (Principal Deed two).
Reference - 21/04947/HFUL
Decision: Decided
Date: 10th November 2021
Description: Side extension, external insulation, new windows and doors, garage conversion to habitable room and new single storey garage to front elevation
Reference - 23/03112/HFUL
Decision: Decided
Date: 10th August 2023
Description: Installation of 2100 litre LPG underground storage tank to front garden.

Planning records for: **19 West Street Comberton Cambridgeshire CB23 7DS**

Reference - 22/1459/TTCA	
Decision:	Decided
Date:	08th December 2022
Description:	T1 Moroccan Cypress - reduce height by 3m and ensure it keeps natural shape. T2 Moroccan Cypress - reduce height by 3m and ensure it keeps natural shape. Reasons - to maintain trees size and light into garden / house.

Reference - 22/1458/TTCA	
Decision:	Decided
Date:	08th December 2022
Description:	Mature Apple Tree in rear garden. It is overhanging the boundary wall into the path on Hauxton Road. Remove water shoots and prune back into shape removing any damaged and diseased limbs, reduce by 1 metre both in height and width.

Planning records for: **Tree As Marked On Map Supplied By Agent In Front Of 50 West Street Comberton Cambridge CB23 7DS**

Reference - S/3789/18/TC	
Decision:	Decided
Date:	02nd October 2018
Description:	(T1) 3x Leylandii - remove to ground level with a view to replant a maintainable hedge. Current trees have become too large for the location and growing in to the power lines.

Planning records for: **79 West Street Toft Cambridgeshire CB23 7DS**

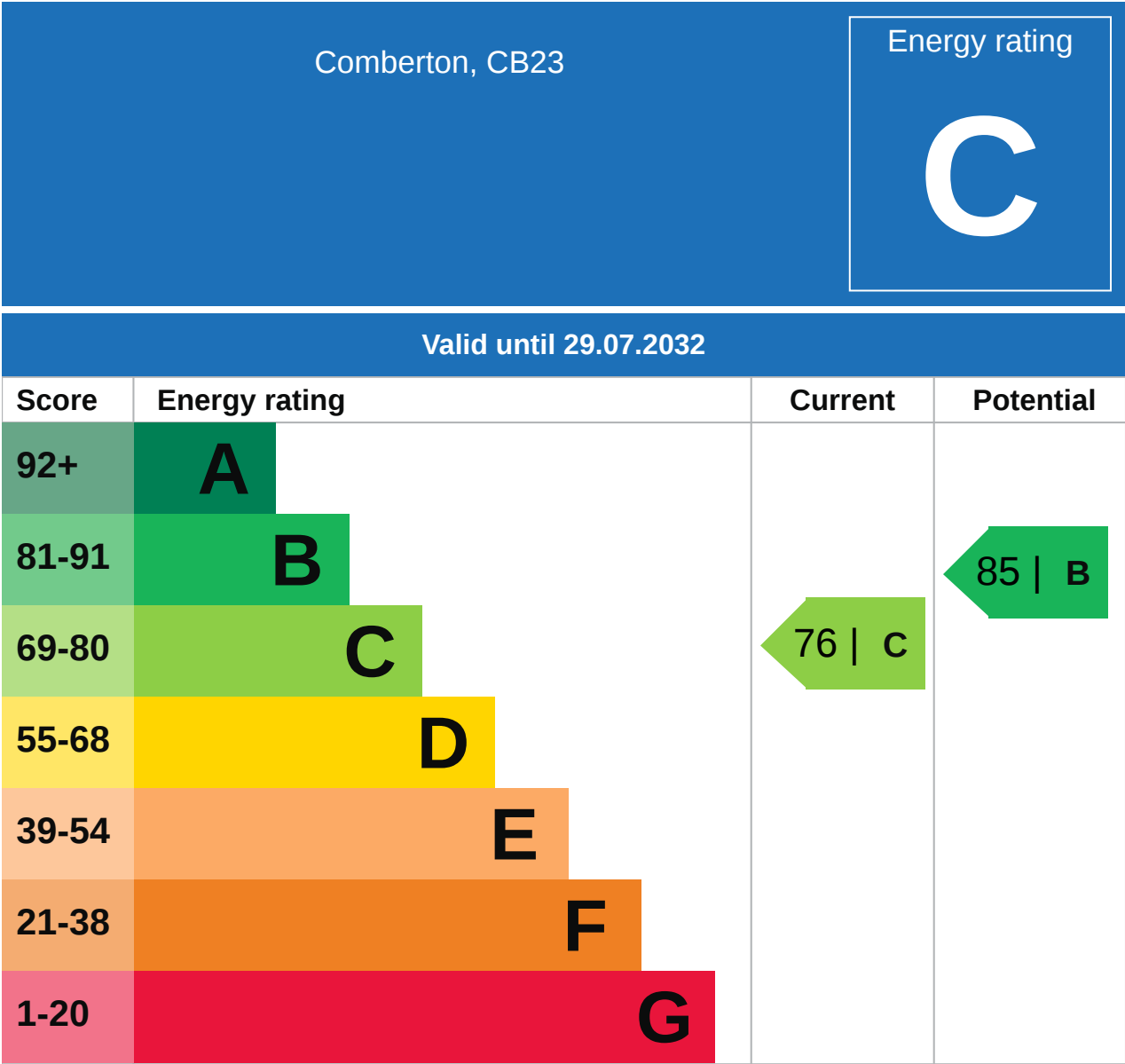
Reference - S/0046/10/F	
Decision:	Decided
Date:	14th January 2010
Description:	Change of use from school site bungalow (residential) to office

Planning records for: **36 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

Reference - S/0433/13/DC
Decision: Decided
Date: 01st March 2013
Description: Application for approval of details reserved by conditions 3 4 5 & 6 of planning permission S/0120/12/FL
Reference - S/2327/15/FL
Decision: Decided
Date: 20th May 2016
Description: Change of use from a mix-use commercial and residential premises to include two new residential flats (C3) with associated outbuilding and alterations
Reference - S/0344/14/NM
Decision: Decided
Date: 13th February 2014
Description: Non-Material Amendment to planning application reference S/0120/12/FL (Juliette balcony on north elevation)
Reference - S/0022/13/NM
Decision: Decided
Date: 07th January 2013
Description: Application for non-material amendment to planning permission ref S/0120/12/FL to vary internal layout of dwelling

Planning records for: **36 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

Reference - S/0120/12/FL	
Decision:	Decided
Date:	06th February 2012
Description:	Erection of dwelling



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	158 m ²



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



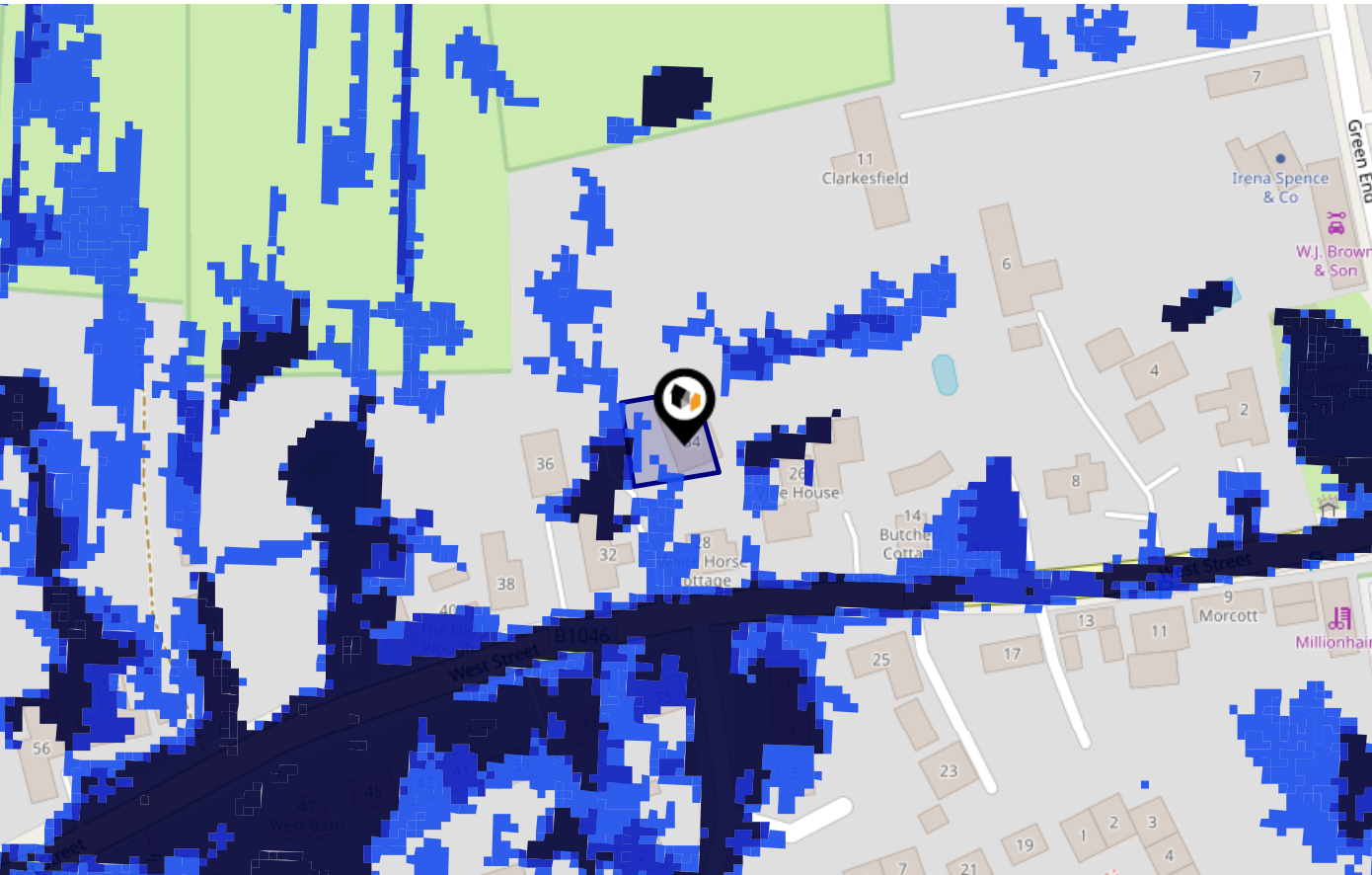
/cookecurtisco

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.

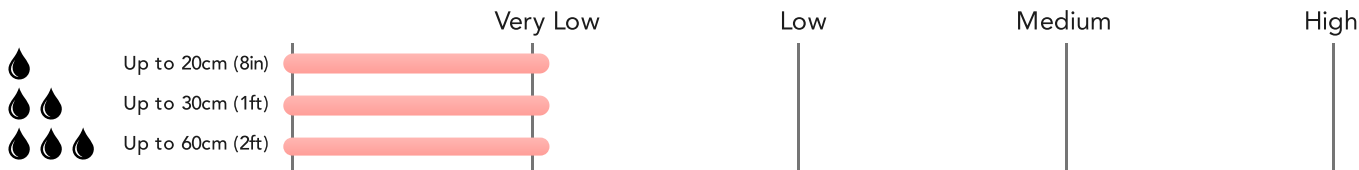


Risk Rating: Very low

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:

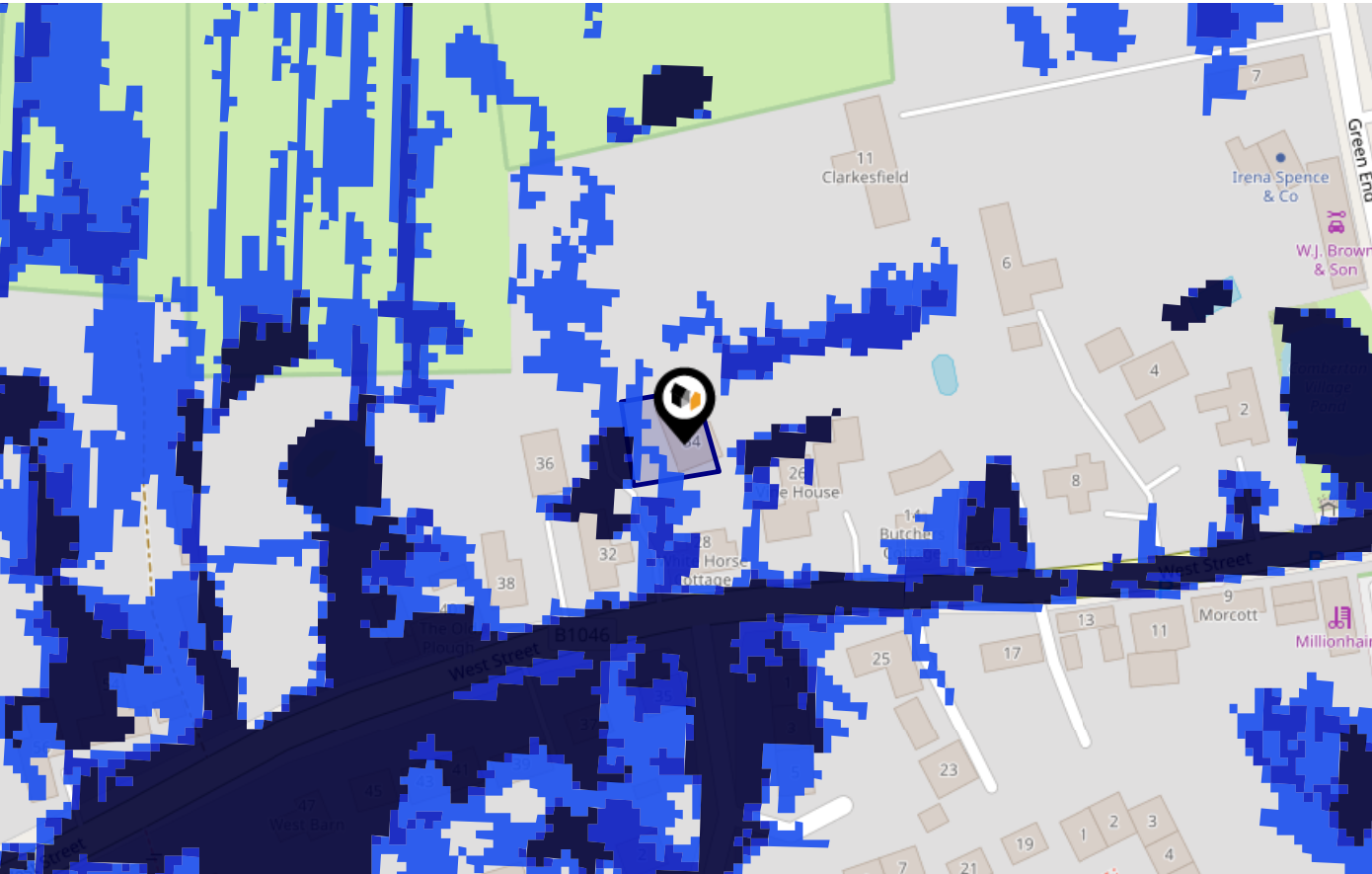


Flood Risk

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.

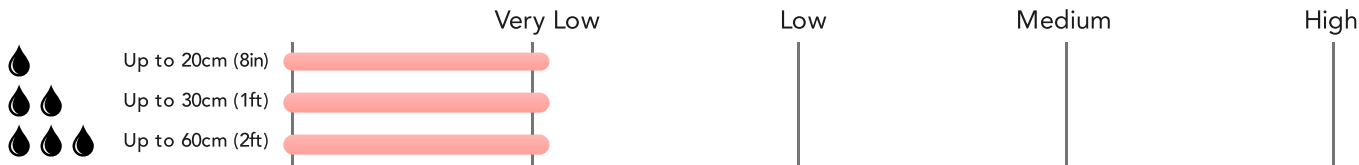


Risk Rating: Very low

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.
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- 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:

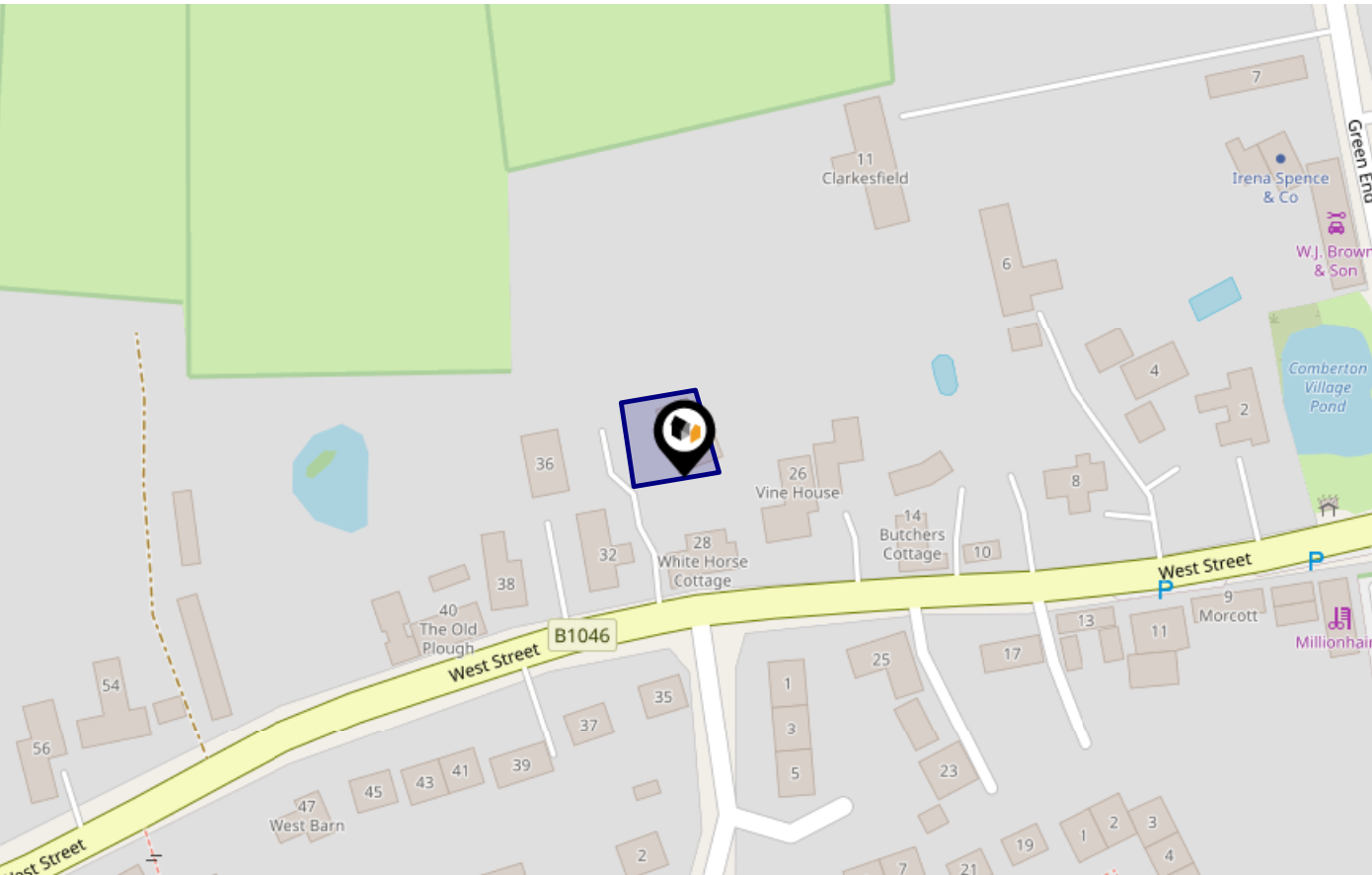


Flood Risk

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.

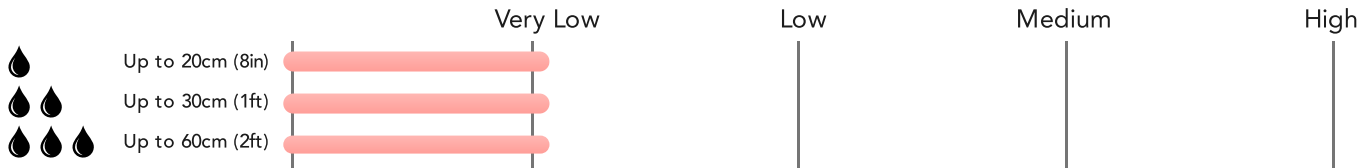


Risk Rating: Very low

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.
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- 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:

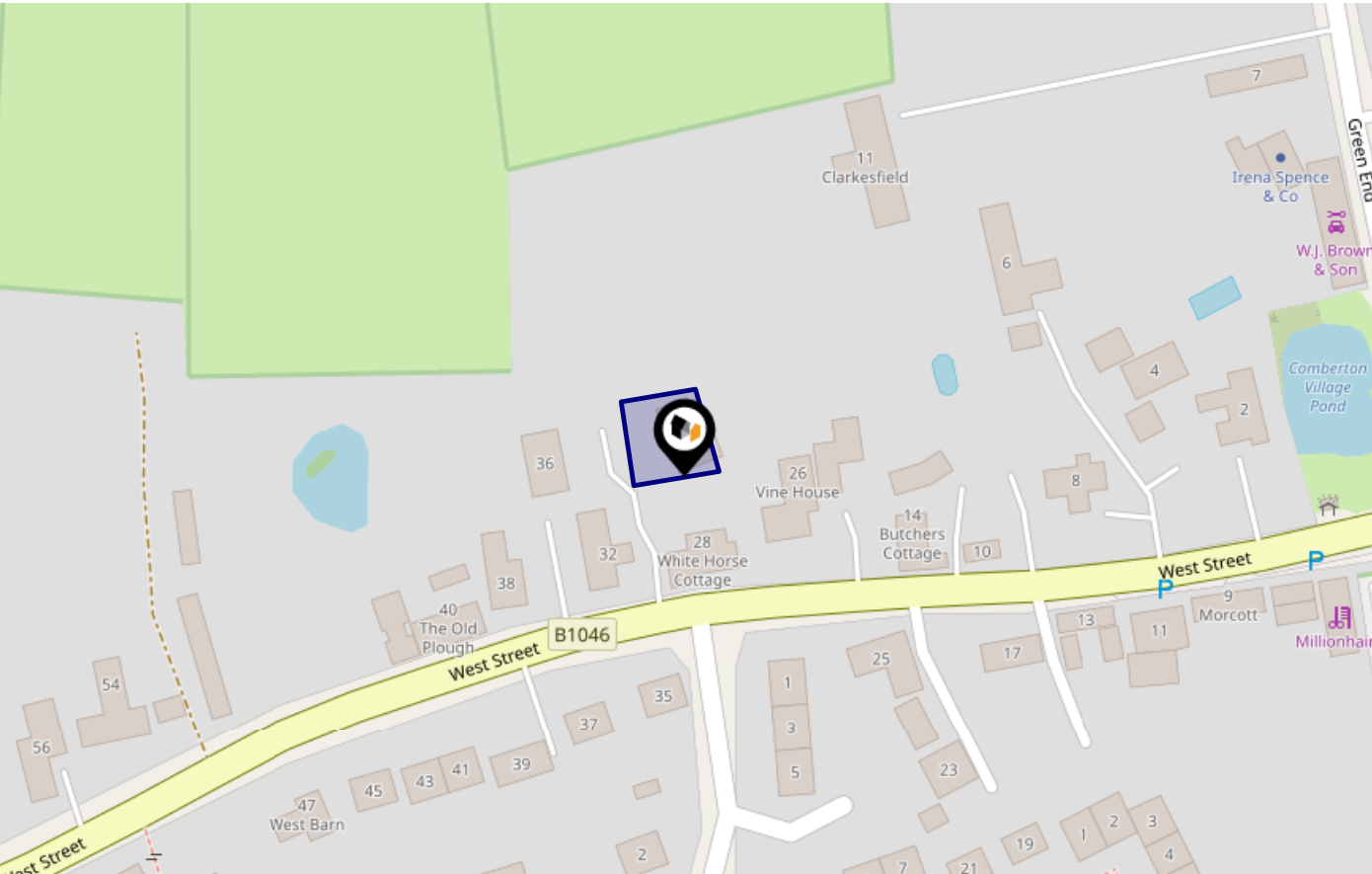


Flood Risk

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.

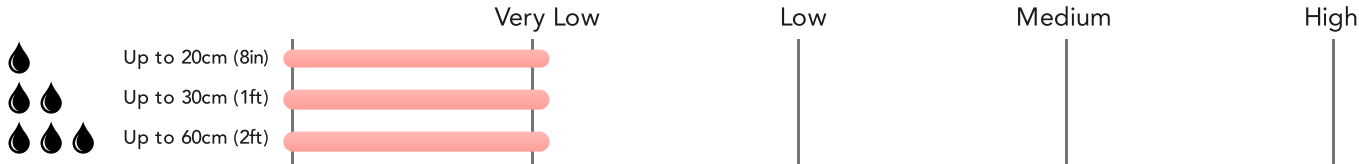


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

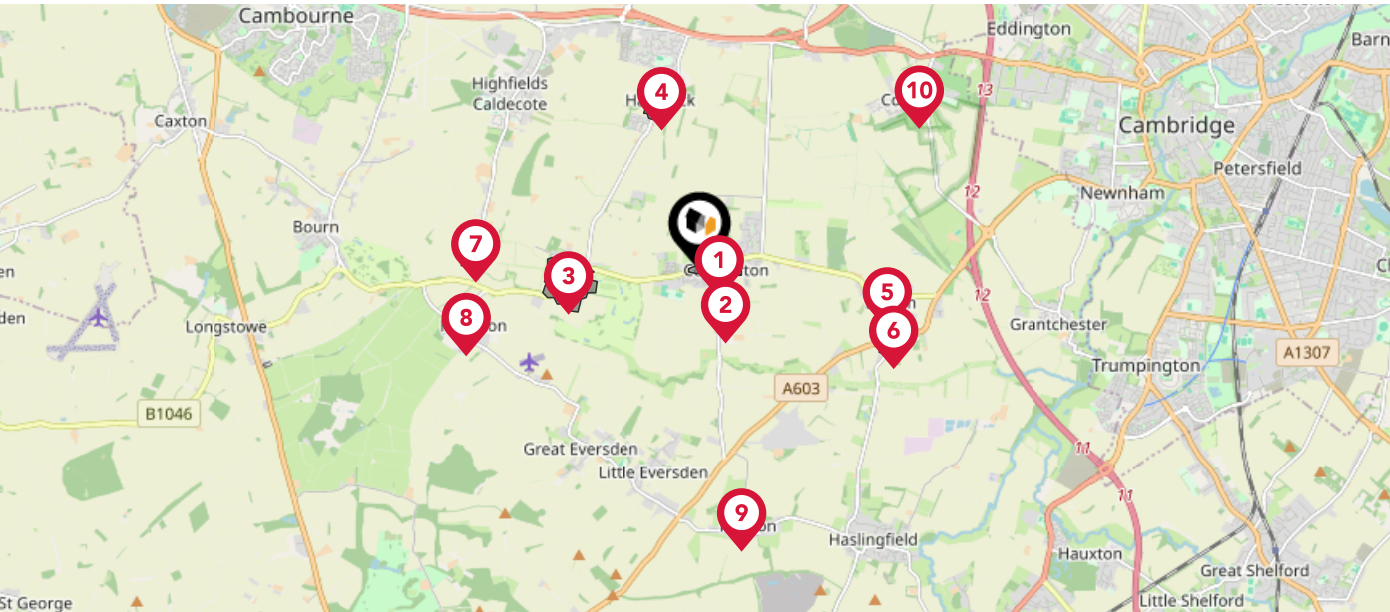


Maps

Conservation Areas

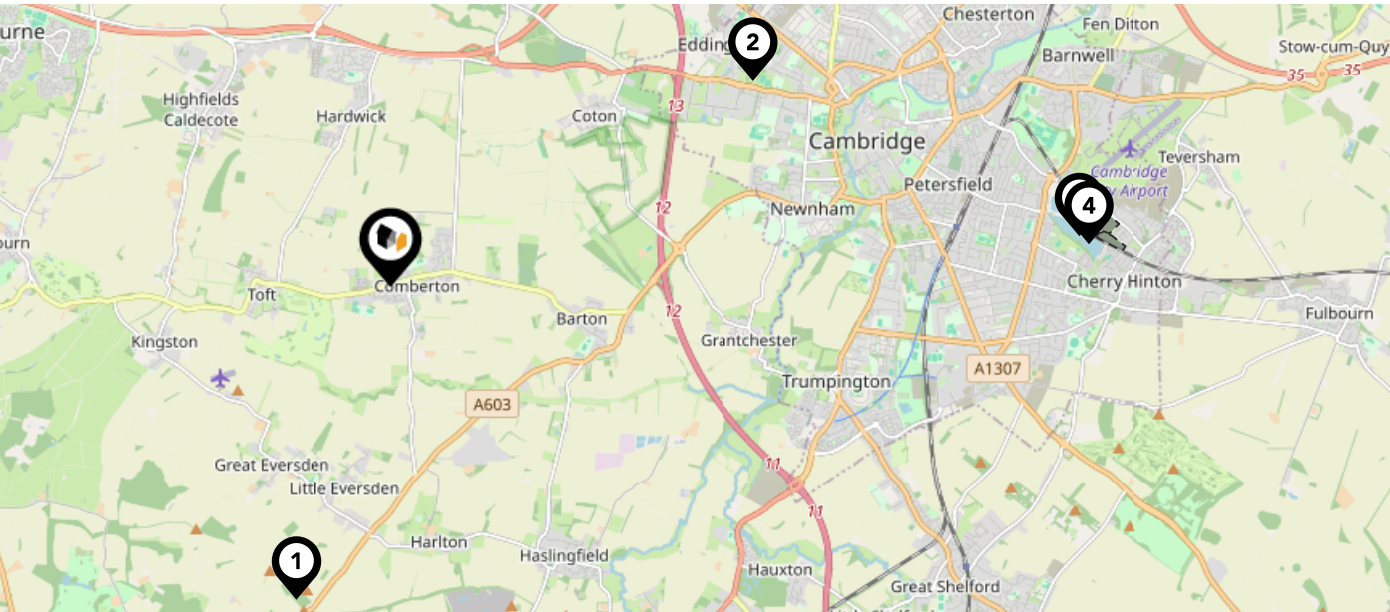


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



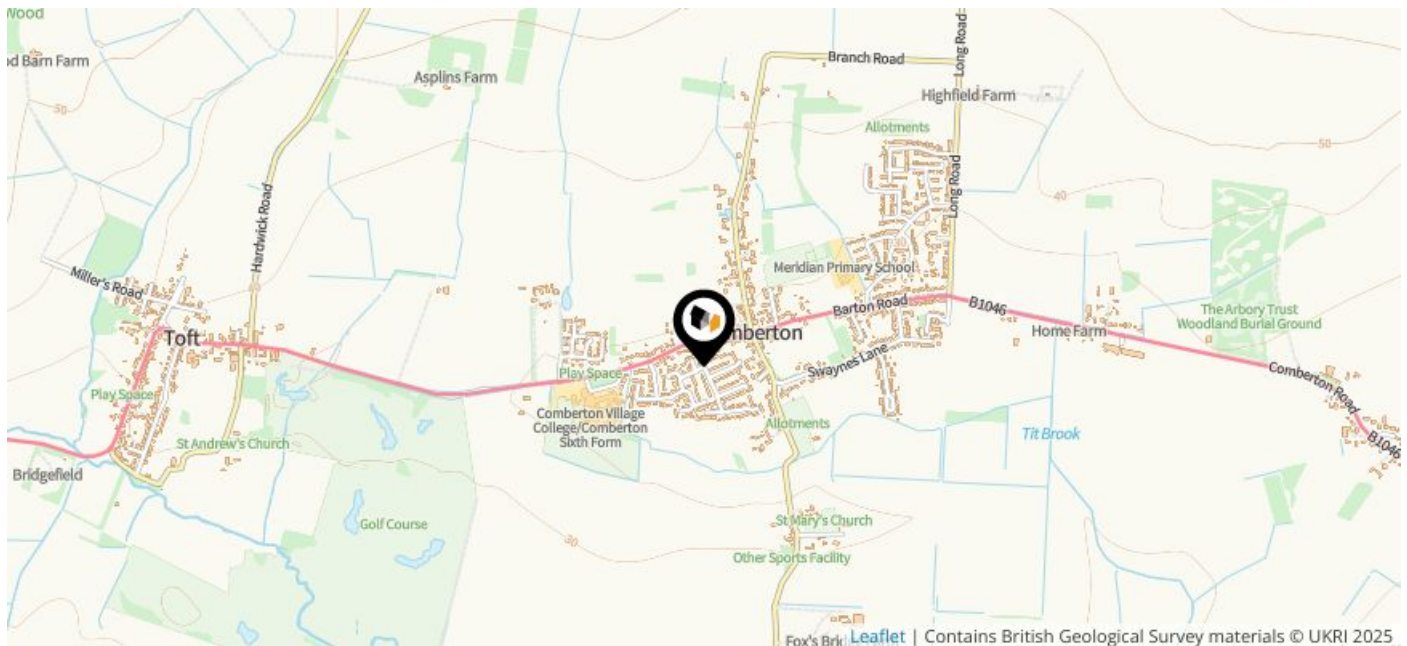
Nearby Conservation Areas	
1	Comberton Village
2	Comberton St Mary's
3	Toft
4	Hardwick
5	Barton St Peter's
6	Barton Wimpole Road
7	Caldecote
8	Kingston
9	Harlton
10	Coton

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	Little Eversden Landfill-Orwell Hill, Little Eversden	Historic Landfill
2	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
3	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
4	Norman Works-Coldhams Lane, Cambridge	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



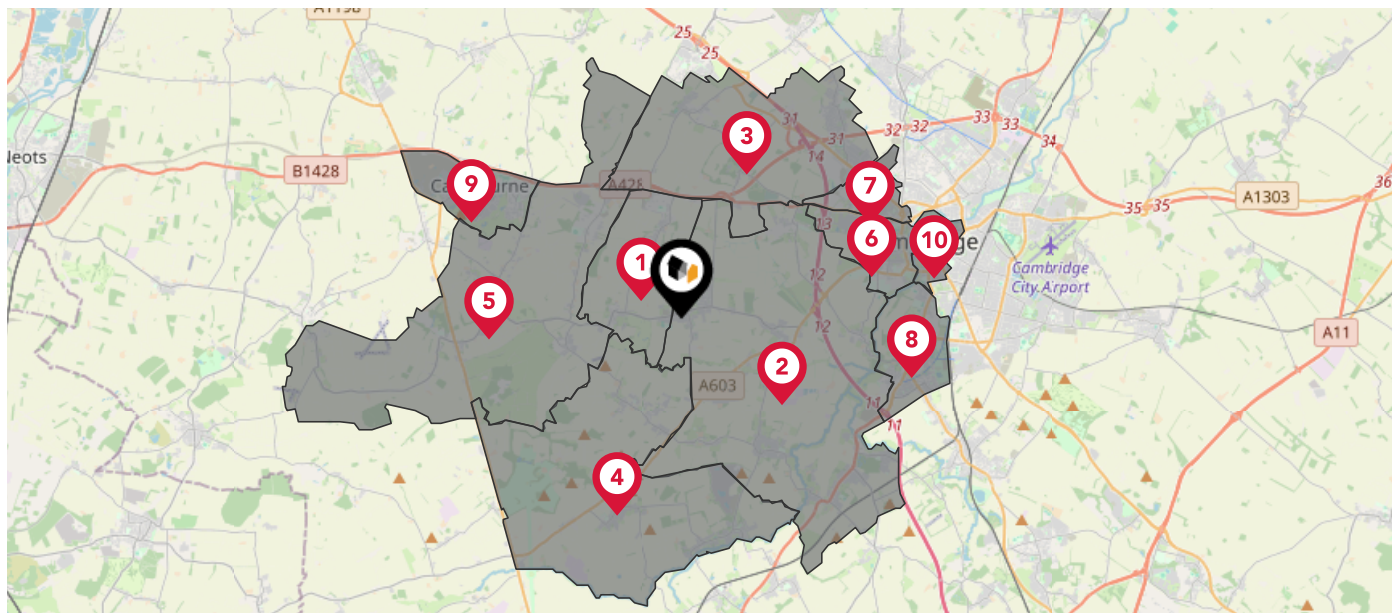
Mine Entry

- ✕ 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



Hardwick Ward



Harston & Comberton Ward



Girton Ward



Barrington Ward



Caldecote Ward



Newnham Ward



Castle Ward



Trumpington Ward



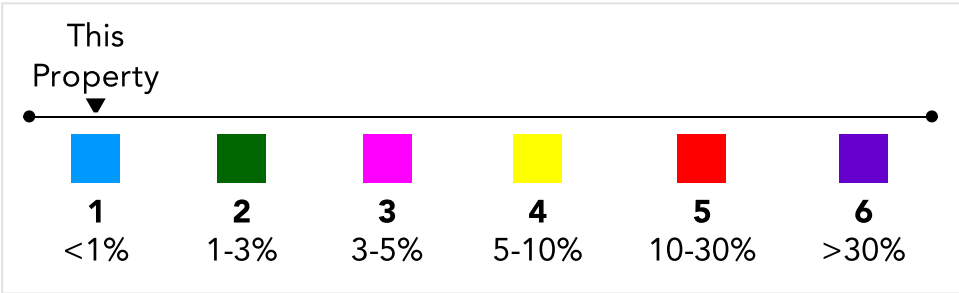
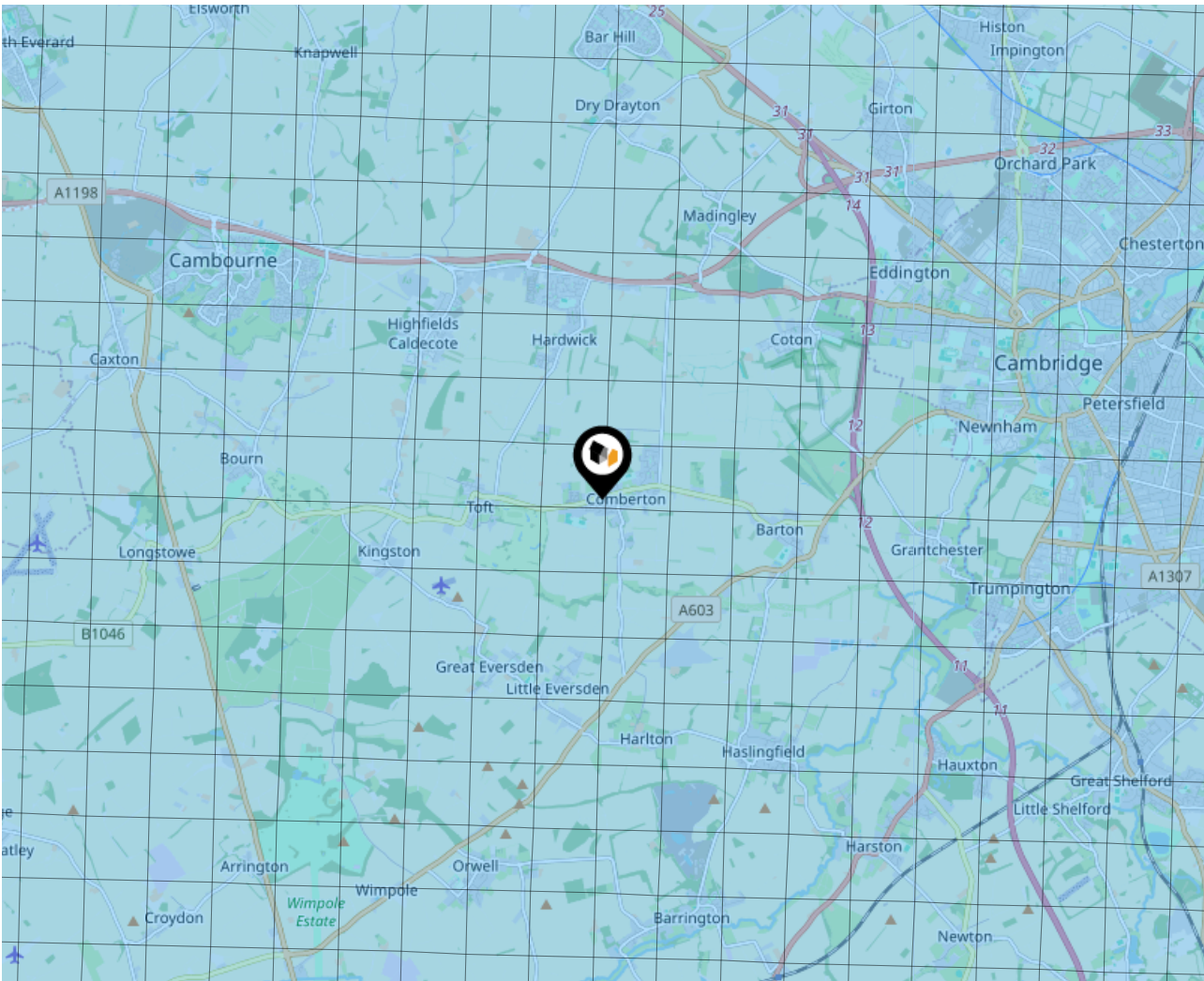
Cambourne Ward



Market Ward

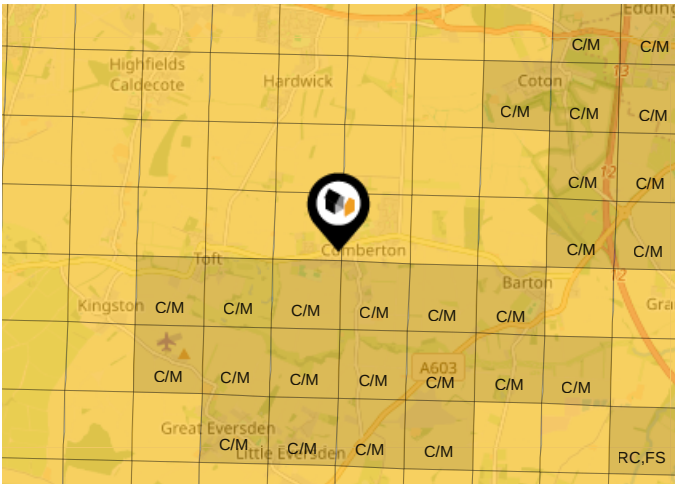
What is Radon?

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:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

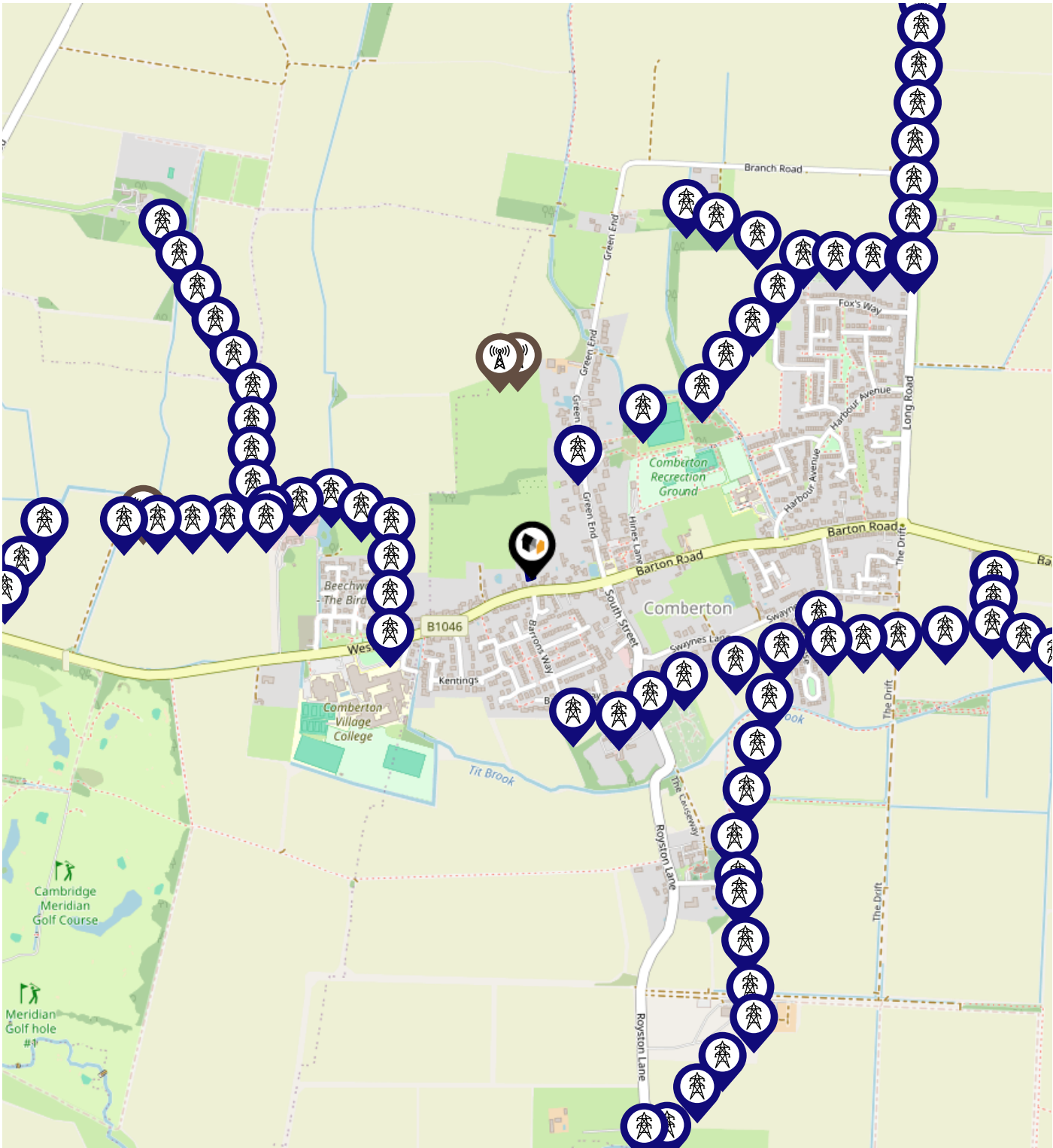


Primary Classifications (Most Common Clay Types)

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:

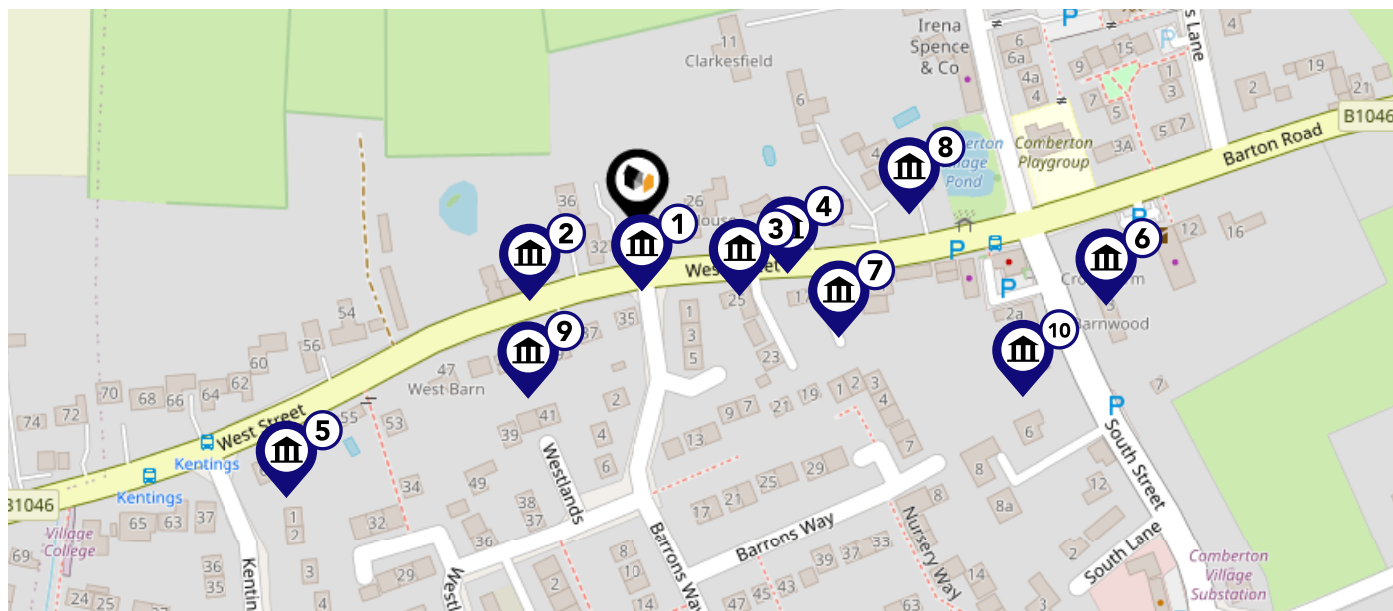
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

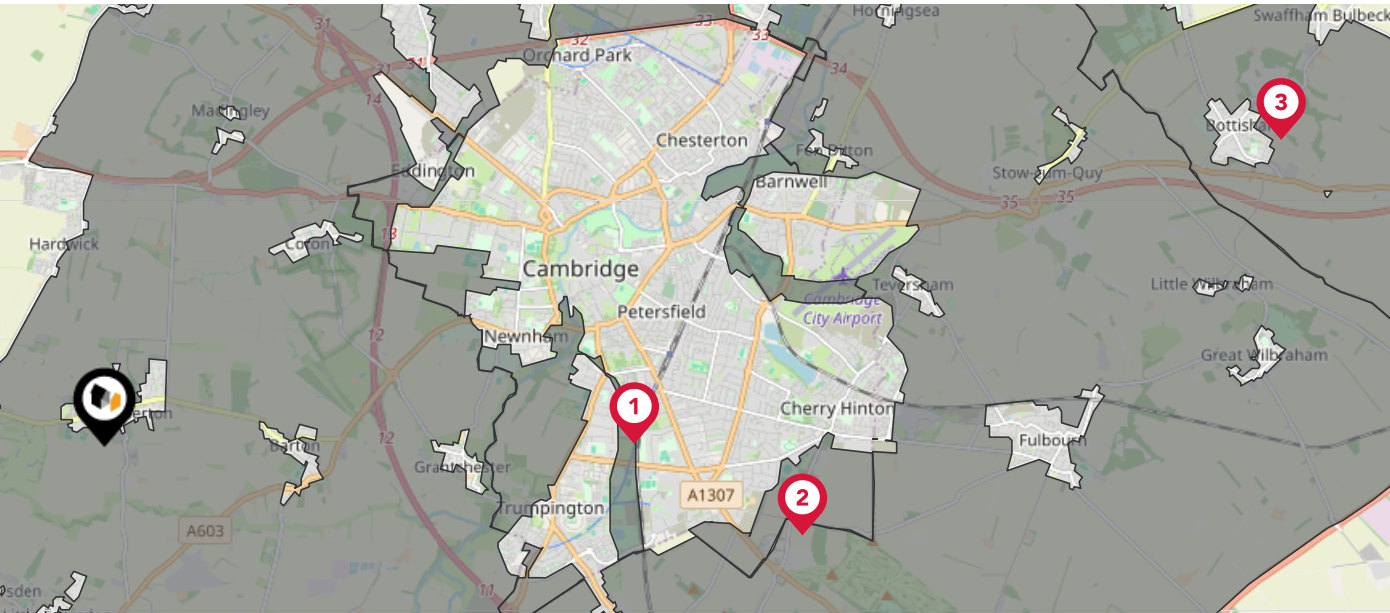


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

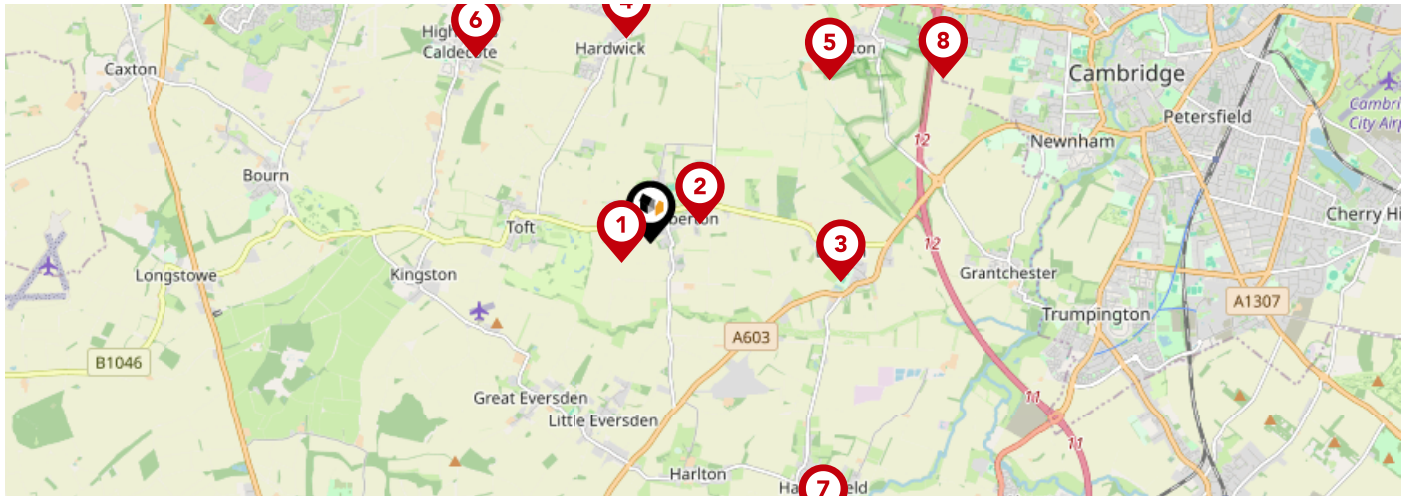


Listed Buildings in the local district		Grade	Distance
	1127810 - 28 And 30, West Street	Grade II	0.0 miles
	1310043 - Millyard	Grade II	0.0 miles
	1310080 - Butchers Cottage	Grade II	0.0 miles
	1127809 - Thistle Down Cottage	Grade II	0.0 miles
	1127812 - 57, West Street	Grade II	0.1 miles
	1127804 - Cross Farmhouse	Grade II	0.1 miles
	1162541 - 13, West Street	Grade II	0.1 miles
	1331104 - 2, West Street	Grade II	0.1 miles
	1162557 - Westview	Grade II	0.1 miles
	1127802 - East Holme	Grade II	0.1 miles

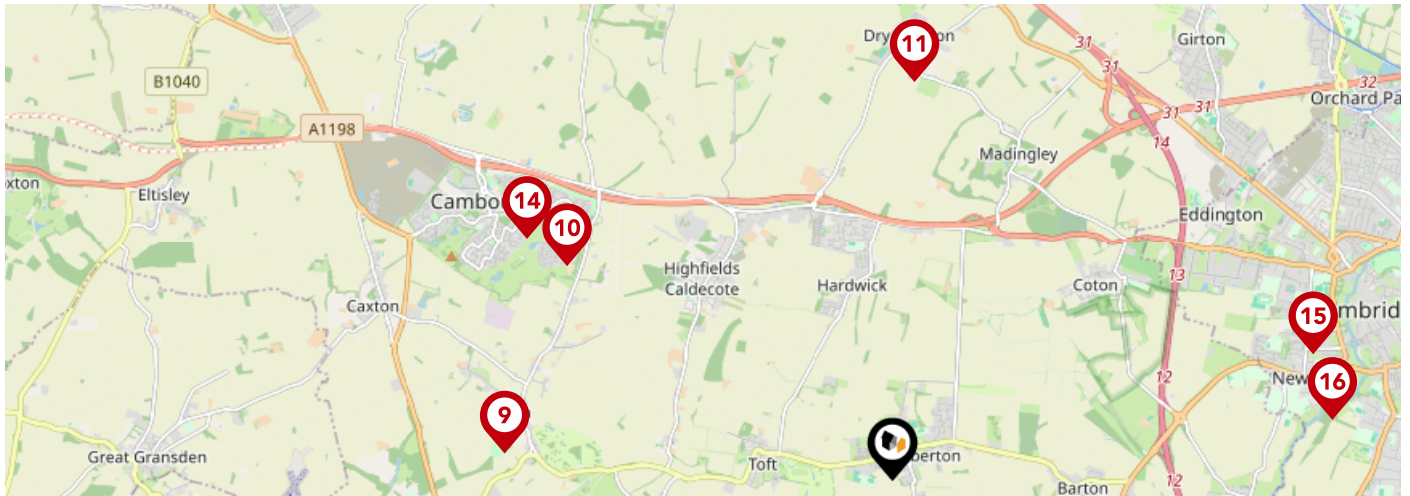
This map displays nearby areas that have been designated as Green Belt...



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



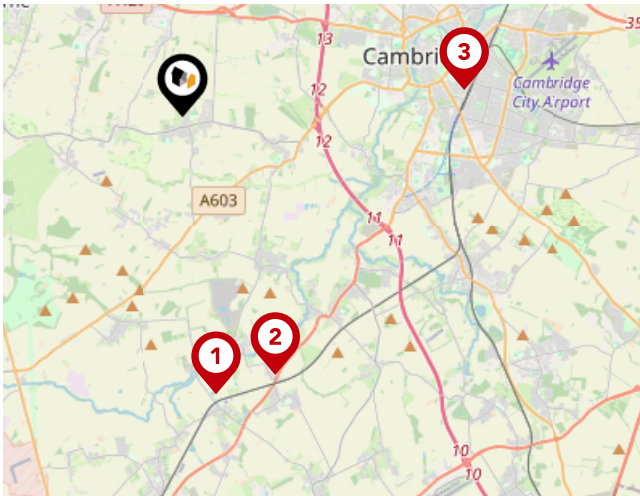
		Nursery	Primary	Secondary	College	Private
1	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:0.31	☐	☐	☒	☐	☐
2	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:0.48	☐	☒	☐	☐	☐
3	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:1.76	☐	☒	☐	☐	☐
4	Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 531 Distance:1.88	☐	☒	☐	☐	☐
5	Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.21	☐	☒	☐	☐	☐
6	Caldecote Primary School Ofsted Rating: Good Pupils: 203 Distance:2.31	☐	☒	☐	☐	☐
7	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:3.02	☐	☒	☐	☐	☐
8	University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 668 Distance:3.05	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Bourn CofE Primary Academy Ofsted Rating: Good Pupils: 208 Distance:3.53	☐	☒	☐	☐	☐
	The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 396 Distance:3.53	☐	☒	☐	☐	☐
	Dry Drayton CofE (C) Primary School Ofsted Rating: Good Pupils: 68 Distance:3.63	☐	☒	☐	☐	☐
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:3.97	☐	☒	☐	☐	☐
	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:3.97	☐	☒	☐	☐	☐
	Jeavons Wood Primary School Ofsted Rating: Good Pupils: 421 Distance:3.98	☐	☒	☐	☐	☐
	King's College School Ofsted Rating: Not Rated Pupils: 414 Distance:4	☐	☐	☒	☐	☐
	Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:4.04	☐	☒	☐	☐	☐

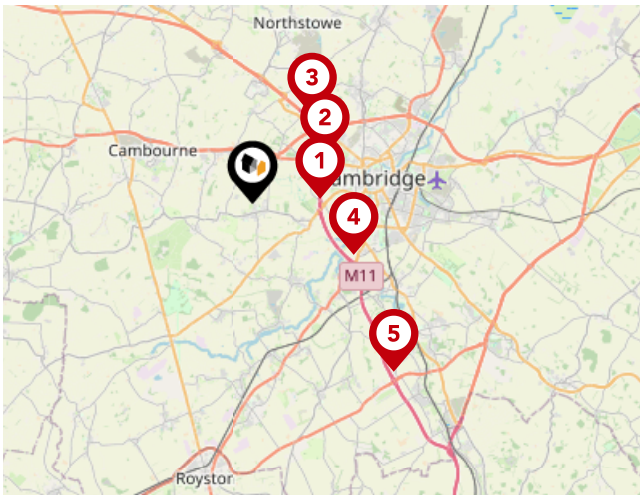
Area

Transport (National)



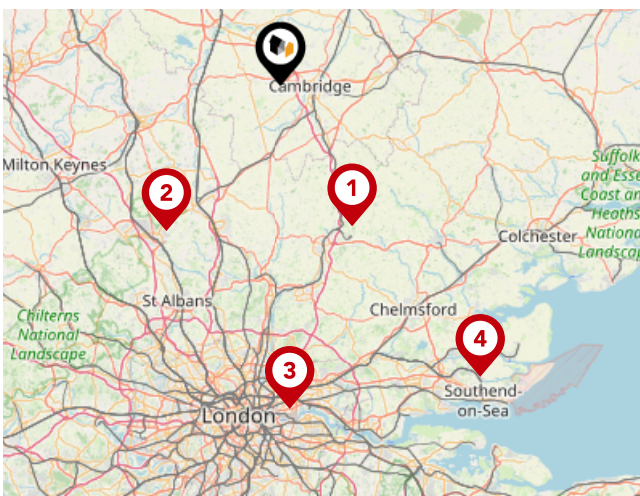
National Rail Stations

Pin	Name	Distance
	Shepreth Rail Station	5.09 miles
	Foxton Rail Station	5 miles
	Cambridge Rail Station	5.15 miles



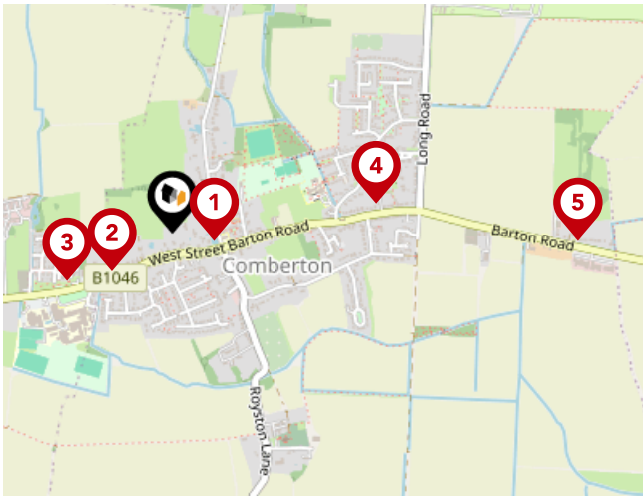
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J12	2.46 miles
	M11 J13	3.12 miles
	M11 J14	3.87 miles
	M11 J11	4.13 miles
	M11 J10	8.01 miles



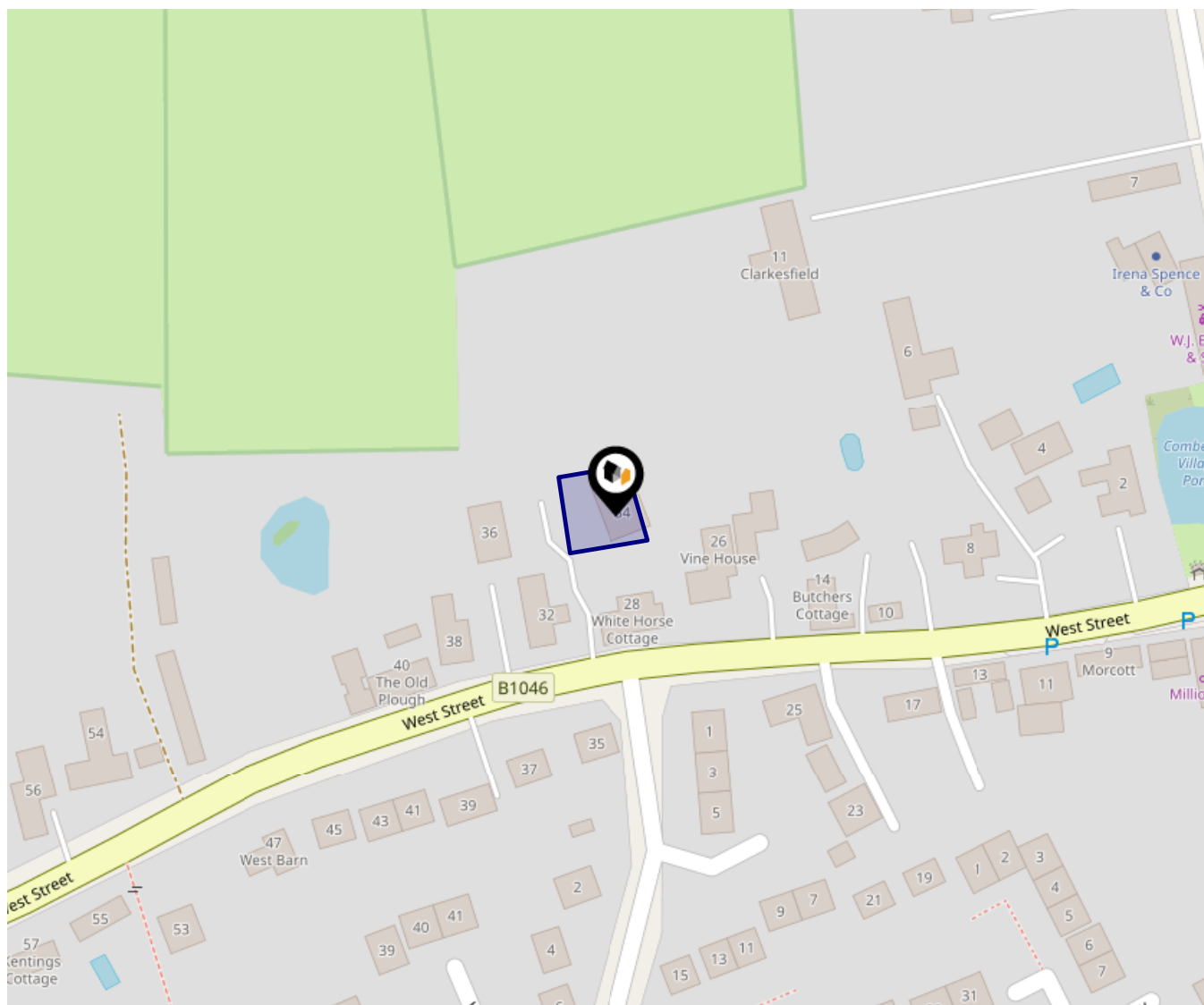
Airports/Helipads

Pin	Name	Distance
	Stansted Airport	23.11 miles
	Luton Airport	27.03 miles
	Silvertown	47.32 miles
	Southend-on-Sea	51.87 miles



Bus Stops/Stations

Pin	Name	Distance
1	South Street	0.09 miles
2	Kentings	0.16 miles
3	Village College	0.26 miles
4	Swayne Lane	0.47 miles
5	Horizon Park	0.92 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

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.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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