

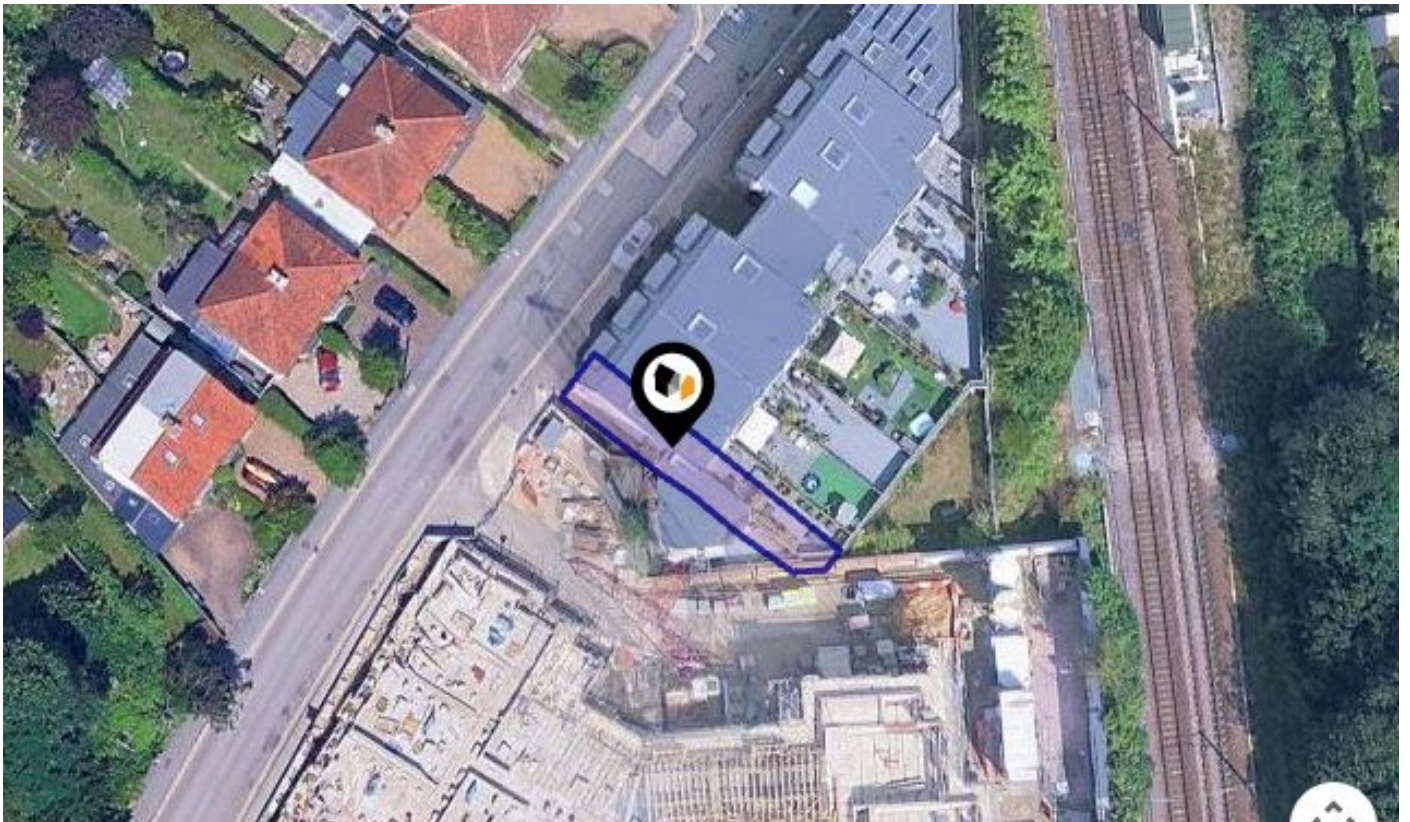


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 04th August 2025



STATION ROAD, GREAT SHELFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

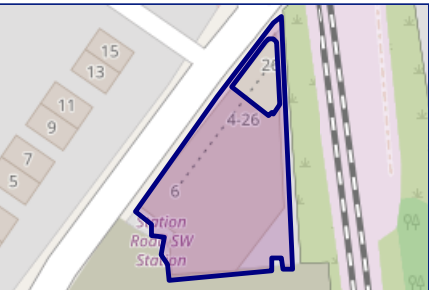
Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



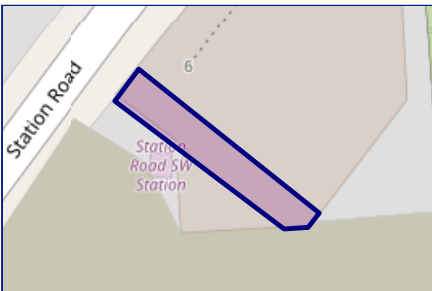
Powered by
aprift
Know any property instantly

Freehold Title Plan



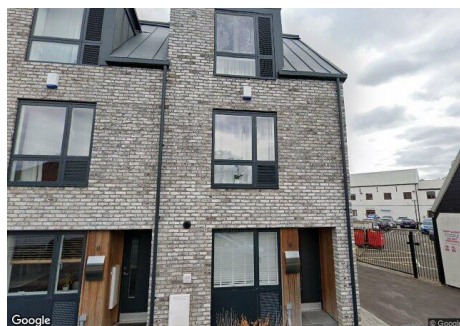
CB151400

Leasehold Title Plan



CB435134

Start Date: 12/07/2018
End Date: 31/12/3015
Lease Term: 999 years from and including 1 January 2017 to and including 31 December 3015
Term Remaining: 991 years



Property

Type:	Terraced	Tenure:	Leasehold
Bedrooms:	0	Start	12/07/2018
Floor Area:	1,345 ft ² / 125 m ²	Date:	
Plot Area:	0.03 acres	End Date:	31/12/3015
Council Tax :	Band E	Lease	999 years from and including 1 January
Annual Estimate:	£2,951	Term:	2017 to and including 31 December
Title Number:	CB435134		3015
		Term	991 years
		Remaining:	

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2	60	-
mb/s	mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **2 Station Road Great Shelford Cambridge Cambridgeshire CB22 5LR**

Reference - S/3809/19/CONDC
Decision: Awaiting decision
Date: 09th June 2021
Description: Submission of details required by conditions 13 (Surface Water) and 14 (Foul Water) of planning permission S/3809/19/FL
Reference - 21/05276/CONDB
Decision: Decided
Date: 10th March 2023
Description: Submission of details required by 5 (External materials), 6 (Boundary treatments), 7 (hard and soft landscaping), 10 (Biodiversity enhancements), 16 (Foul water drainage scheme), 23 (Closure of existing access), 24 (Cycle parking facilities), 26 (Noise mitigation measures) and 31 (Lighting impact assessment) of planning permission 21/05276/FUL
Reference - S/3809/19/CONDD
Decision: Decided
Date: 23rd July 2021
Description: Submission of details required by condition 10 (Remediation Method Statement) of planning permission S/3809/19/FL
Reference - 20/04408/CONDK
Decision: Decided
Date: 10th March 2023
Description: Submission of details required by condition 13 (verification report) of prior approval 20/04408/PRI03Q

Planning records for: **2 Station Road Great Shelford Cambridge Cambridgeshire CB22 5LR**

Reference - 22/03241/FUL
Decision: Withdrawn
Date: 15th July 2022
Description: Redevelopment to form 39 Retirement Living apartments for older persons including communal facilities, car parking and associated landscaping
Reference - 24/00817/S73
Decision: Decided
Date: 05th March 2024
Description: S73 variation of conditions 2 (Approved plans), 5 (Hard & soft landscaping) and 21 (Cycle parking) of planning permission 21/05046/S73 (S73 variation of conditions 2 (Approved plans), 4 (Details of works), 10 (Contamination), 13 (Surface water drainage), 14 (Foul water drainage), 18 (Traffic Management plan), 19 (Provision of the vehicle parking and turning spaces), 26 (Construction Environmental Management Plan to accommodate design changes) of planning permission S/3809/19/FL (Demolition of existing buildings and structures and the erection of a 63-bed care home (Use Class C2) with external amenity space access car parking landscaping and other associated works) to accommodate a revised site entrance, landscaping scheme, boundary treatment to north and east , cycle storage, and plant room
Reference - 23/01580/LBC
Decision: Decided
Date: 24th August 2023
Description: Replace 5 UPVC windows at the rear of the house with flush fitting slimline 14mm double glazed painted timber to match the original windows. Alterations to shed to form summer room (retrospective) and addition of white painted flush fitting 18mm double glazed timber French doors to replace existing French UPVC doors.
Reference - 22/1197/TTCA
Decision: Decided
Date: 17th October 2022
Description: T1 Oak- Crown reduce by 2.5 metres and Crown lift over Hines Lane by 3 metres

Planning records for: **2 Station Road Great Shelford Cambridge Cambridgeshire CB22 5LR**

Reference - 24/00817/CONDA
Decision: Decided
Date: 04th June 2024
Description: Submission of details required by condition 10b(ii) (verification report) of planning permission 24/00817/S73
Reference - 21/05046/S73
Decision: Decided
Date: 17th November 2021
Description: S73 variation of conditions 2 (Approved plans), 4 (Details of works), 10 (Contamination), 13 (Surface water drainage), 14 (Foul water drainage), 18 (Traffic Management plan), 19 (Provision of the vehicle parking and turning spaces), 26 (Construction Environmental Management Plan) of planning permission S/3809/19/FL (Demolition of existing buildings and structures and the erection of a 63-bed care home (Use Class C2) with external amenity space access car parking landscaping and other associated works) to accommodate design changes
Reference - S/3809/19/CONDE
Decision: Decided
Date: 09th November 2021
Description: Submission of details required by condition 10 (Part a) (Contamination) of planning permission S/3809/19/FL as amended by non material amendment application S/3809/19/NMA1
Reference - 21/05046/CONDC
Decision: Decided
Date: 17th October 2022
Description: Submission of details required by condition 2 (Materials) of planning permission 21/05046/S73

Planning records for: **Barley House 2 Station Road Great Shelford Cambridgeshire CB22 5LR**

Reference - 22/03126/LBC	
Decision:	Decided
Date:	11th July 2022
Description:	Replacement of existing timber windows with double glazed timber windows.

Reference - 22/03775/LBC	
Decision:	Decided
Date:	19th August 2022
Description:	Single storey side extension and part conversion of existing barn into annexe for ancillary use to main dwelling. Removal of the timber framed flat roof link between the main house and barn. Resubmission of 22/01695/LBC

Reference - S/3809/19/CONDH	
Decision:	Decided
Date:	12th July 2022
Description:	Submission of details required by condition 9 (Biodiversity Enhancement and Management) of planning permission S/3809/19/FL

Reference - 21/05276/CONDA	
Decision:	Decided
Date:	10th November 2022
Description:	Submission of details required by condition 11 (Contamination and remediation), 15 (Construction surface water management plan (CSWMP), 17 (Construction Traffic Management plan (CTMP) and 25 (Construction Environmental Management plan (CEMP)) of planning permission 21/05276/FUL

Planning records for: **2 Station Road Great Shelford Cambridgeshire CB22 5LR**

Reference - 21/05276/CONDC
Decision: Decided
Date: 24th August 2023
Description: Submission of details required by condition 14 (Surface Water Drainage Scheme) of planning permission 21/05276/FUL

Reference - 21/05276/NMA1
Decision: Decided
Date: 08th June 2023
Description: Non material amendment on application 21/05276/FUL for amendment to roof height.

Reference - S/1139/17/CONDB
Decision: Decided
Date: 12th May 2023
Description: Submission of details required by condition 7 (Contamination) of outline planning permission S/1139/17/OL

Reference - 24/00682/CONDB
Decision: Decided
Date: 24th September 2024
Description: Submission of details required by condition 14 (surface water drainage) of planning permission 24/00682/S73

Planning records for: **2 Station Road Great Shelford Cambridge Cambridgeshire CB22 5LR**

Reference - 21/05276/FUL
Decision: Appeal lodged
Date: 01st December 2021
Description: Redevelopment to form 39 retirement living apartments for older persons including communal facilities, car parking and associated landscaping.
Reference - S/3809/19/CONDG
Decision: Decided
Date: 11th July 2022
Description: Submission of details required by condition 23 (Noise Insulation) of planning permission S/3809/19/FL
Reference - 21/05046/NMA1
Decision: Decided
Date: 19th January 2024
Description: Non material amendment of planning permission 21/05046/S73 (S73 variation of conditions 2 (Approved plans), 4 (Details of works), 10 (Contamination), 13 (Surface water drainage), 14 (Foul water drainage), 18 (Traffic Management plan), 19 (Provision of the vehicle parking and turning spaces), 26 (Construction Environmental Management Plan) of planning permission S/3809/19/FL (Demolition of existing buildings and structures and the erection of a 63-bed care home (Use Class C2) with external amenity space access car parking landscaping and other associated works) to accommodate design changes) double doors replaced with 2 No. windows, cladding extended and window omitted from cafe.
Reference - 21/05046/CONDB
Decision: Decided
Date: 19th August 2022
Description: Submission of details required by condition 10 (part a) (Verification Report) of planning permission 21/05046/S73

Planning records for: **2 Station Road Great Shelford Cambridge Cambridgeshire CB22 5LR**

Reference - 23/04244/HFUL	
Decision:	Decided
Date:	07th November 2023
Description:	Demolition of existing conservatory and construction of single storey front extension and single storey rear extension

Reference - 21/05046/CONDD	
Decision:	Decided
Date:	11th November 2022
Description:	Submission of details required by condition 10 Part A (Contamination verification) of planning permission 21/05046/S73

Reference - 21/05046/CONDE	
Decision:	Decided
Date:	07th December 2022
Description:	Submission of details required by condition 5 (Hard and soft landscaping) of planning permission 21/05046/S73

Reference - 22/04912/LBC	
Decision:	Decided
Date:	10th November 2022
Description:	Re-rendering using a sympathetic lime render over savolit board.

Planning records for: **2 Station Road Great Shelford Cambridgeshire CB22 5LR**

Reference - 21/05046/CONDF	
Decision:	Decided
Date:	12th May 2023
Description:	Submission of details require by conditions 20 (Vehicle Charging Point), 24 (External Lighting) and 29 (Renewable Energy) of planning permission 21/05046/S73
Reference - 21/05046/CONDI	
Decision:	Decided
Date:	07th November 2023
Description:	Submission of details required by condition 19 (travel plan) of planning permission 21/05046/S73CB22 5LR
Reference - 24/00682/CONDD	
Decision:	Decided
Date:	20th May 2025
Description:	Submission of details required by condition 14 (Surface Water Drainage) of planning permission 24/00682/S73.
Reference - 22/03826/CONDL	
Decision:	Awaiting decision
Date:	15th December 2023
Description:	Submission of details required by condition 10 (external surfaces) of planning permission 22/03826/FUL

Planning records for: **2 Station Road Great Shelford Cambridge Cambridgeshire CB22 5LR**

Reference - S/3809/19/CONDB
Decision: Decided
Date: 19th April 2021
Description: Submission of details required by conditions 18 (Traffic Management Plan) and 26 (Construction Environmental Management Plan) of planning permission S/3809/19/FL
Reference - 22/03245/FUL
Decision: Withdrawn
Date: 15th July 2022
Description: Temporary construction haul road for Darwin Green One to 31 December 2030
Reference - 21/05046/CONDH
Decision: Decided
Date: 24th August 2023
Description: Submission of details require by conditions 23 (Power Driven Plant or Equipment) of planning permission 21/05046/S73
Reference - S/3809/19/FL
Decision: Decided
Date: 04th November 2019
Description: Demolition of existing buildings and structures and the erection of a 63-bed care home (Use Class C2) with external amenity space access car parking landscaping and other associated works

Planning records for: **2 Station Road Great Shelford Cambridge Cambridgeshire CB22 5LR**

Reference - 23/0760/TTPO
Decision: Decided
Date: 19th July 2023
Description: 1) Maple - Fell. This trees main stem failed several years ago. This has left an unattractive hole in the canopy which has still not filled in (photo 1). Of more concern is the rip wound that was left at the top of main trunk. It has some advanced decay (see photos 3-5) - this is the wood supporting the branch over the neighbours. The rip wound in photo 5 has not occluded and is on the tension side of the trunk. There is a cavity in this rip wound. The cavity appears to be within Matthecks $t/r > 0.3$ failure criteria at the moment (from probing with screwdriver). That said, It is very likely that the branch will fail in the future. Reducing this branch significantly will leave the tree looking even more mutilated than it does at the moment.
Reference - 22/04689/CONDA
Decision: Decided
Date: 15th December 2023
Description: Submission of details required by condition 27 (replacement planting) of planning permission 22/04689/FUL
Reference - 22/05341/HFUL
Decision: Decided
Date: 07th December 2022
Description: Side extension to existing detached garage
Reference - 24/00093/S73
Decision: Decided
Date: 19th January 2024
Description: Variation of condition 2 (Plans) for 23/01907/HHFUL

Planning records for: **2 Station Road Great Shelford Cambridgeshire CB22 5LR**

Reference - 24/00682/S73	
Decision:	Decided
Date:	23rd February 2024
Description:	S73 to vary condition 2 (Approved plans) of planning permission 21/05276/FUL (Redevelopment to form 39 retirement living apartments for older persons including communal facilities, car parking and associated landscaping) the addition of Juliet and walkout balconies.
Reference - 21/05046/CONDG	
Decision:	Decided
Date:	19th July 2023
Description:	Submission of details require by conditions 21 (Cycle Parking) and 27 (Refuse Storage) of planning permission 21/05046/S73.
Reference - 21/04696/CONDC	
Decision:	Decided
Date:	12th July 2022
Description:	Submission of details required by condition 4 (Surface Water Drainage) of planning permission 21/04696/FUL.
Reference - 23/02178/CONDA	
Decision:	Decided
Date:	15th December 2023
Description:	Submission of details required by condition 7 (ecological enhancement plan) of planning permission 23/02178/S73

Planning records for: **2 Station Road Great Shelford Cambridgeshire CB22 5LR**

Reference - 22/04938/HFUL
Decision: Decided
Date: 11th November 2022
Description: Retrospective enlargement of entrance hall. Convert existing garage into guest room with a staircase to store room on first floor. Installation of velux roof windows.
Reference - 23/04804/HFUL
Decision: Decided
Date: 15th December 2023
Description: Single storey side extension together with Internal alterations.
Reference - S/3809/19/CONDA
Decision: Decided
Date: 17th March 2021
Description: Submission of details required by condition 4 (Details of the works to make good the west elevation of Link House) of planning permission S/3809/19/FL
Reference - 23/0755/TTCA
Decision: Decided
Date: 19th July 2023
Description: Tree identification Apple Tree - Remove

Planning records for: **2 Station Road Great Shelford Cambridgeshire CB22 5LR**

Reference - 22/03647/CL2PD	
Decision:	Decided
Date:	09th August 2022
Description:	Certificate of lawfulness under S192 for a single storey front porch extension.

Reference - 21/05046/CONDA	
Decision:	Decided
Date:	09th August 2022
Description:	Submission of details required by condition 9 (Part b) (Detailed proposals for the removal, containment or otherwise rendering harmless any contamination) of planning permission 21/05046/S73

Reference - 24/0240/TTPO	
Decision:	Awaiting decision
Date:	19th February 2024
Description:	T1 Lime - Remove three lowest branches over drive to prevent damage by high sided vehicles.T2 Lime - Remove five lowest branches to raise crown to clear outbuilding.

Reference - 21/05046/CONDJ	
Decision:	Decided
Date:	15th December 2023
Description:	Submission of details required by condition 30 (water conservation strategy) of planning permission 21/05046/S73

Planning records for: **2 Station Road Great Shelford Cambridge Cambridgeshire CB22 5LR**

Reference - 24/00585/HFUL	
Decision:	Decided
Date:	19th February 2024
Description:	Retrospective Installation of an Air Source Heat Pump to replace gas boiler.

Reference - 21/05046/CONDK	
Decision:	Decided
Date:	20th December 2023
Description:	Submission of details required by condition 10b(i) (Verification Report for Remediation) of planning permission 21/05046/S73

Reference - 21/05046/NMA2	
Decision:	Decided
Date:	19th February 2024
Description:	Non material amendment on application 21/05046/S73 to revise the wording of condition 10b so that it is in two parts.

Reference - 24/00682/CONDC	
Decision:	Decided
Date:	27th November 2024
Description:	Submission of details required by condition 28 (Renewable energy) of planning permission 24/00682/S73

Planning records for: **2 Station Road Great Shelford Cambridge Cambridgeshire CB22 5LR**

Reference - S/3809/19/CONDF	
Decision:	Decided
Date:	12th January 2022
Description:	Submission of details required by condition 10 (Part a) (Contamination) of planning permission S/3809/19/FL as amended by non material amendment application S/3809/19/NMA1

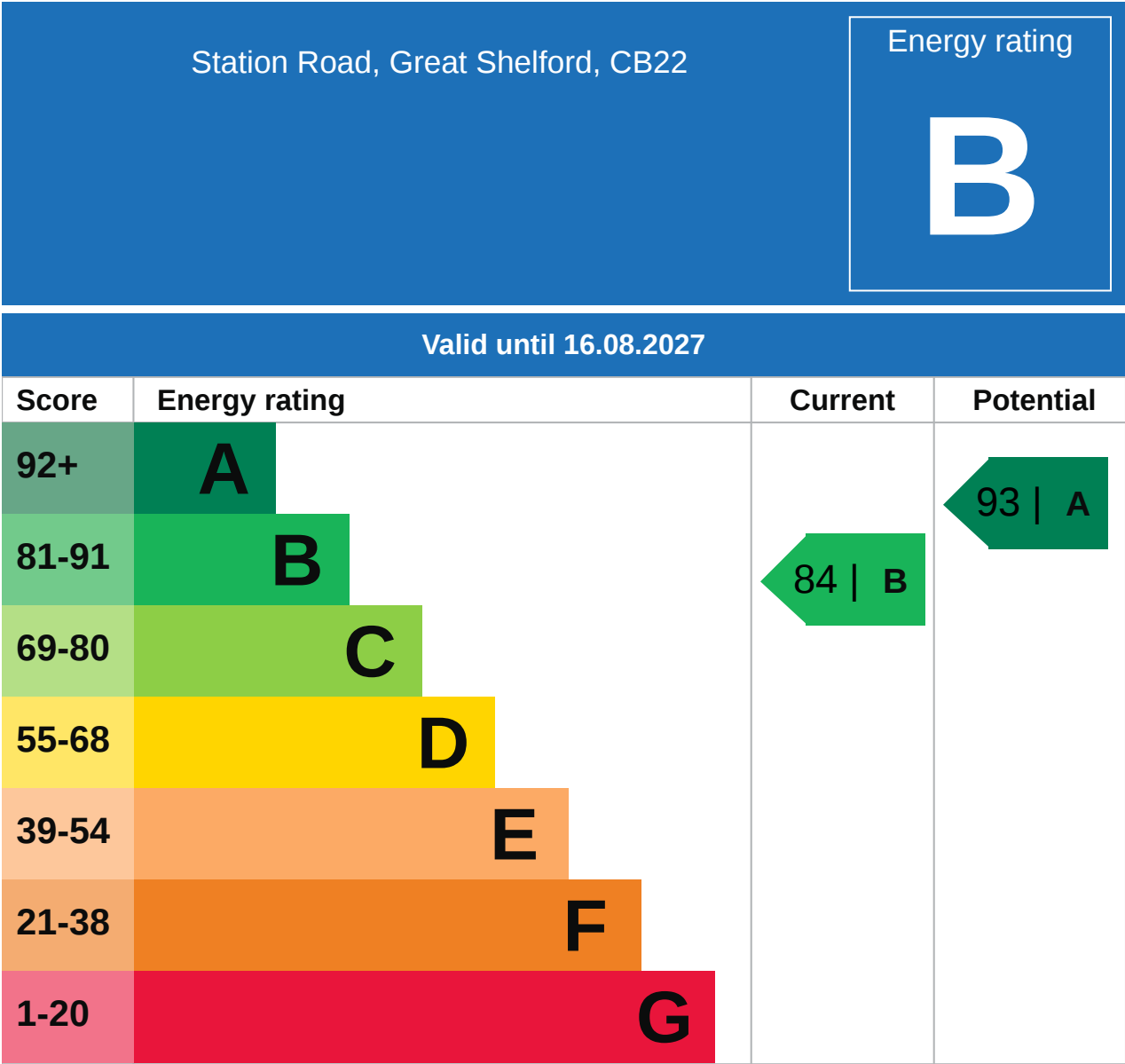
Planning records for: **20 Woodlands Road Great Shelford Cambridge Cambridgeshire CB22 5LR**

Reference - S/1162/12/DC	
Decision:	Decided
Date:	29th May 2012
Description:	Single storey side extension and two storey rear extension following the demolition of existing extensions. Discharge of Conditions 3 (Tree Protection) & 4 (Flood Risk Assessment) on Planning Application S/0051/12/FL

Reference - S/0051/12/FL	
Decision:	Decided
Date:	10th January 2012
Description:	Single storey side extension and two storey rear extension following the demolition of existing extensions.

Planning records for: **3 Station Road Great Shelford Cambridge CB22 5LR**

Reference - S/1828/13/LD	
Decision:	Decided
Date:	19th August 2013
Description:	Lawful Development Certificate for existing loft conversion and rear dormer window



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.15 W/m-Â°K
Roof Energy:	Good
Main Heating:	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:	Average thermal transmittance 0.15 W/m-Â°K
Total Floor Area:	125 m ²

Property Lease Information

994 years left on lease
1700 Annual service charge

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

Gas 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



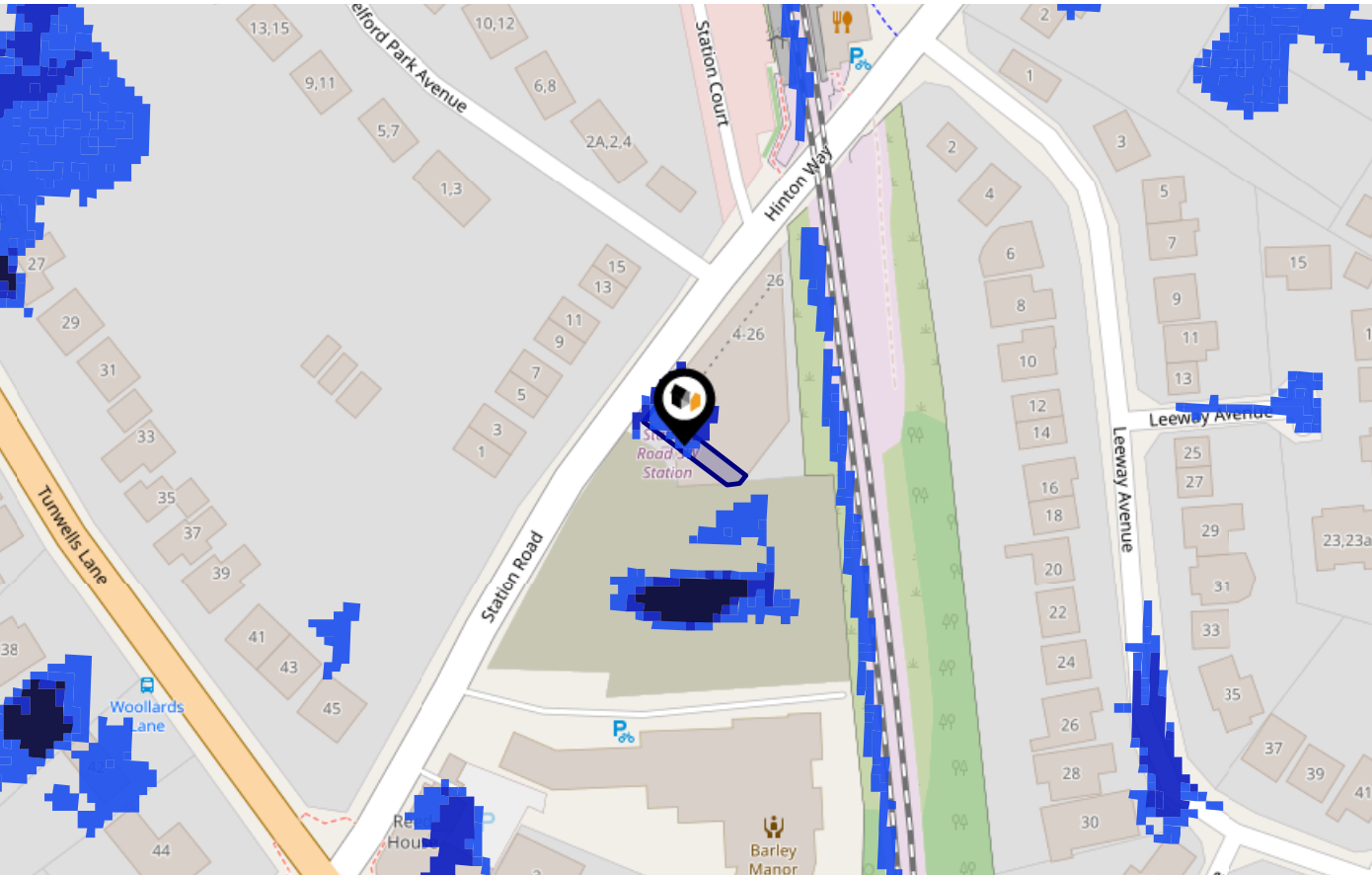
/cookecurtisco

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: 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:

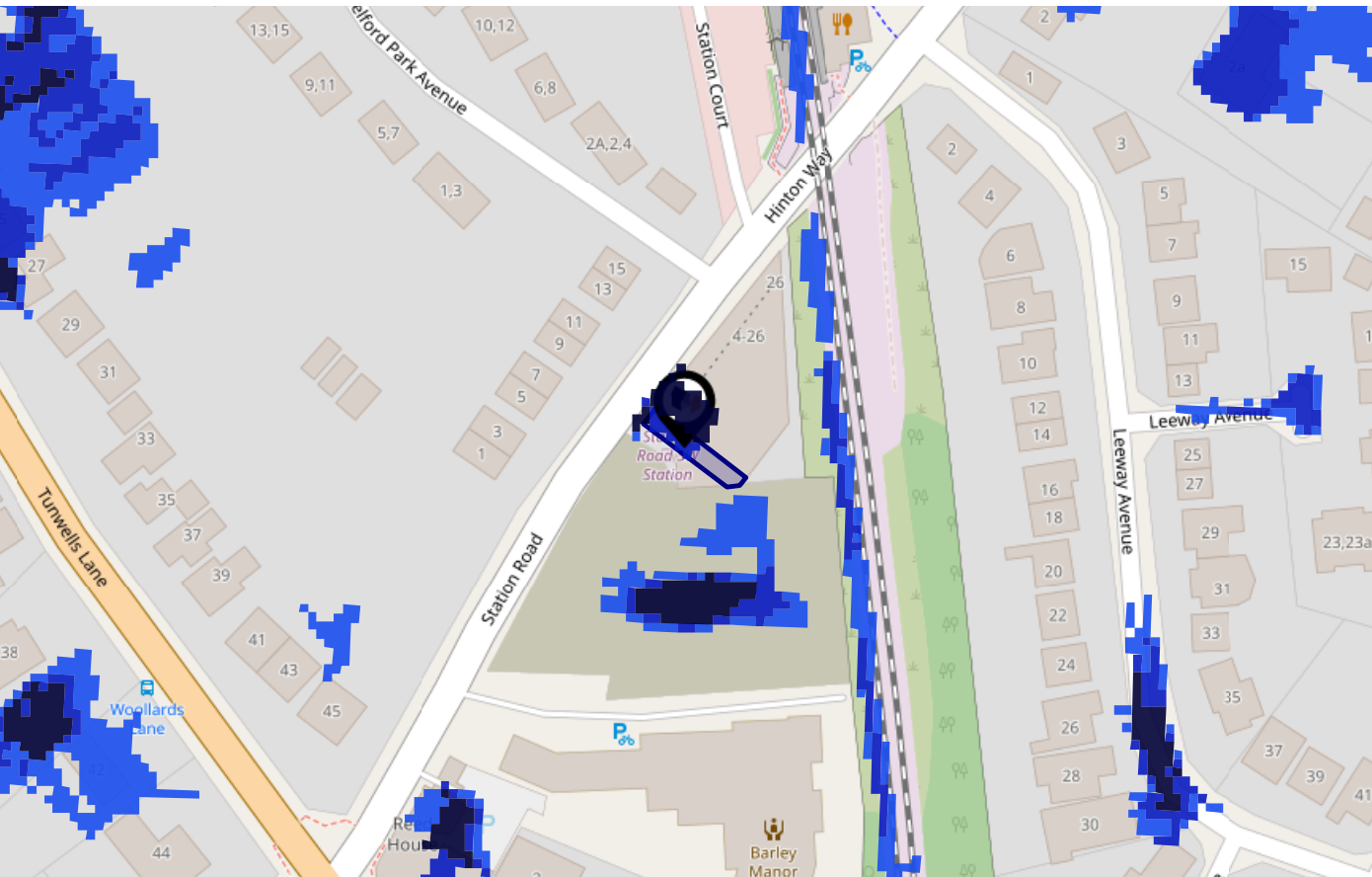


Flood Risk

Surface Water - Climate Change



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.

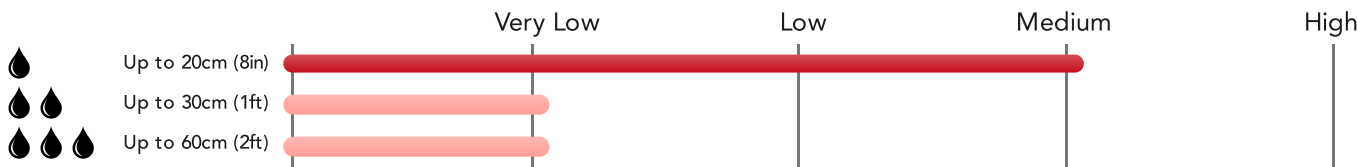


Risk Rating: Medium

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:

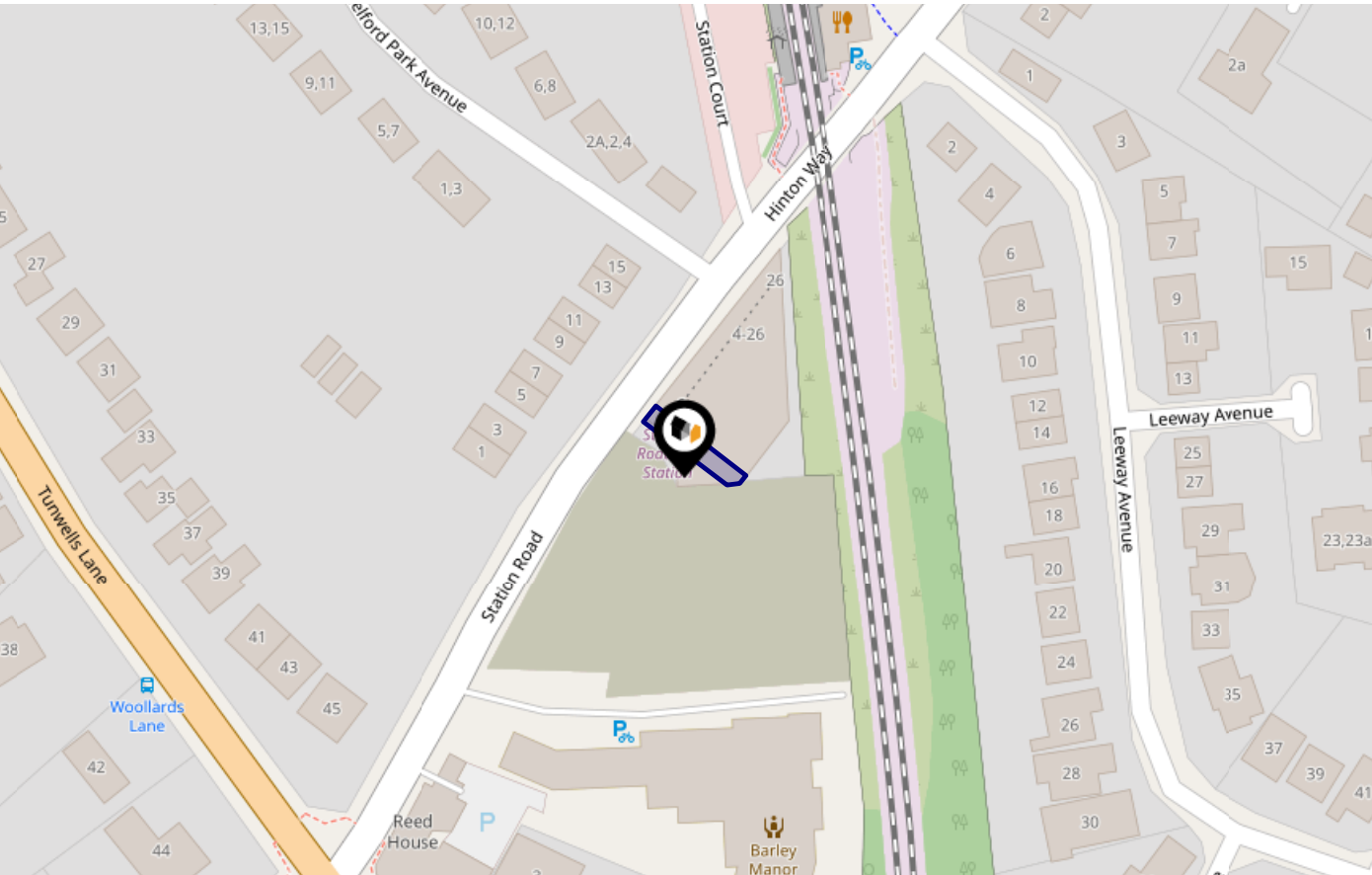


Flood Risk

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.

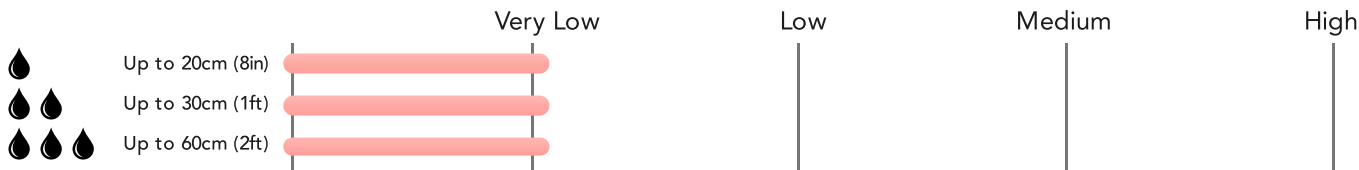


Risk Rating: Very low

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.
- 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:

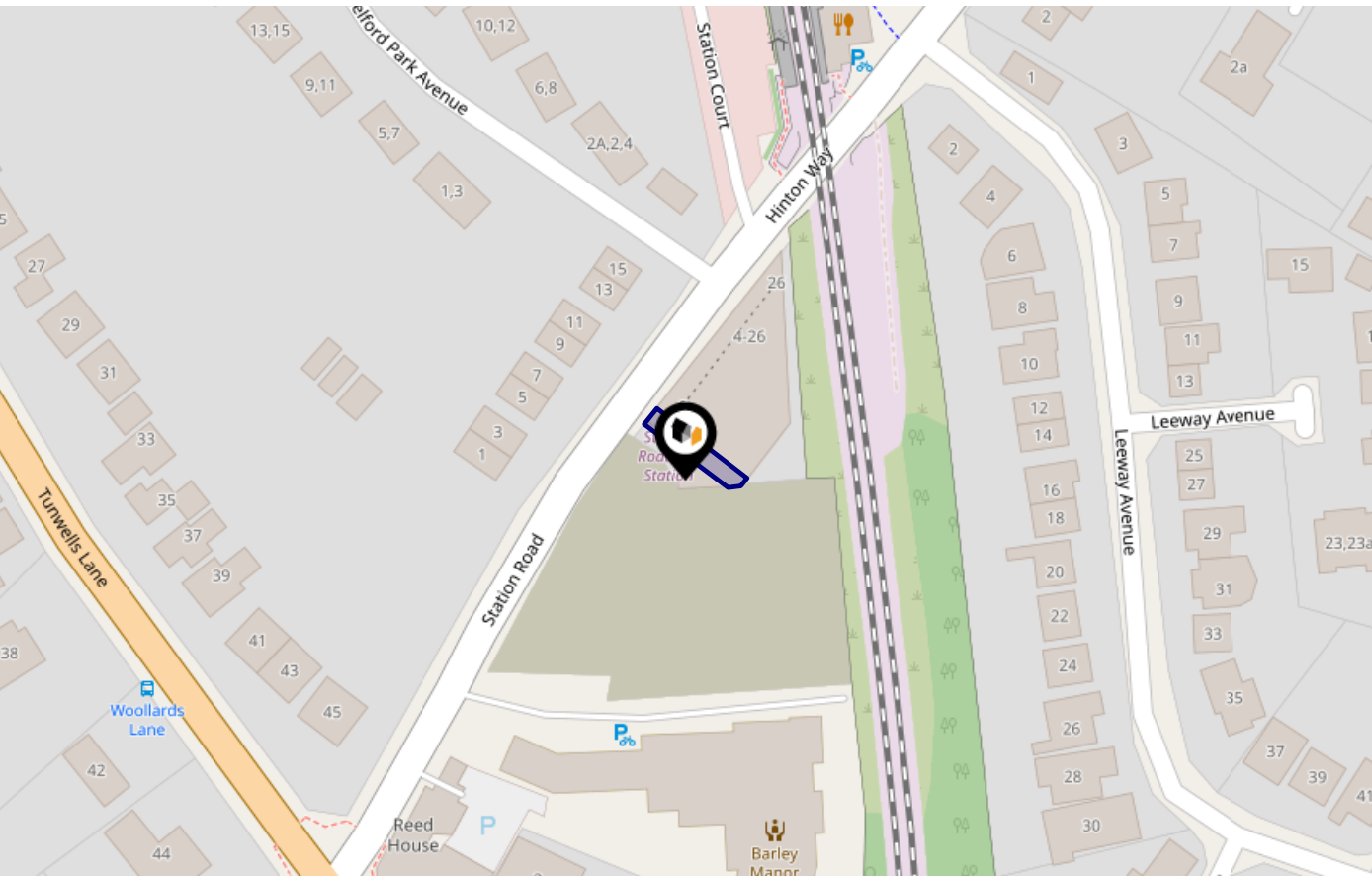


Flood Risk

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.

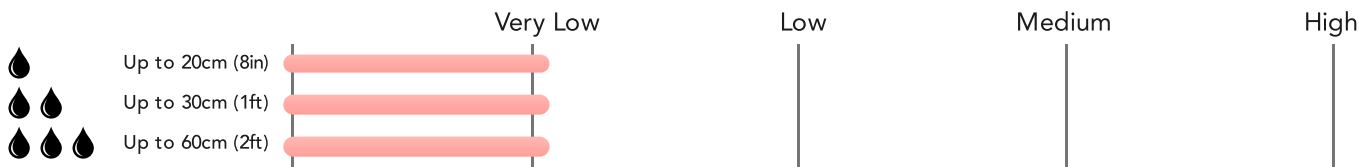


Risk Rating: Very low

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.

- 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:

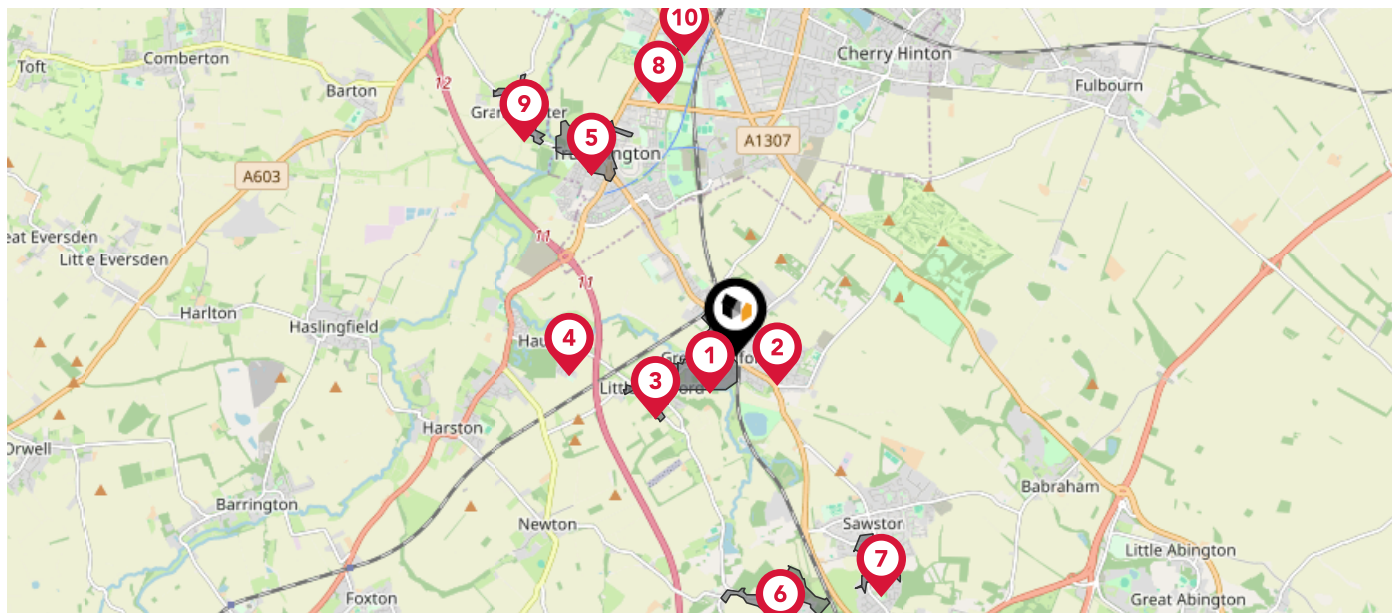


Maps

Conservation Areas



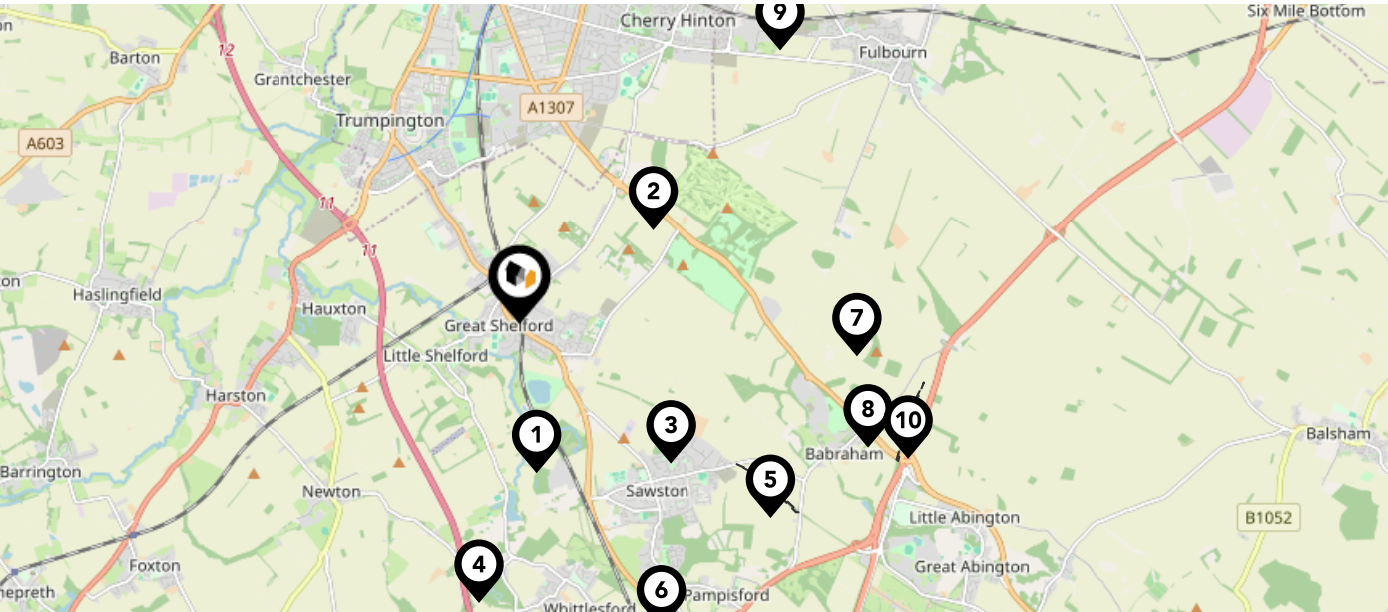
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

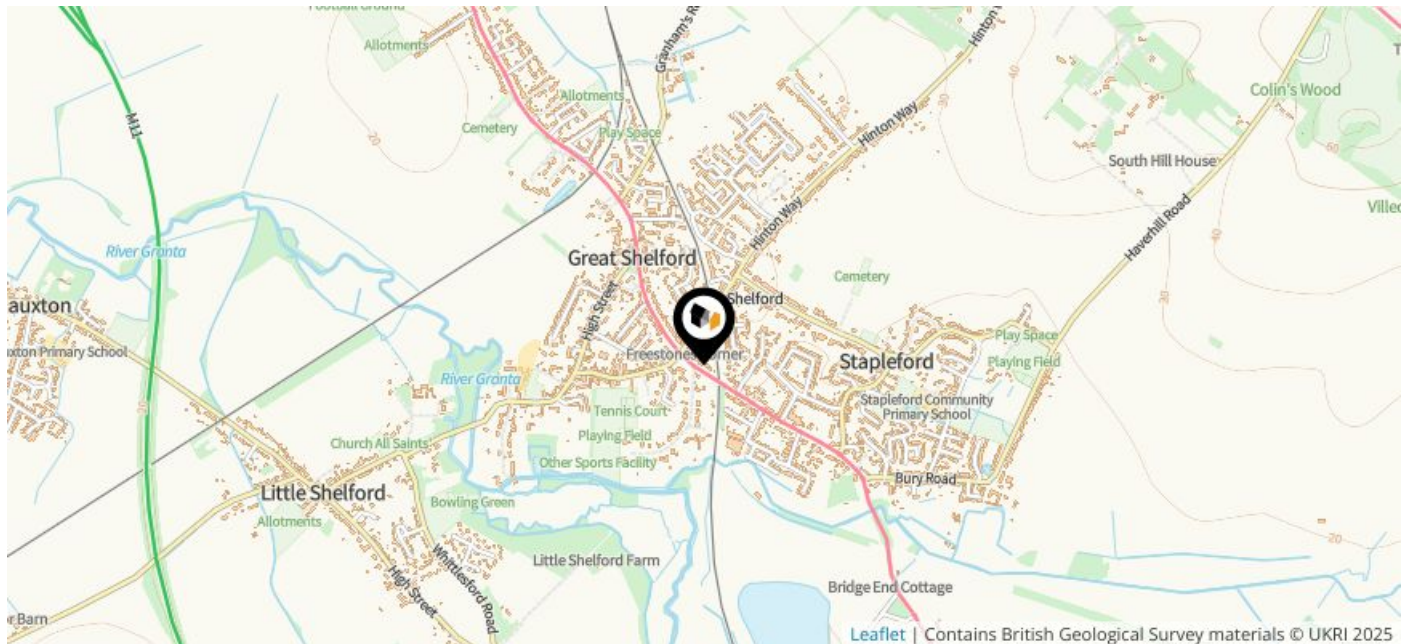
- | | |
|----|-------------------|
| 1 | Great Shelford |
| 2 | Stapleford |
| 3 | Little Shelford |
| 4 | Hauxton |
| 5 | Trumpington |
| 6 | Whittlesford |
| 7 | Sawston |
| 8 | Barrow Road |
| 9 | Grantchester |
| 10 | Brooklands Avenue |

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	Shelford Tip-Shelford	Historic Landfill
2	Hill Trees-Stapleford	Historic Landfill
3	Sindalls-Sawston	Historic Landfill
4	Newton Road-Whittlesford	Historic Landfill
5	Home Farm-Babraham, Cambridge	Historic Landfill
6	Eastern County Leather-Sawston	Historic Landfill
7	Home Farm-Babraham	Historic Landfill
8	Home Farm-Babraham	Historic Landfill
9	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill
10	Home Farm-Babraham	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



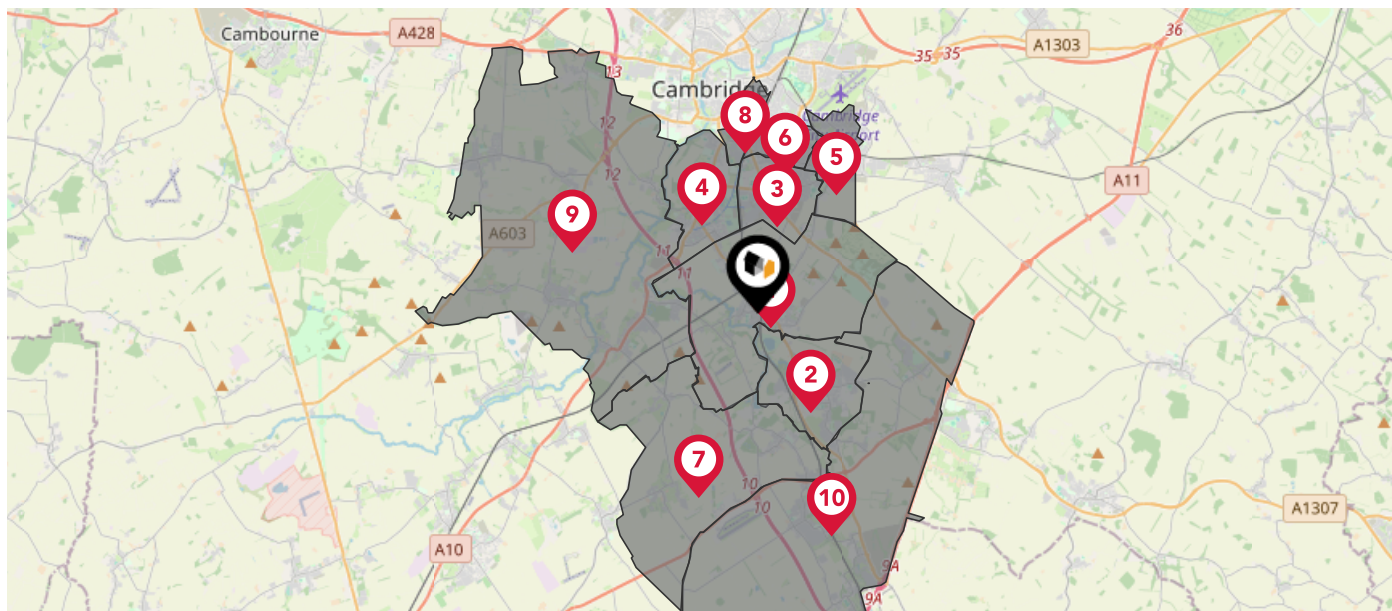
Mine Entry

- ✕ 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



Shelford Ward



Sawston Ward



Queen Edith's Ward



Trumpington Ward



Cherry Hinton Ward



Coleridge Ward



Whittlesford Ward



Petersfield Ward



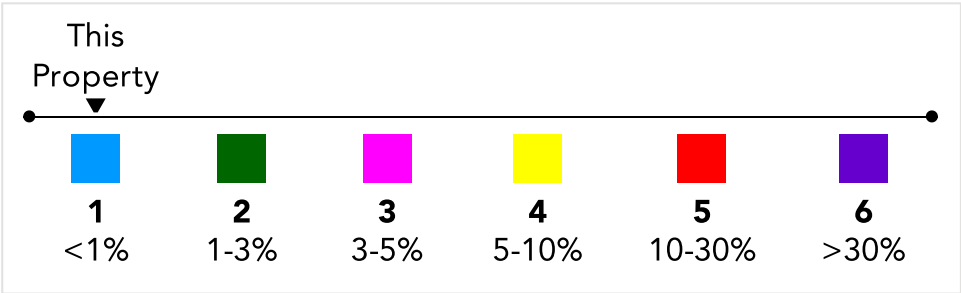
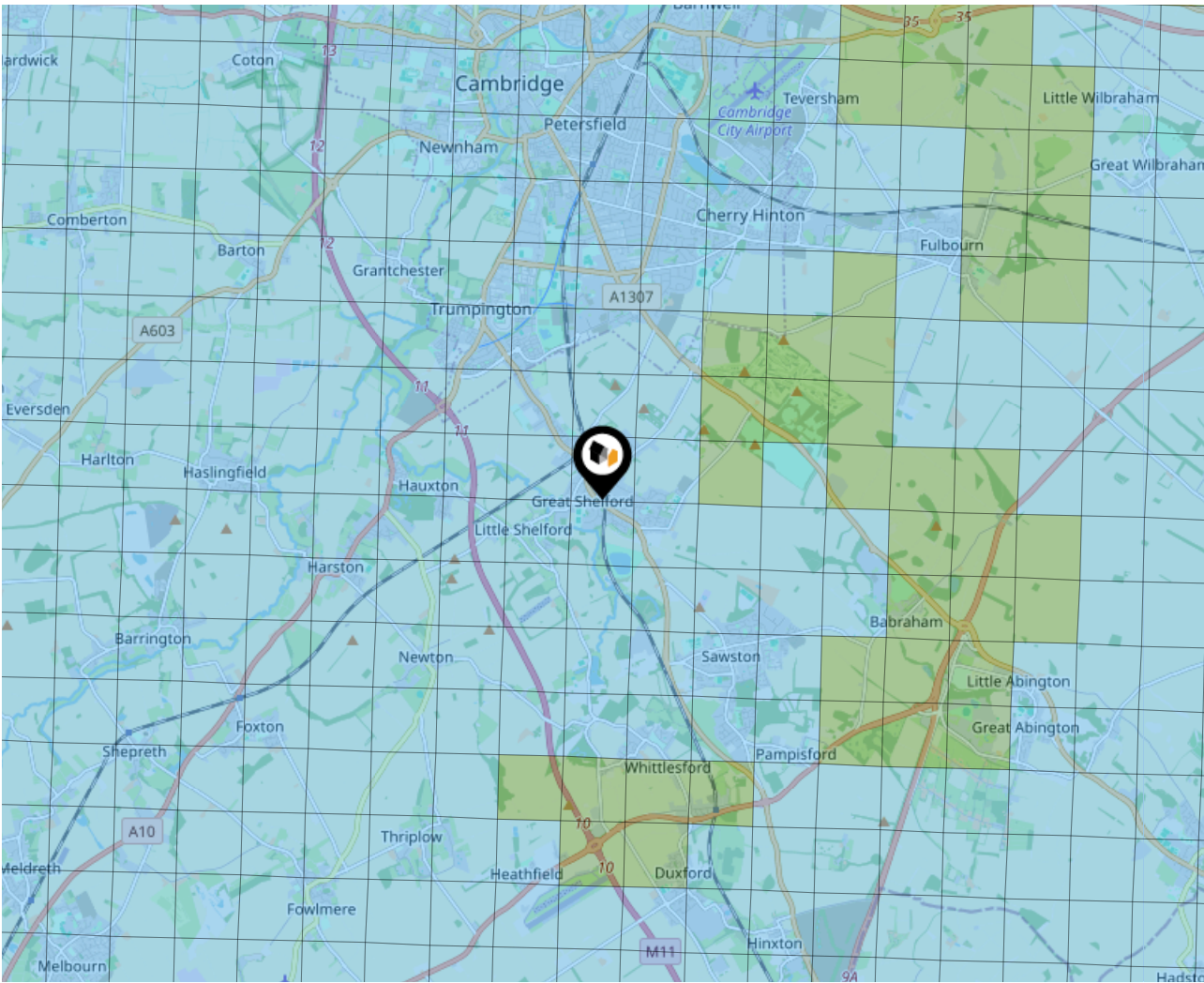
Harston & Comberton Ward



Duxford Ward

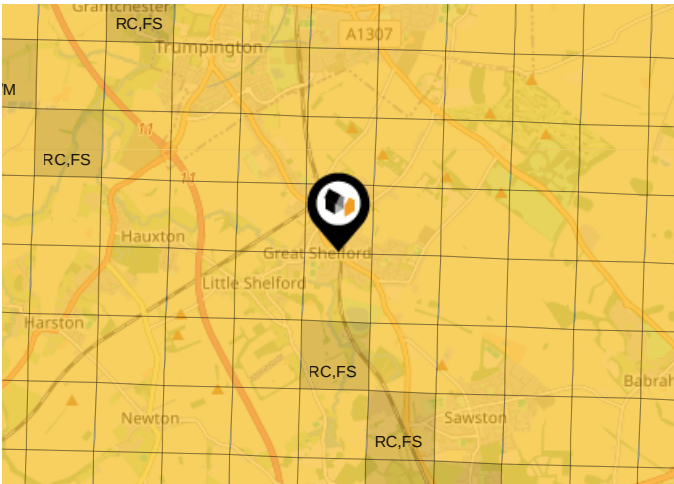
What is Radon?

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)

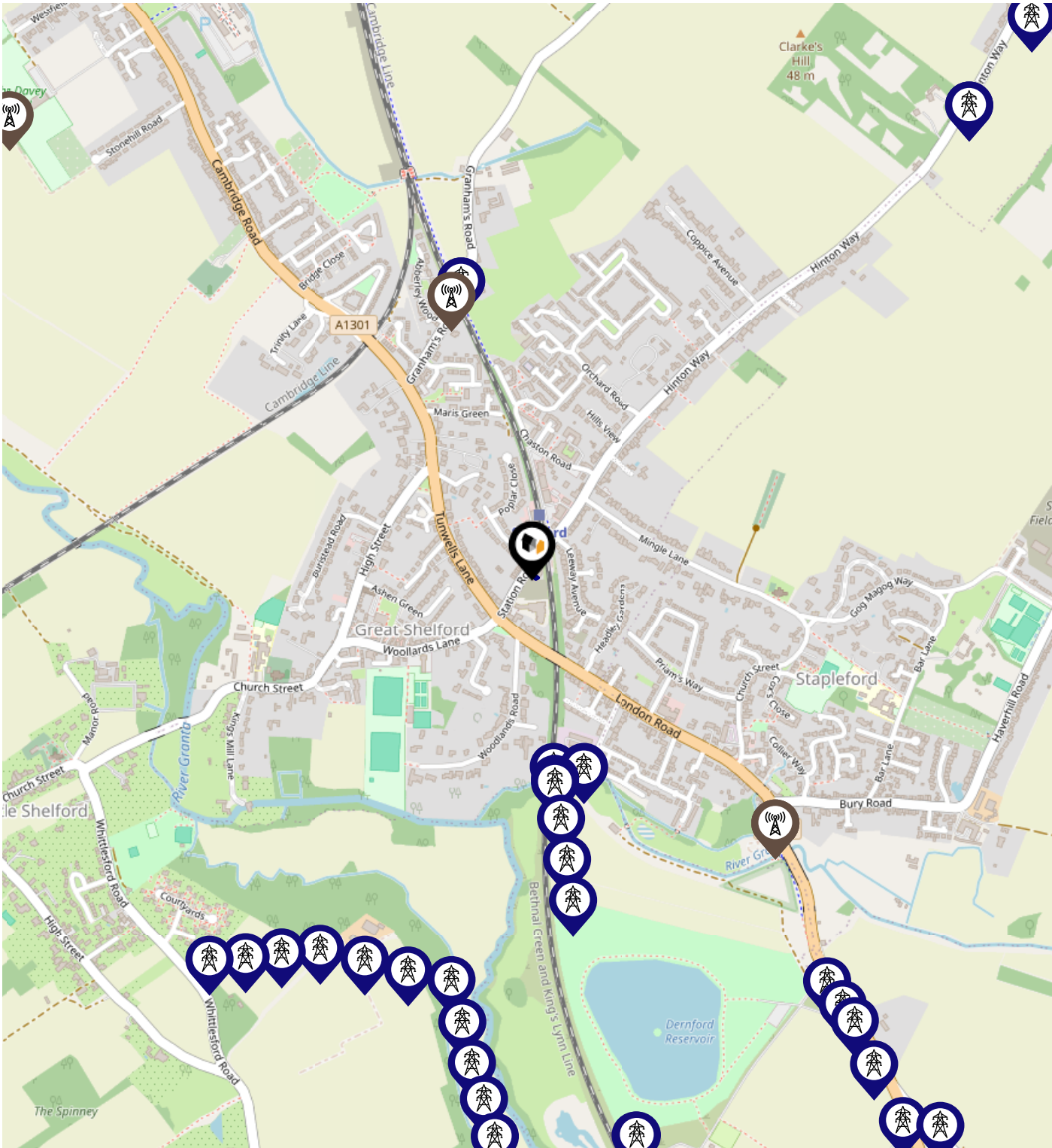
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



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

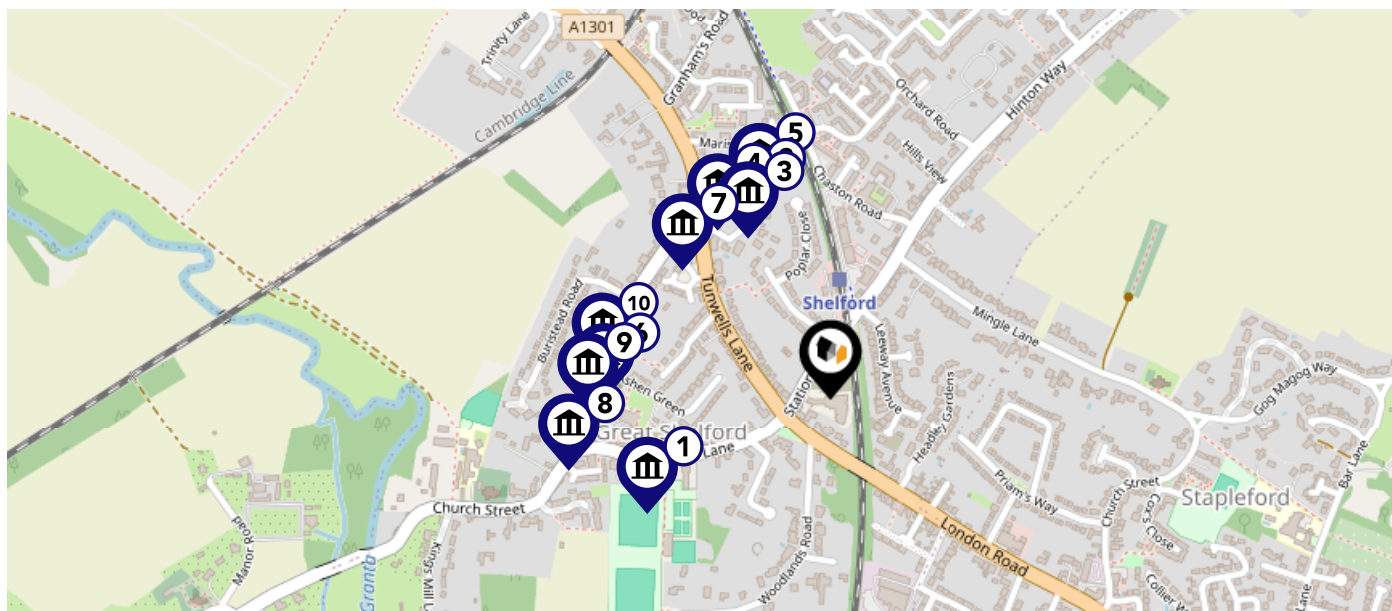
Local Area Masts & Pylons



Key:

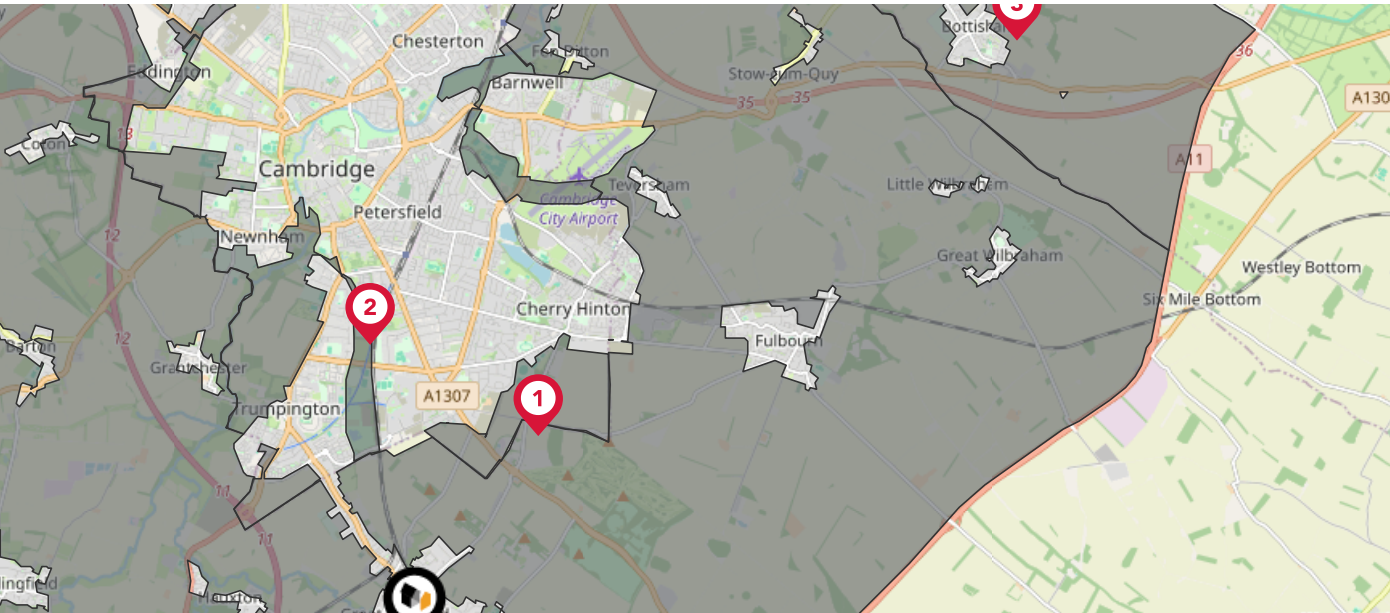
-  Power Pylons
-  Communication Masts

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
	1127861 - 11 And 13, Woollards Lane	Grade II	0.2 miles
	1317838 - Spanyards	Grade II	0.2 miles
	1317876 - 16, High Green	Grade II	0.2 miles
	1331030 - Wall To Rear Of Number 18 And Side Of Number 16	Grade II	0.2 miles
	1127899 - Maris Farmhouse	Grade II	0.2 miles
	1164290 - Porch House	Grade II	0.2 miles
	1425398 - Great Shelford War Memorial	Grade II	0.2 miles
	1127858 - The Oak Cottage	Grade II	0.3 miles
	1127857 - 68, High Street	Grade II	0.3 miles
	1331031 - 48, High Street	Grade II	0.3 miles

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



- Nearby Green Belt Land
- 1

Cambridge Green Belt - Cambridge
- 2

Cambridge Green Belt - South Cambridgeshire
- 3

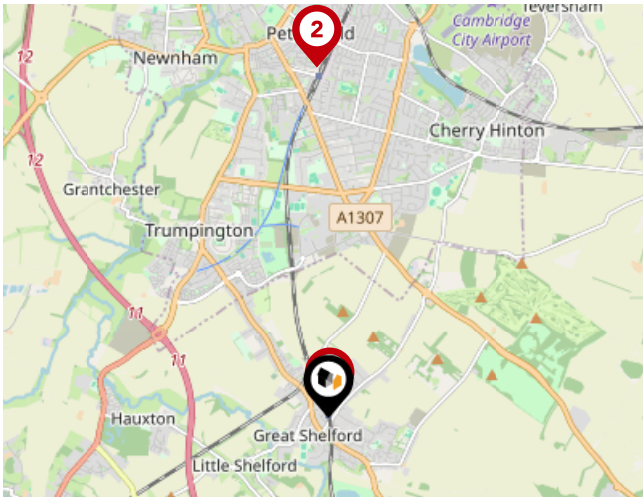
Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:0.39	☐	☒	☐	☐	☐
2	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:0.58	☐	☒	☐	☐	☐
3	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:1.5	☐	☒	☐	☐	☐
4	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:1.73	☐	☒	☐	☐	☐
5	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:1.82	☐	☐	☒	☐	☐
6	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:2.05	☐	☒	☐	☐	☐
7	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:2.06	☐	☐	☒	☐	☐
8	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:2.1	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:2.11	☐	☒	☐	☐	☐
	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:2.2	☐	☒	☐	☐	☐
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:2.25	☒	☐	☐	☐	☐
	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:2.28	☐	☐	☒	☐	☐
	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:2.33	☐	☒	☐	☐	☐
	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:2.4	☐	☒	☐	☐	☐
	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:2.5	☐	☐	☒	☐	☐
	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:2.51	☐	☒	☐	☐	☐



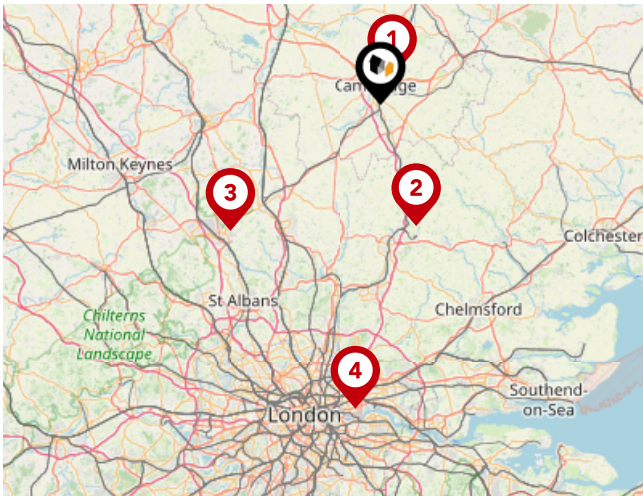
National Rail Stations

Pin	Name	Distance
1	Shelford (Cambs) Rail Station	0.07 miles
2	Cambridge Rail Station	3.19 miles
3	Whittlesford Parkway Rail Station	3.27 miles



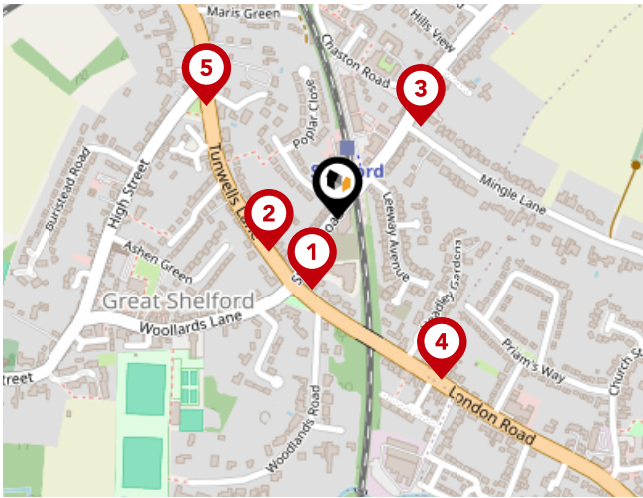
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.75 miles
2	M11 J10	3.42 miles
3	M11 J12	3.99 miles
4	M11 J13	5.15 miles
5	M11 J9	6.12 miles



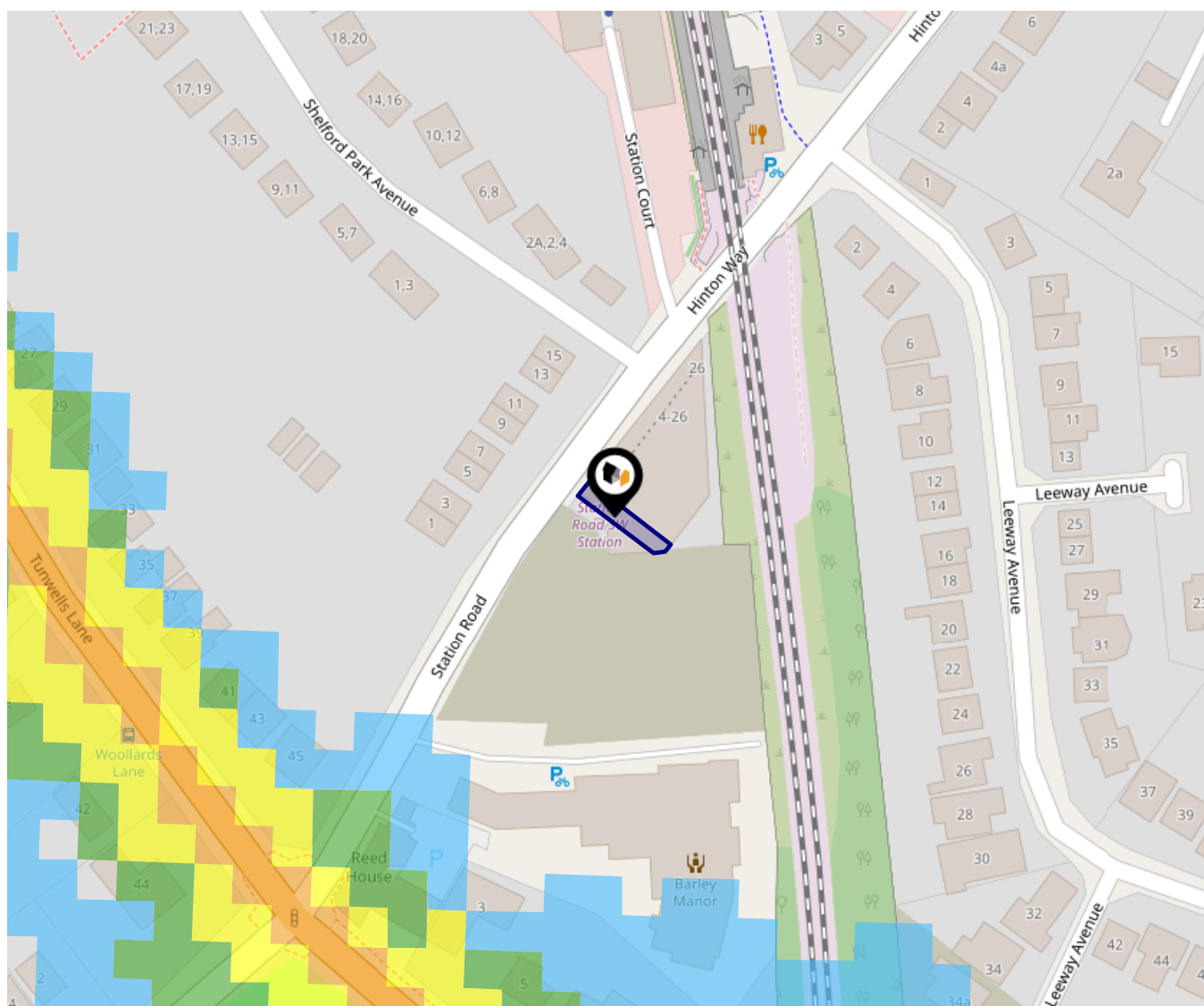
Airports/Helipads

Pin	Name	Distance
1	Cambridge	4.27 miles
2	Stansted Airport	18.54 miles
3	Luton Airport	28.79 miles
4	Silvertown	44.76 miles



Bus Stops/Stations

Pin	Name	Distance
1	Woollards Lane	0.09 miles
2	Woollards Lane	0.09 miles
3	The Limes	0.14 miles
4	Granta Terrace	0.22 miles
5	Halatte Gardens	0.2 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

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.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

