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# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 06<sup>th</sup> August 2025**



**MOORFIELD ROAD, DUXFORD, CAMBRIDGE, CB22**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

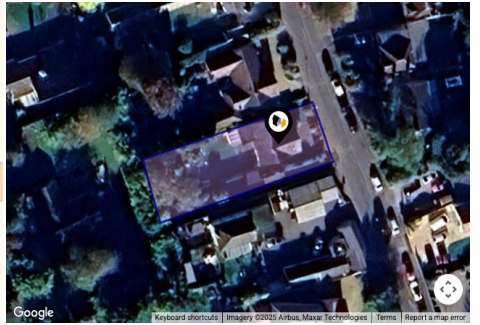
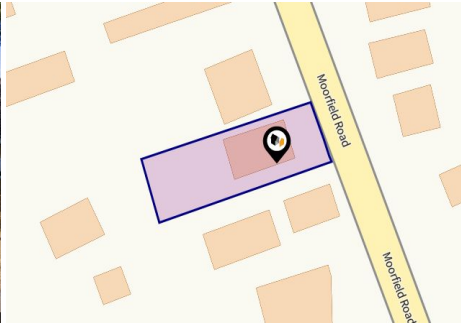
01223 508 050

Jenny@cookecurtis.co.uk

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## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	947 ft <sup>2</sup> / 88 m <sup>2</sup>		
Plot Area:	0.18 acres		
Council Tax :	Band E		
Annual Estimate:	£2,951		
Title Number:	CB169268		

## Local Area

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

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

# Planning History

## This Address



Planning records for: *Moorfield Road, Duxford, Cambridge, CB22*

Reference - S/0064/13/FL	
Decision:	Decided
Date:	11th January 2013
Description:	Rear Conservatory

Planning records for: **Funeral Directors 45 Moorfield Road Duxford Cambridge Cambridgeshire CB22 4PP**

Reference - S/01349/13FL	
Decision:	Decided
Date:	21st June 2013
Description:	Amendment to planning permission S/2448/12/FL - Alterations to Garages

Reference - S/2448/12/FL	
Decision:	Decided
Date:	28th November 2012
Description:	Replacement garages & mess room & link extension between chapel & mortuary

Planning records for: **1 Moorfield Road Duxford Cambridge Cambridgeshire CB22 4PP**

Reference - S/2948/18/TP	
Decision:	Decided
Date:	30th July 2018
Description:	Copper Beech small branches hanging below head height in garden of Bailey House (& also 6 Green Street). Request is to crown lift to 3m in both Bailey House & 6 Green Street coupled with cyclical permission to keep it lifted upto 3m for the next 5 years. Copper Beech tree is located in adjacent property 1 Moorfield Road Duxford

Reference - 20/1269/TTCA	
Decision:	Decided
Date:	21st April 2020
Description:	Lime Reduce lower crown on stem of 1 no. lime tree over garden of 4 Green Street to previous reduction, approximately 2m and reduce upper crown by 2-3m

Planning records for: **1 Moorfield Road Duxford Cambridge Cambridgeshire CB22 4PP**

Reference - S/4798/18/TC	
Decision:	Decided
Date:	20th December 2018
Description:	Previously pruned Lime Thin out regrowth from previous pruning points by 40% to leave 2 to 3 regrowth stems per cluster and reduce those remaining stems by 50% equating to a 2.0 metre reduction in order to achieve an even and thinner foliage density.

Planning records for: **5 Moorfield Road Duxford Cambridge Cambridgeshire CB22 4PP**

Reference - S/2406/17/TC	
Decision:	Decided
Date:	07th July 2017
Description:	T1(in blue) Ash tree-Re-pollard of ash tree but 6ft up from original pollarding. long over-due re-pollarding needed as limbs far to big over properties.

Planning records for: **13 Moorfield Road Duxford Cambridge Cambridgeshire CB22 4PP**

Reference - S/0116/16/FL	
Decision:	Decided
Date:	18th January 2016
Description:	Construction of a new oak framed single storey rear glazed extension and timber framed utility rear extension

Planning records for: **21 Moorfield Road Duxford CB22 4PP**

Reference - 20/1896/TTCA	
Decision:	Decided
Date:	04th September 2020
Description:	Please refer to attached plan and information below: 1 - Conifer 1 - Remove tree to near ground level 2 - Conifer 2 - Remove tree to near ground level 3 - Pyracantha - Remove tree to near ground level

Planning records for: **23 Moorfield Road Duxford Cambridge Cambridgeshire CB22 4PP**

Reference - S/1296/17/FL	
Decision:	Decided
Date:	06th April 2017
Description:	Demolish rear glass conservatory and construction of a new single storey rear extension to form a dining area

Planning records for: **31 Moorfield Road Duxford Cambridgeshire CB22 4PP**

Reference - S/0925/10/F	
Decision:	Decided
Date:	08th June 2010
Description:	Extension (Revised Design)

Reference - S/0578/09/F	
Decision:	Decided
Date:	27th April 2009
Description:	Extension

Planning records for: **33 Moorfield Road Duxford CB22 4PP**

Reference - S/2591/16/FL	
Decision:	Decided
Date:	03rd October 2016
Description:	Single Storey Rear Extension including Part Demolition of Store Room.

Planning records for: **41 Moorfield Road Duxford Cambridgeshire CB22 4PP**

Reference - S/0537/10/F	
Decision:	Decided
Date:	06th April 2010
Description:	Erection of wall following removal of fence

Planning records for: **51 Moorfield House Moorfield Road Duxford Cambridgeshire CB22 4PP**

Reference - S/1560/08/F	
Decision:	Decided
Date:	09th September 2008
Description:	REMOVAL OF HEDGES AND REPLACEMENT BY CLOSE BOARDED TIMBER FENCE AND GATES 1.8 METRES HIGH 18 METRES LONG ON FRONT BOUNDARY OF PROPERTY.

Planning records for: **55 Moorfield Road Duxford Cambridge Cambridgeshire CB22 4PP**

Reference - S/0448/18/LD	
Decision:	Decided
Date:	05th February 2018
Description:	Lawful development certificate for proposed garage conversion

Planning records for: **57 Moorfield Road Duxford CB22 4PP**

Reference - 22/00227/HFUL	
Decision:	Decided
Date:	20th January 2022
Description:	First Floor side/rear extension and front porch addition to garage.

Planning records for: *57 Moorfield Road Duxford Cambridge Cambridgeshire CB22 4PP*

Reference - S/1335/19/COND4	
Decision:	Decided
Date:	24th March 2020
Description:	Condition 4 - Vehicular Access

Reference - S/1335/19/COND9	
Decision:	Decided
Date:	24th March 2020
Description:	Condition 9 (Wi-fi)

Reference - 20/03456/HFUL	
Decision:	Decided
Date:	13th August 2020
Description:	Two Storey side and rear extension including an extended garage and access to rear garden.

Reference - 24/03140/HFUL	
Decision:	Decided
Date:	20th August 2024
Description:	Single storey front extension and retrospective first floor window on side elevation.



Planning records for: **57 Moorfield Road Duxford Cambridgeshire CB22 4PP**

Reference - 24/04865/HFUL	
Decision:	Withdrawn
Date:	30th December 2024
Description:	Single storey front extension.

Reference - S/1335/19/FL	
Decision:	Decided
Date:	10th April 2019
Description:	Erection of a single storey rear extension first floor extension over garage creation of new access use of timber cladding and painted infill panels and subdivision of existing dwelling into two.

Reference - S/1335/19/COND3	
Decision:	Decided
Date:	24th March 2020
Description:	Condition 3 - Visibility splays

Reference - S/2906/18/FL	
Decision:	Decided
Date:	30th July 2018
Description:	Single storey rear extension first floor extension over a portion of the garage and proposed new access

Planning records for: **57 Moorfield Road Duxford Cambridge Cambridgeshire CB22 4PP**

Reference - S/1335/19/COND8	
Decision:	Decided
Date:	24th March 2020
Description:	Condition 8 - Renewable energy

Reference - 20/02235/HFUL	
Decision:	Decided
Date:	01st May 2020
Description:	Erection of a shed to rear garden (Retrospective)

Reference - S/1335/19/COND10	
Decision:	Decided
Date:	24th March 2020
Description:	Condition 10 - Water consumption

Planning records for: **59 Moorfield Road Duxford Cambridgeshire CB22 4PP**

Reference - 25/01850/HFUL	
Decision:	Withdrawn
Date:	12th May 2025
Description:	Construction of a cart lodge/garage building.

Planning records for: **59 Moorfield Road Duxford Cambridgeshire CB22 4PP**

Reference - 25/00182/HFUL
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 20th January 2025</p>
<p><b>Description:</b> Retrospective conversion of an existing double garage to create a habitable space and the removal of 2 No. garage doors and the installation of bay windows with cavity brickwork panels below.</p>
Reference - S/2101/12/LD
<p><b>Decision:</b> -</p>
<p><b>Date:</b> 08th November 2012</p>
<p><b>Description:</b> Change of conservatory roof from (plastic) to tiled to match existing house</p>
Reference - S/0685/15/LD
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 17th March 2015</p>
<p><b>Description:</b> Lawful Development Certificate for proposed removal of a glazed roof to dining area and replacement with a tiled pitched roof and extended roof canopy on piers</p>
Reference - S/1260/15/FL
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 18th May 2015</p>
<p><b>Description:</b> Removal of glazed roof to dining area and replacement with tiled pitched roof and an extended roof canopy on timber posts</p>

Planning records for: *Land To The North-West Of 83 Moorfield Road Duxford CB22 4PP*

Reference - S/2043/08/F	
Decision:	Decided
Date:	27th November 2008
Description:	Dwelling

Reference - S/0450/18/DC	
Decision:	Decided
Date:	31st January 2018
Description:	Discharge of conditions 4 (finished floor levels) 5 (Materials) 6 (Hard and soft landscaping) 8 (Renewable energy) 9 (External lighting) 13 (Ecology enhancement) 14 (Mitigation scheme) 15 (Contamination) 18 (Noise mitigation) 19 (Spread of airborne dust) 20 (Noise and vibration) and 24 (Traffic management plan) of planning permission S/0238/16/OL

Reference - S/2633/17/CONDA	
Decision:	Decided
Date:	27th July 2022
Description:	Submission of details required by conditions 3 (Biodiversity) and 5 (Surface Water Drainage) of planning permission S/2633/17/FL

Reference - S/2633/17/FL	
Decision:	Decided
Date:	24th July 2017
Description:	Erection of two dwellings

Planning records for: **83 Moorfield Road Whittlesford Cambridge Cambridgeshire CB22 4PP**

Reference - S/0379/19/DC	
Decision:	Decided
Date:	31st January 2019
Description:	Discharge of Conditions 4 (Foul water drainage) and 6 (Materials) pursuant to planning permission S/2633/17/FL

Reference - S/2584/17/RM	
Decision:	Decided
Date:	14th July 2017
Description:	Application for approval of reserved matters (Appearance Layout and scale) following outline planning permission S/0238/16/OL for the erection of up to 18 dwellings and associated infrastructure and works

Reference - S/0238/16/OL	
Decision:	Decided
Date:	28th January 2016
Description:	Outline planning permission with all matters reserved apart from access for the erection of up to eighteen dwellings and associated infrastructure and works.

Planning records for: **91 Moorfield Road Whittlesford Cambridge Cambridgeshire CB22 4PP**

Reference - 23/00622/CONDA	
Decision:	Decided
Date:	25th July 2023
Description:	Submission of details required by condition 4 (Salvage and Reuse of Materials) and 5 (external ventilation terminals, details of proposed new windows and patio doors) of listed building consent 23/00622/LBC

Planning records for: **91 Moorfield Road Whittlesford Cambridgeshire CB22 4PP**

Reference - 23/02867/HFUL	
Decision:	Decided
Date:	25th July 2023
Description:	Replacement of an existing flat roof with a pitched roof over a rear single storey extension.

Planning records for: **The John Barleycorn Public House 3 Moorfield Road Duxford Cambs.CB22 4PP**

Reference - S/2703/14/LB	
Decision:	Decided
Date:	12th November 2014
Description:	New Business Signage

Reference - S/2712/14/AD	
Decision:	Decided
Date:	12th November 2014
Description:	New Business Signage

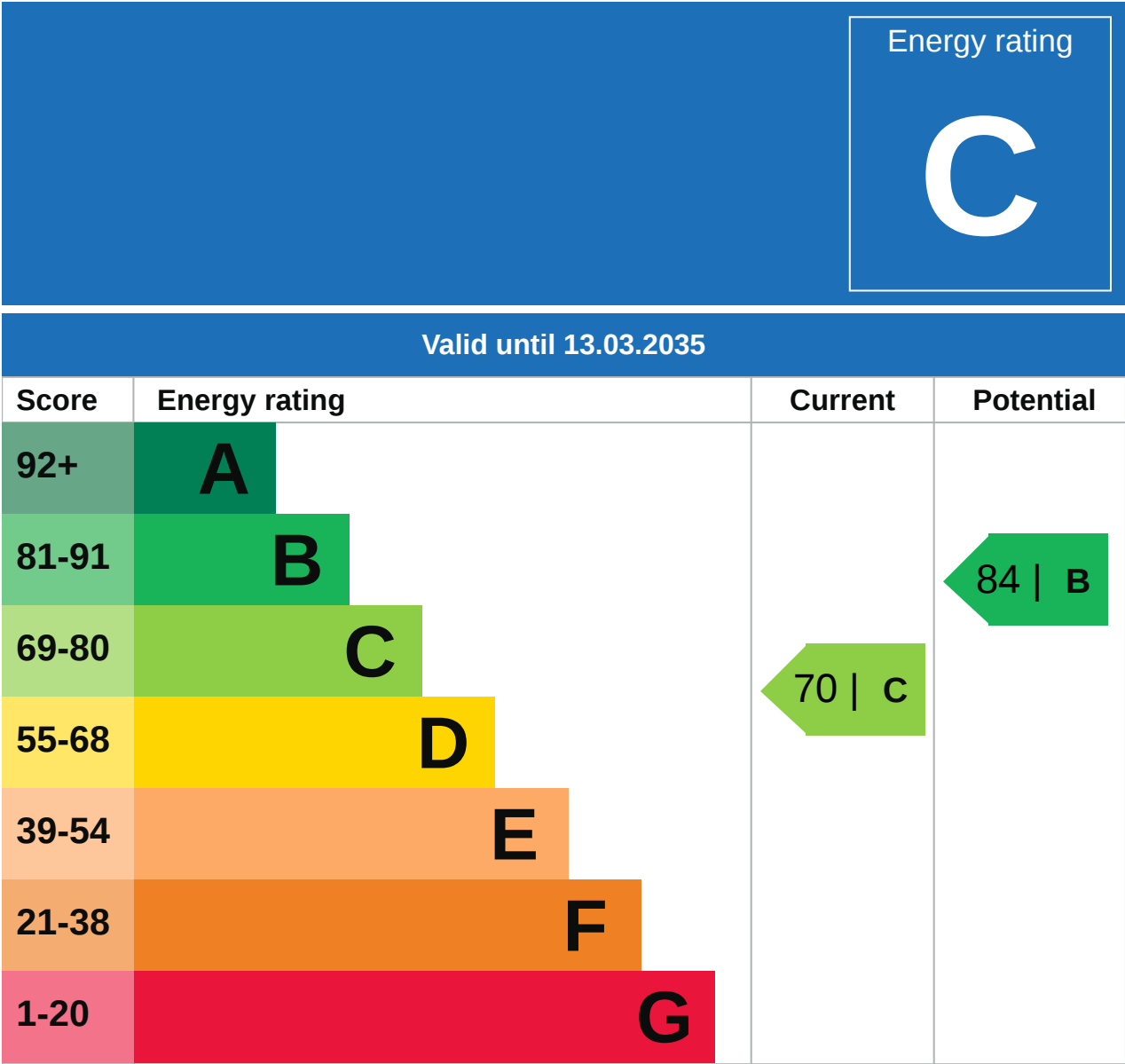
Reference - 22/0606/TTCA	
Decision:	Decided
Date:	25th May 2022
Description:	Twin stem Sycamore to fell to ground level

Planning records for: *The John Barleycorn 3 Moorfield Road Duxford Cambridge Cambridgeshire CB22 4PP*

Reference - S/1269/13/FL	
Decision:	Decided
Date:	12th June 2013
Description:	2 No. timber canopies (Retrospective)

Planning records for: *43 Moorfield Road Duxford Cambridge Cambridgeshire CB22 4PP*

Reference - S/3754/18/FL	
Decision:	Decided
Date:	04th October 2018
Description:	Retrospective permission for hairdressing shop to office and external alterations.





## Central Heating

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Radiator and gas central heating



### Cooke Curtis & Co

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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.

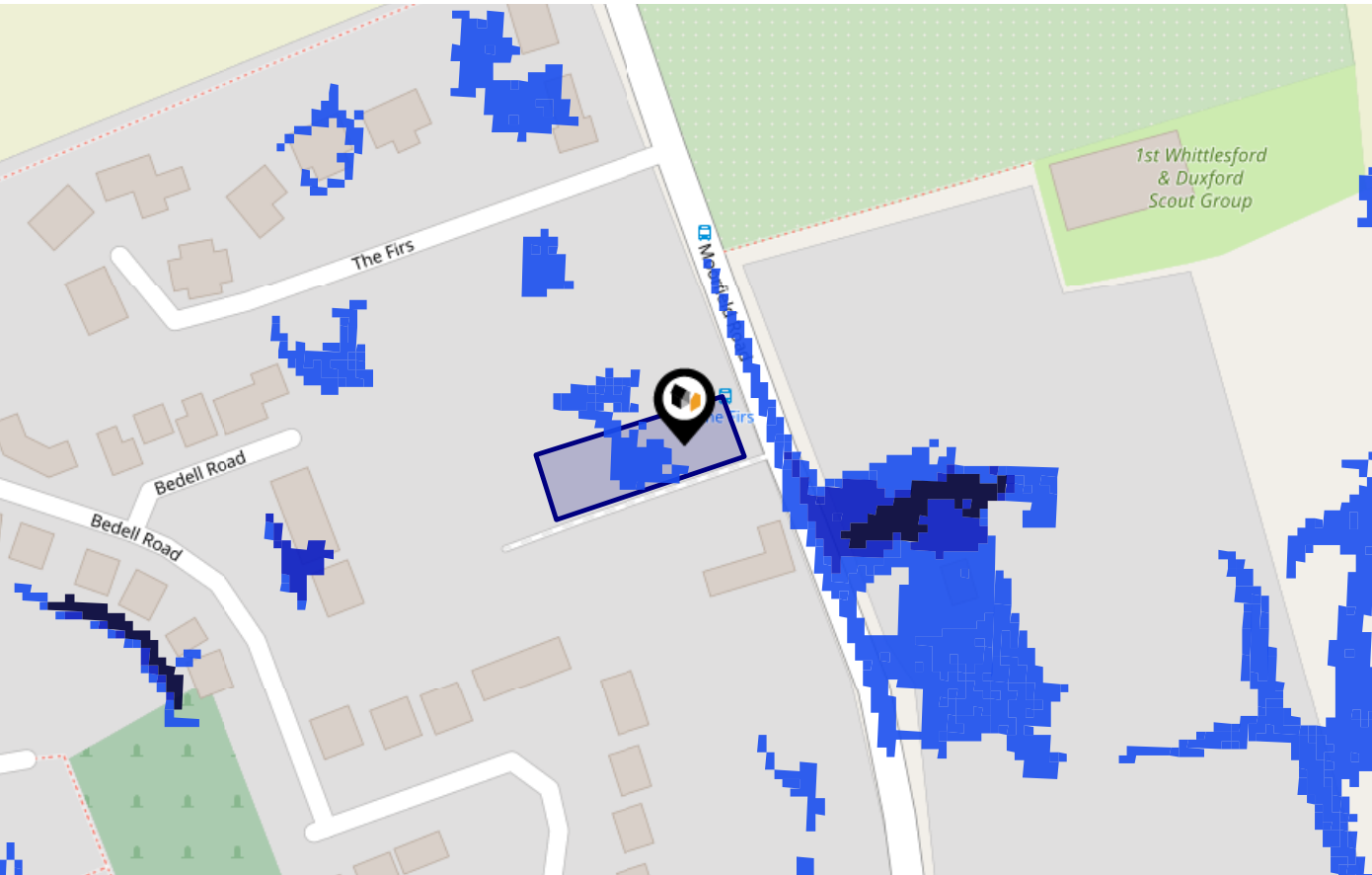


# Flood Risk

## 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.

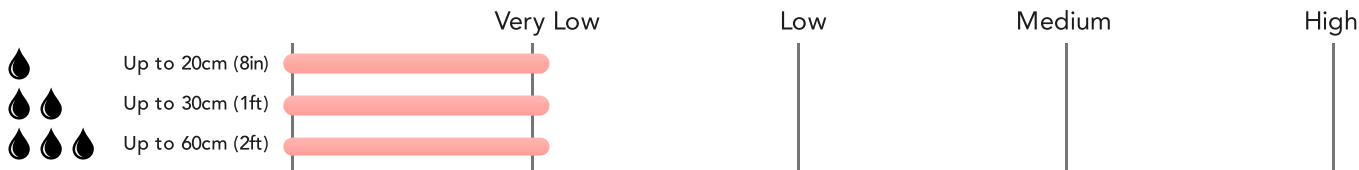


Risk Rating: Very low

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 (0.1%) 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:

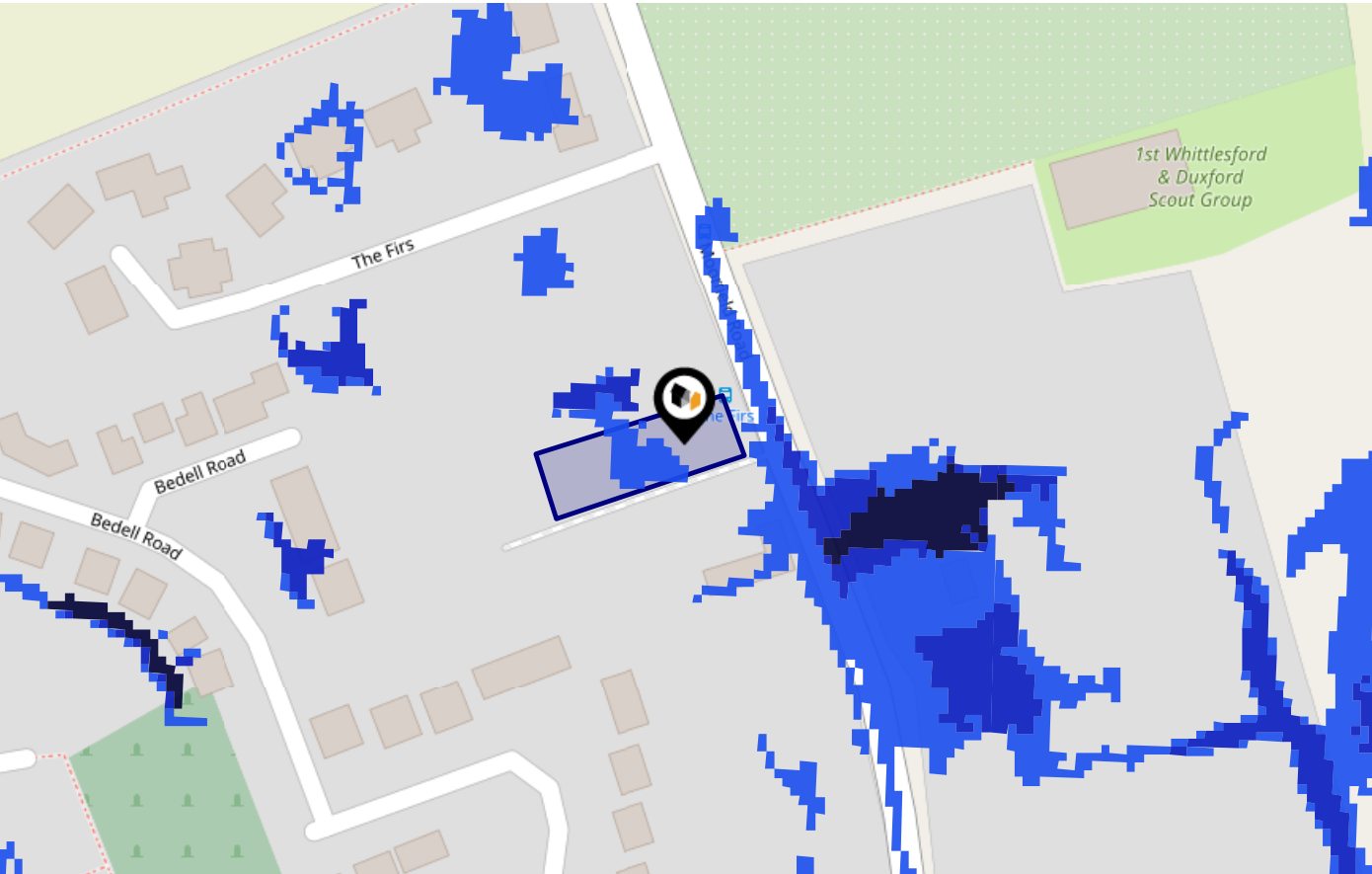


# Flood Risk

## 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.

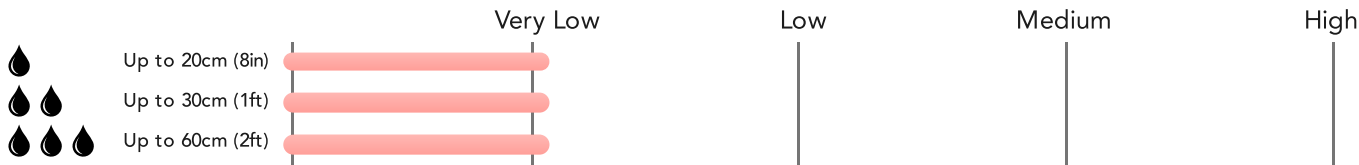


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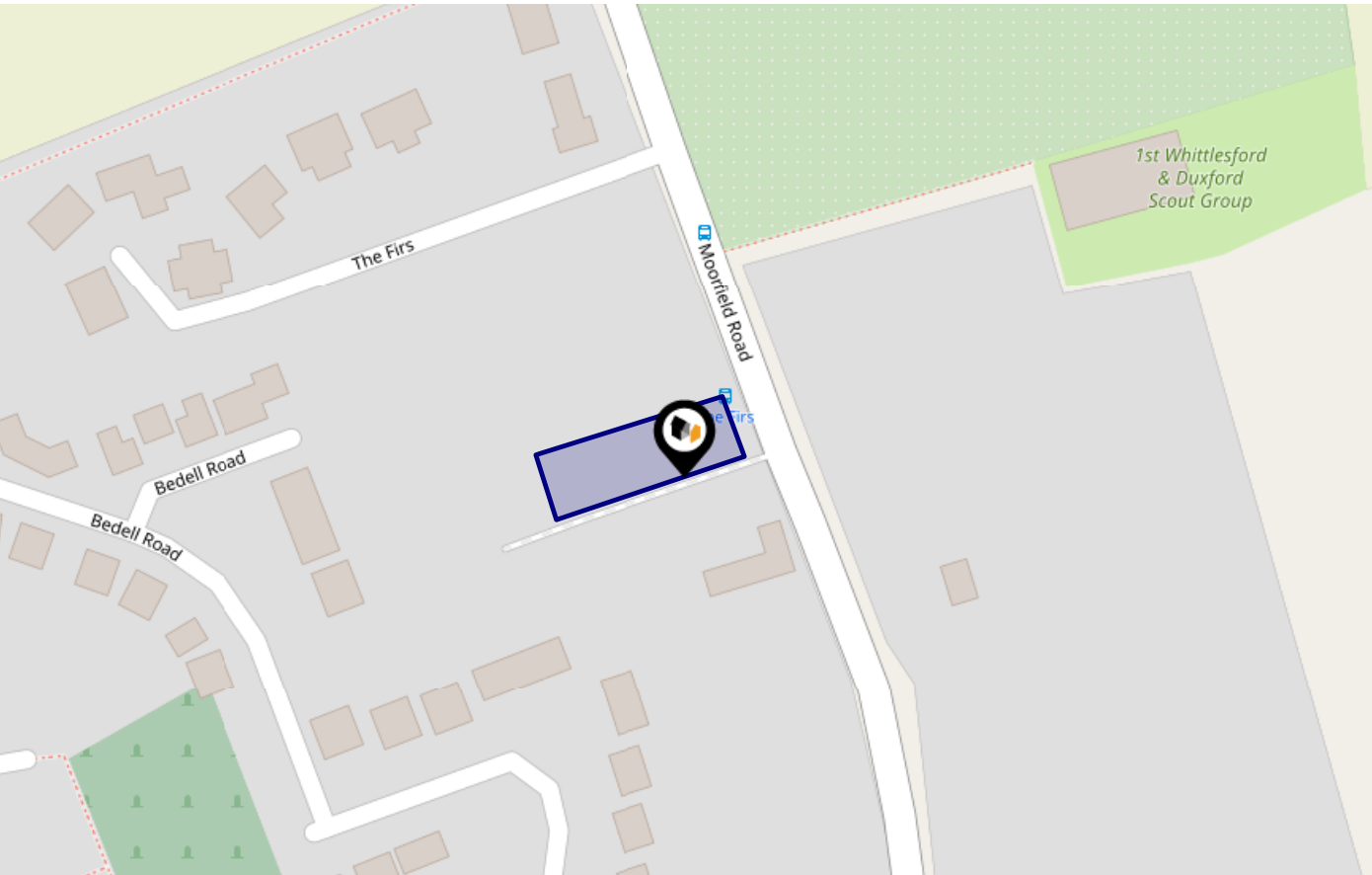


# Flood Risk

## 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.

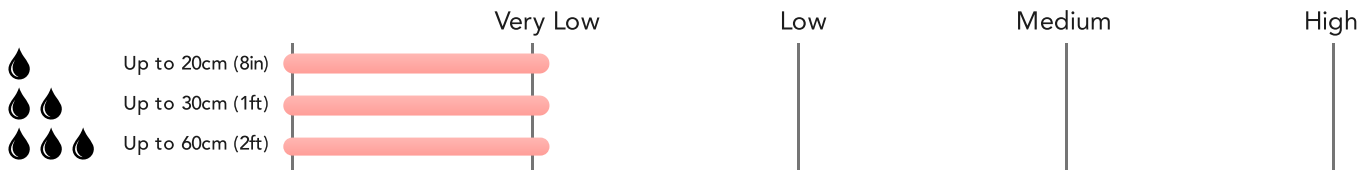


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Chance of flooding to the following depths at this property:

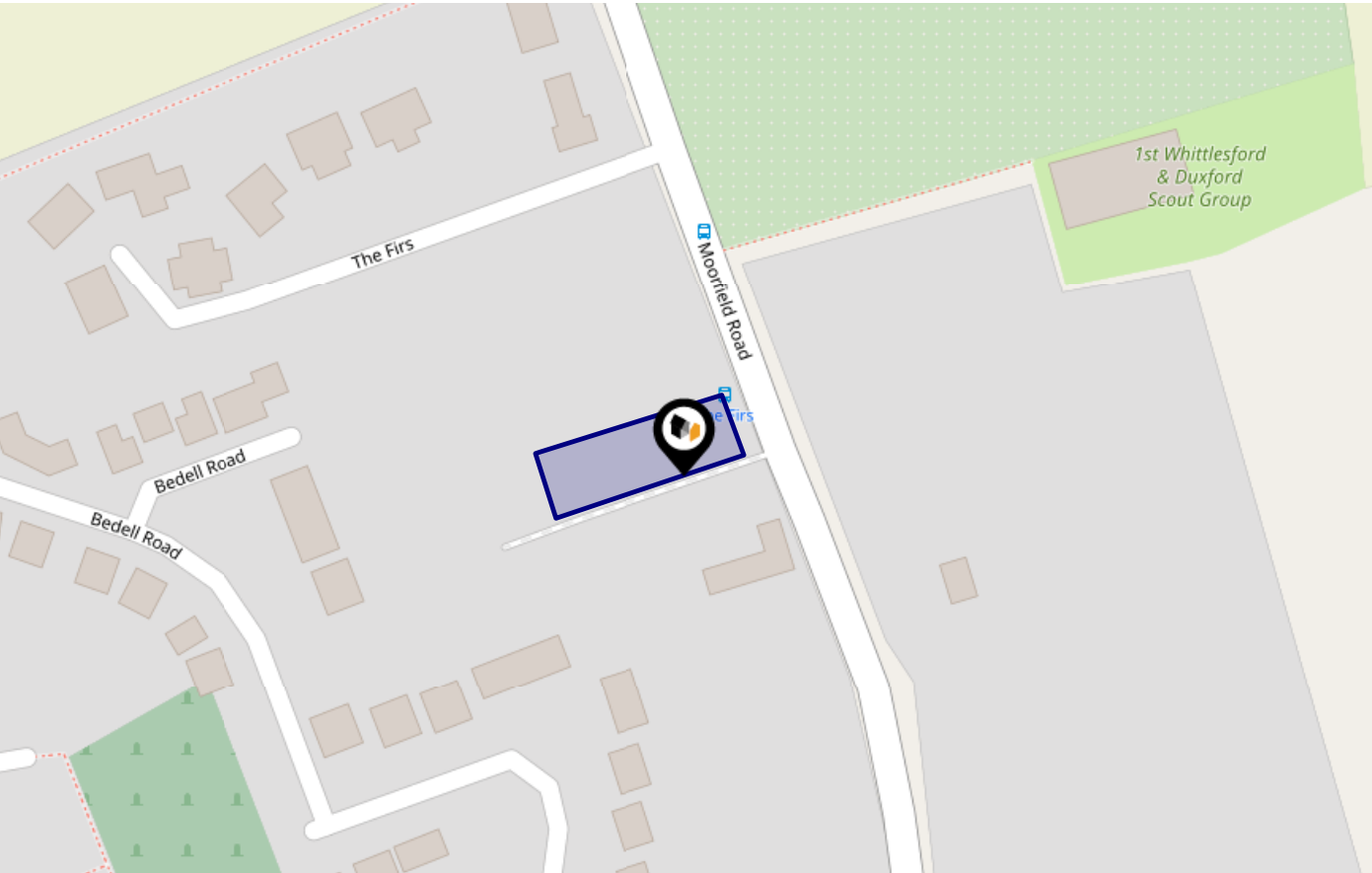


# Flood Risk

## Rivers & Seas - Climate Change



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

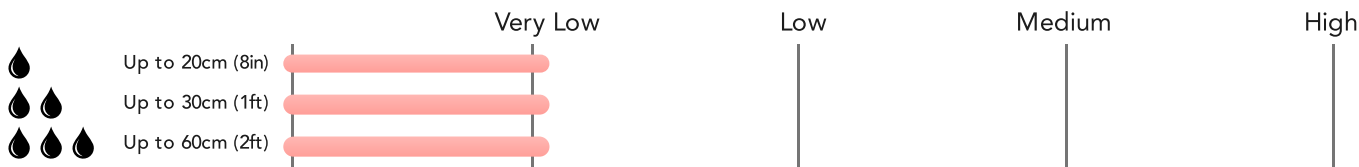


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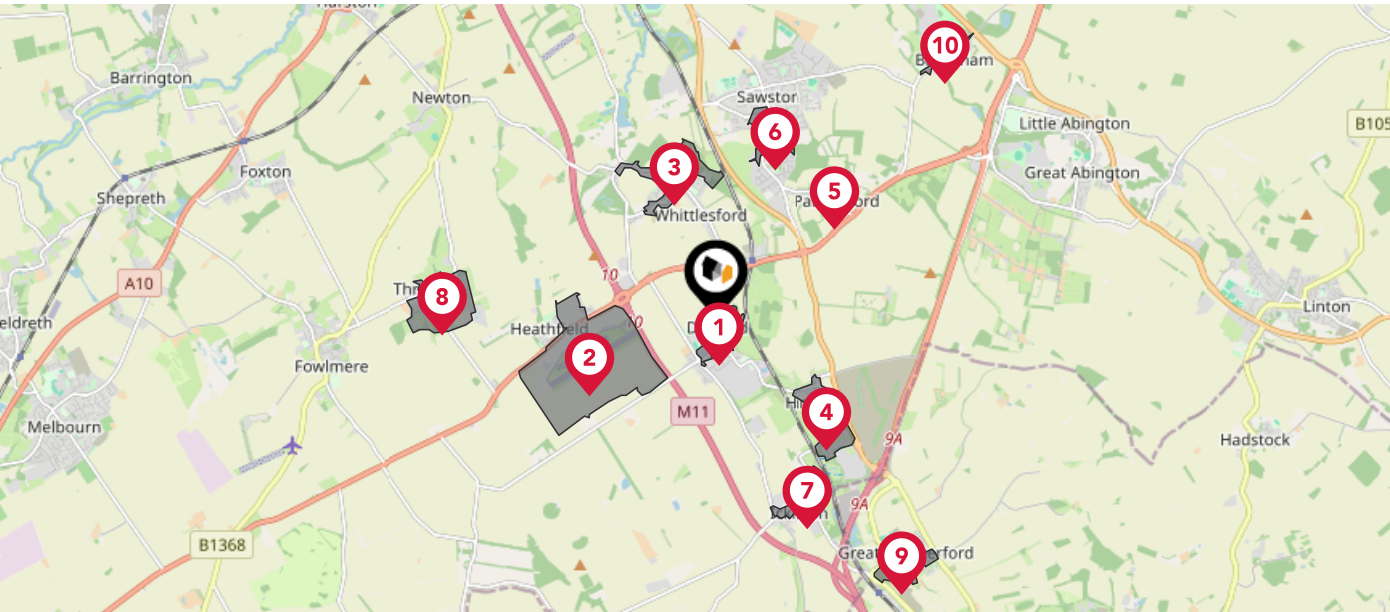


# Maps

## Conservation Areas



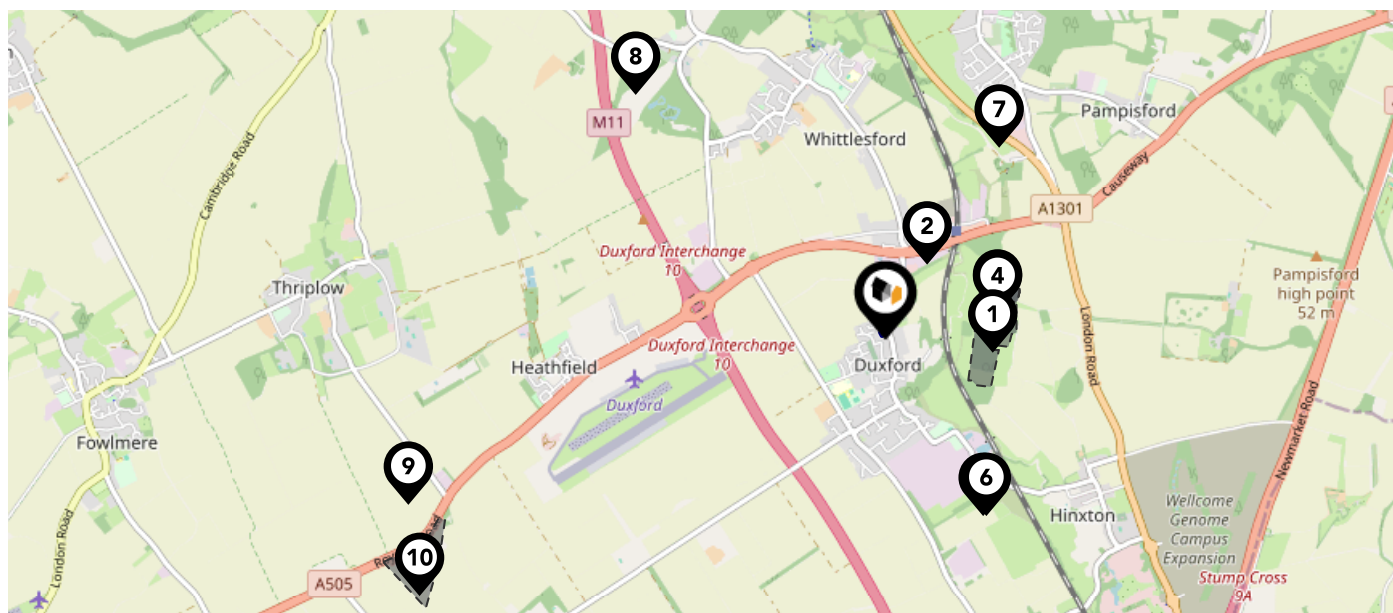
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Duxford
2	Duxford Airfield
3	Whittlesford
4	Hinxton
5	Pampisford
6	Sawston
7	Ickleton
8	Thriplow
9	Great Chesterford
10	Babraham



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	Hinxton Landfill-Sawston Road, Hinxton, Cambridge, Cambridgeshire	Historic Landfill	
2	Land off Station Road West-Station Road, Whittlesford	Historic Landfill	
3	North Hinxton Landfill-Hinxton, Cambridgeshire	Historic Landfill	
4	Middleton Aggregates Ltd - Hinxton Quarry-Lordship Farm, Hinxton, Cambridgeshire	Historic Landfill	
5	Abbey Farm-Duxford Road, Ickleton	Historic Landfill	
6	Ciba Tip-Hinxton Road, Duxford, Cambridgeshire	Historic Landfill	
7	Eastern County Leather-Sawston	Historic Landfill	
8	Newton Road-Whittlesford	Historic Landfill	
9	Spicers-Thriplow	Historic Landfill	
10	Cambridgeshire Pet Crematorium-Thriplow	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



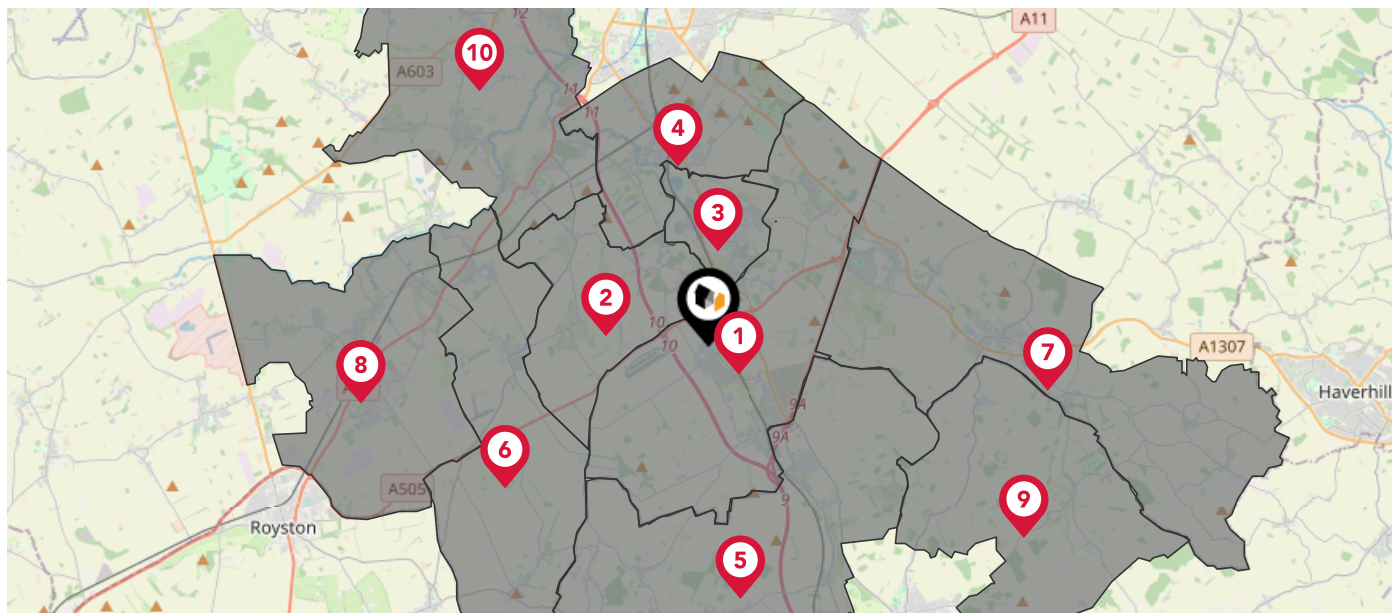
### Mine Entry

- ✕ 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



Duxford Ward



Whittlesford Ward



Sawston Ward



Shelford Ward



Littlebury, Chesterford & Wenden Lofts Ward



Foxton Ward



Linton Ward



Melbourn Ward



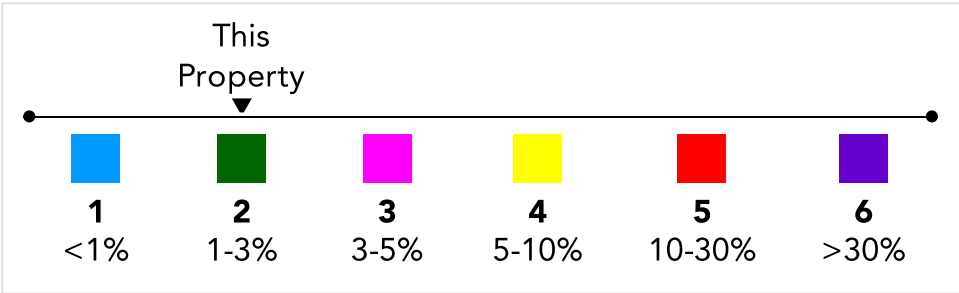
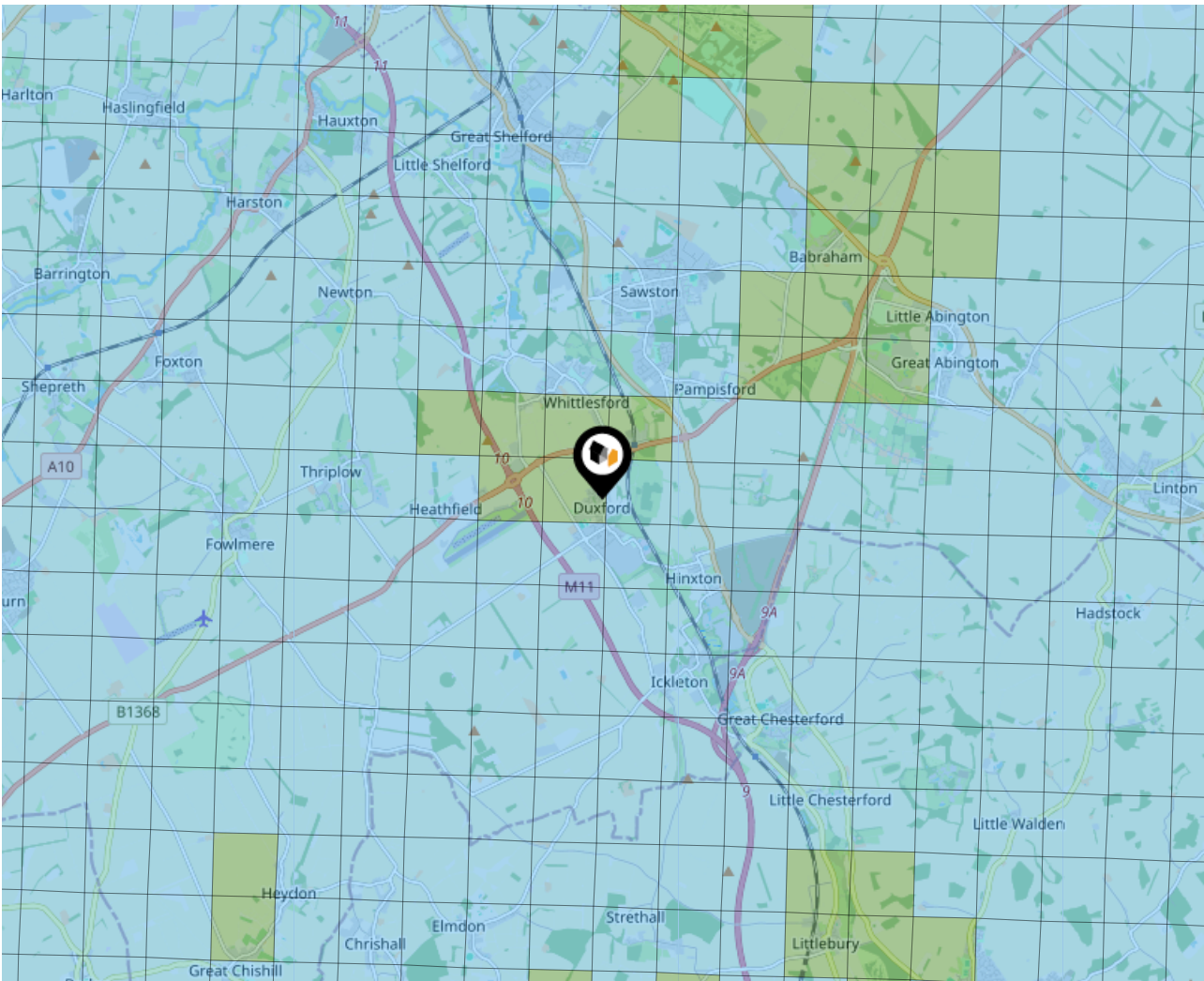
Ashdon Ward



Harston & Comberton Ward

### What is Radon?

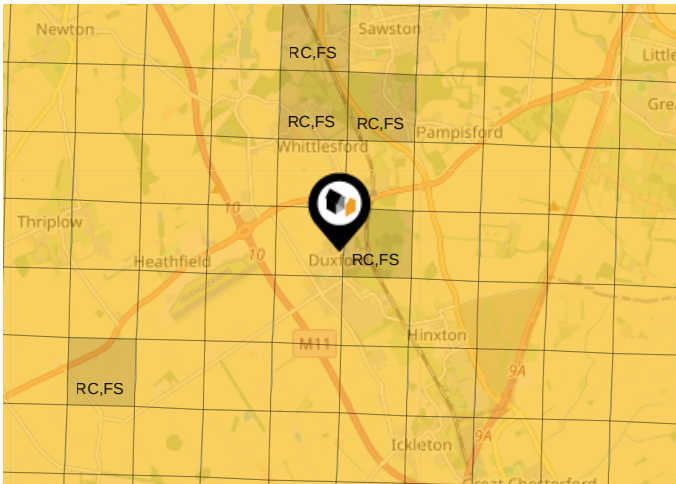
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





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

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY, SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY)		

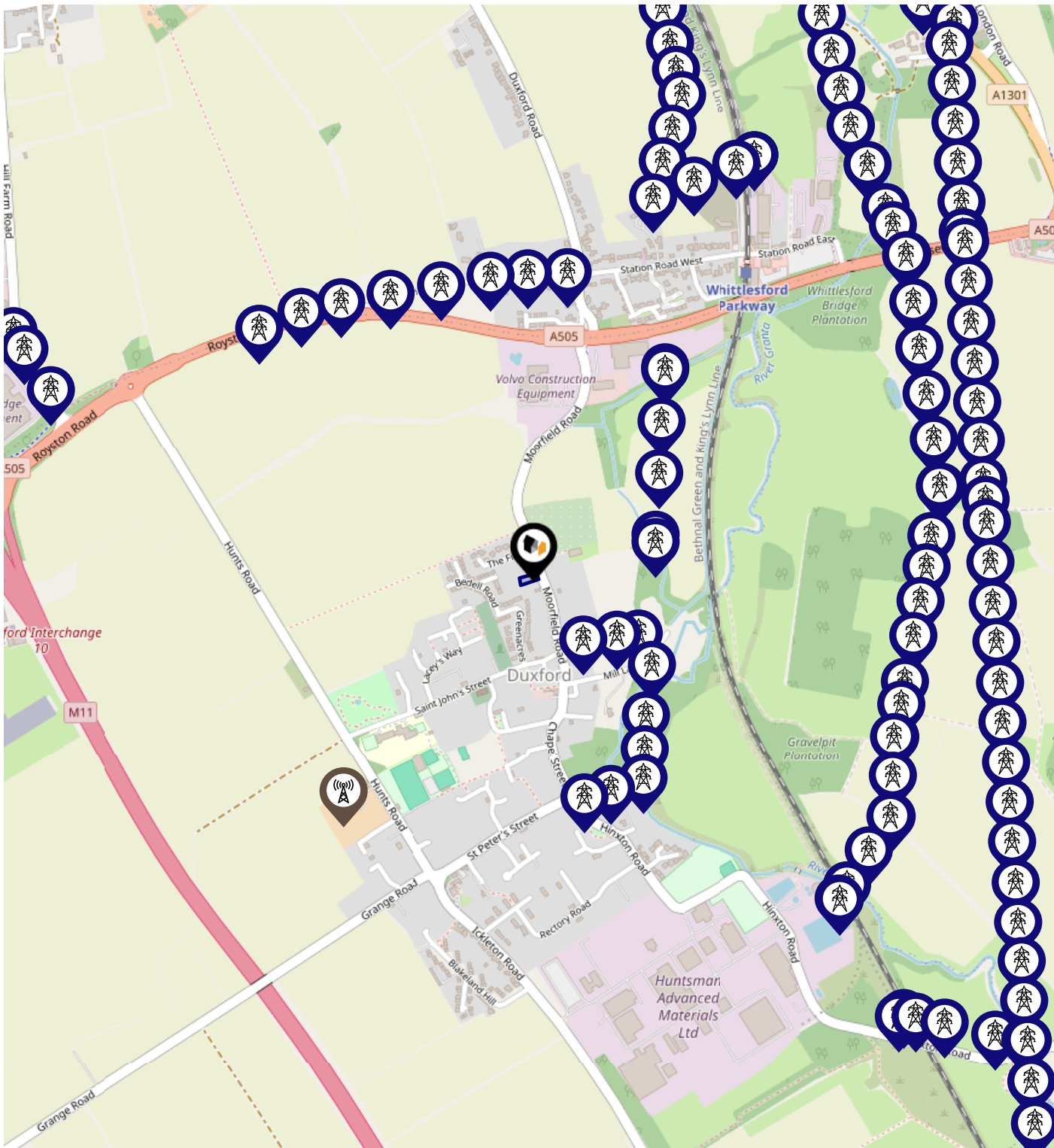


Primary Classifications (Most Common Clay Types)



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

# Local Area

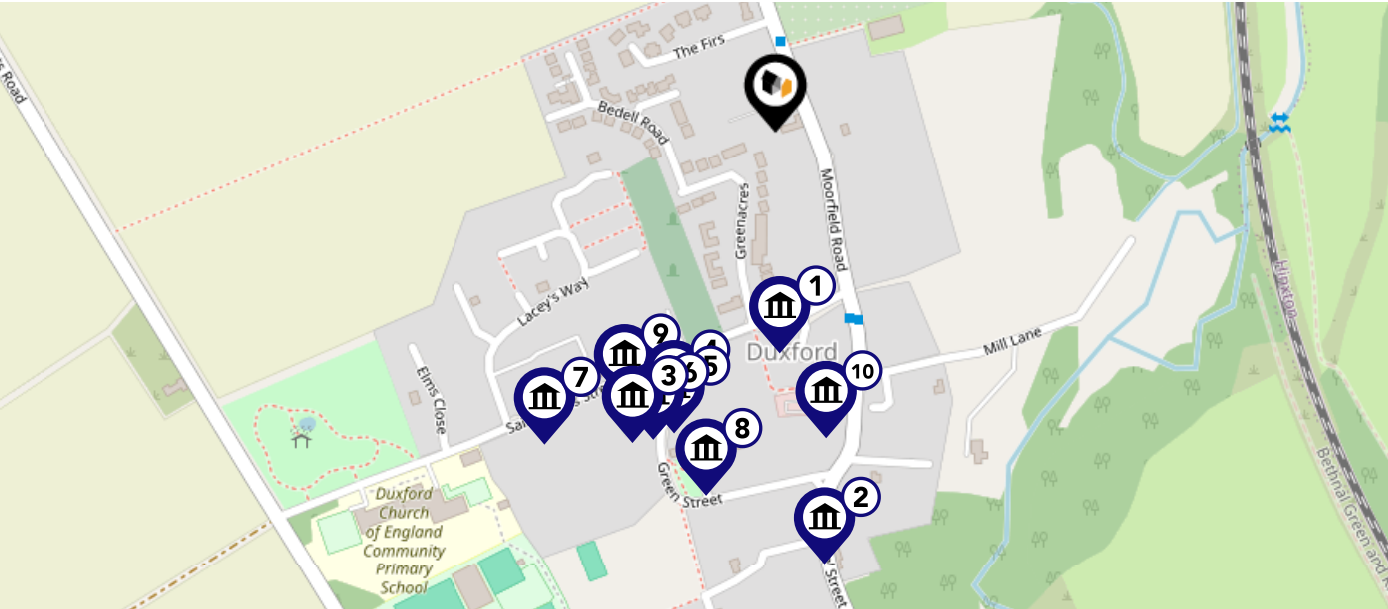
## Masts & Pylons













### Key:

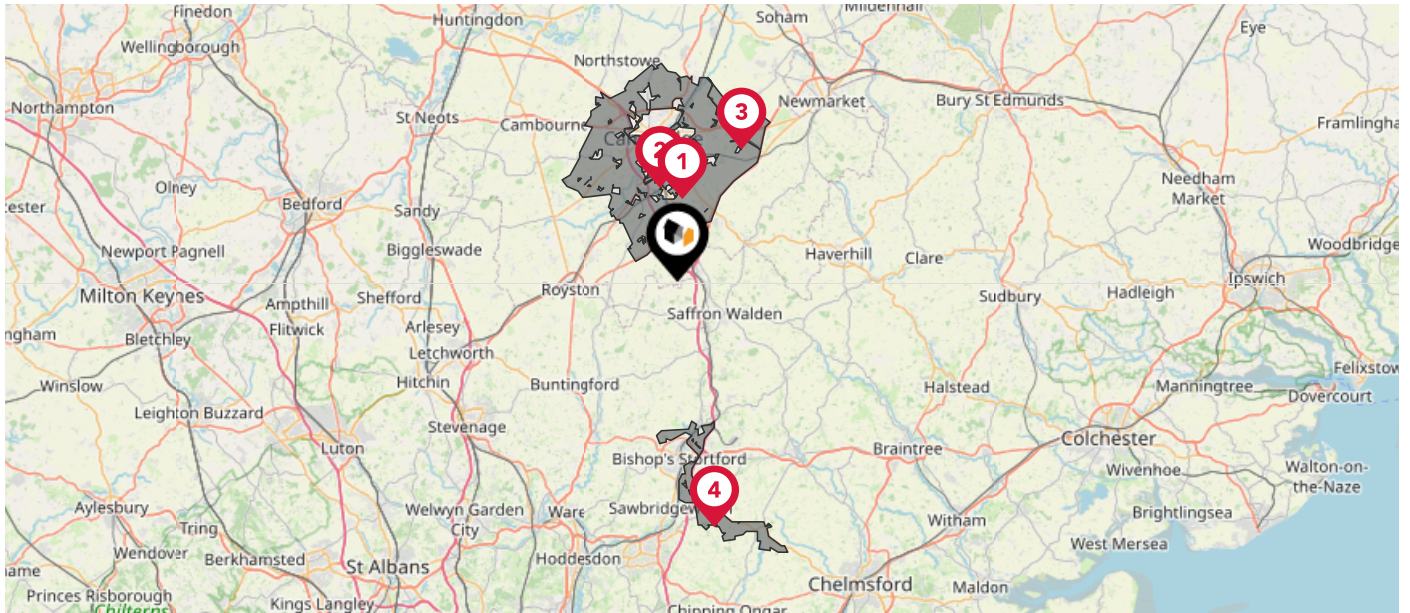
-  Power Pylons
-  Communication Masts

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
	1128127 - 4, St John's Street	Grade II	0.1 miles
	1128117 - United Reformed Chapel	Grade II	0.2 miles
	1330953 - Parish Church Of St John	Grade I	0.2 miles
	1162869 - Outbuilding To North Of Number 28 (robinettes)	Grade II	0.2 miles
	1330916 - Robinettes	Grade II	0.2 miles
	1162857 - Chest Tombs A And B Circa 15 Feet To East Of Chancel Of St John's Parish Church	Grade II	0.2 miles
	1309380 - Old Lacey's	Grade II	0.2 miles
	1162862 - Barrington Cottage	Grade II	0.2 miles
	1330917 - 20, St John's Street	Grade II	0.2 miles
	1128124 - John Barleycorn Inn	Grade II	0.2 miles

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



### Nearby Green Belt Land



Cambridge Green Belt - Cambridge



Cambridge Green Belt - South Cambridgeshire

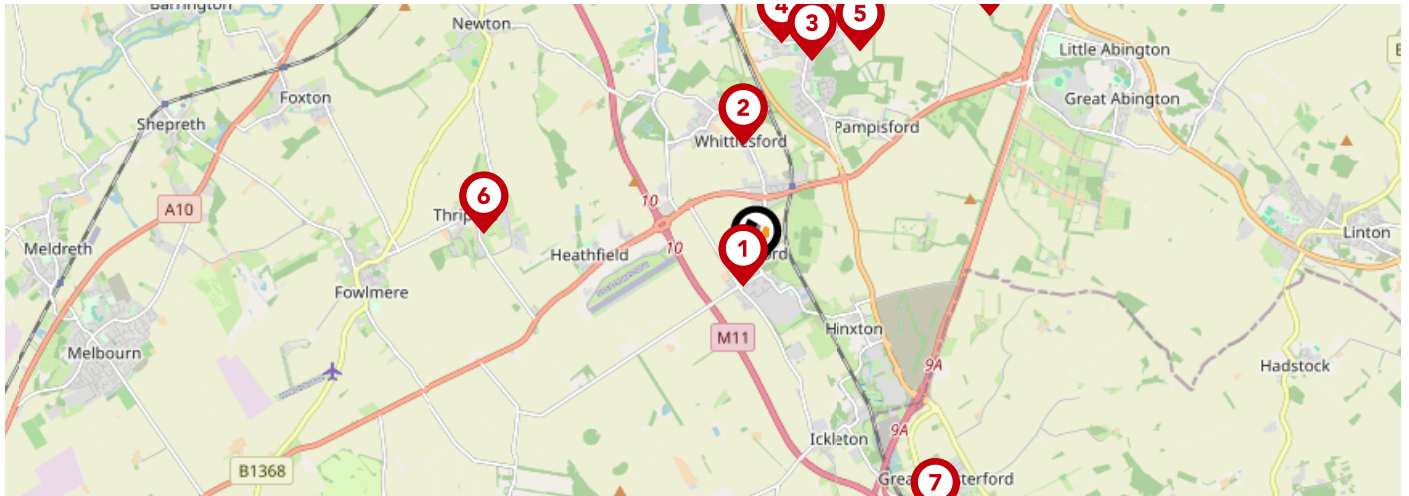


Cambridge Green Belt - East Cambridgeshire











London Green Belt - Uttlesford

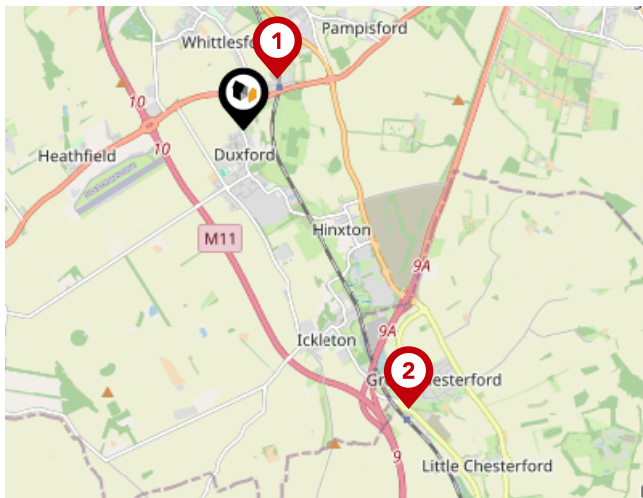




		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Duxford Church of England Community Primary School</b> Ofsted Rating: Good   Pupils: 172   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>William Westley Church of England VC Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Bellbird Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Sawston Village College</b> Ofsted Rating: Good   Pupils: 1162   Distance:2.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Icknield Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Thriplow CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Great Chesterford Church of England Primary Academy</b> Ofsted Rating: Good   Pupils: 197   Distance:2.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Babraham CofE (VC) Primary School</b> Ofsted Rating: Outstanding   Pupils: 91   Distance:3.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Stapleford Community Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Abington Primary School</b> Ofsted Rating: Good   Pupils: 133   Distance:3.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great and Little Shelford CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fowlmere Primary School</b> Ofsted Rating: Good   Pupils: 87   Distance:3.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hauxton Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:4.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harston and Newton Community Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance:4.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Foxton Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:4.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Selwyn Hall School</b> Ofsted Rating: Good   Pupils: 10   Distance:4.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



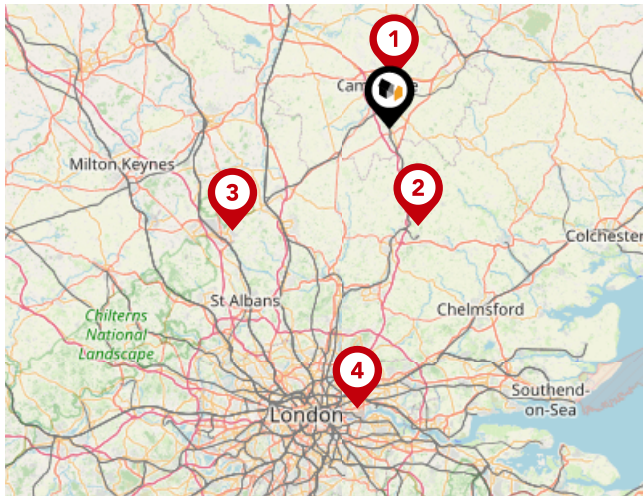
National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	0.56 miles
2	Great Chesterford Rail Station	2.96 miles
3	Shelford (Cambs) Rail Station	3.69 miles



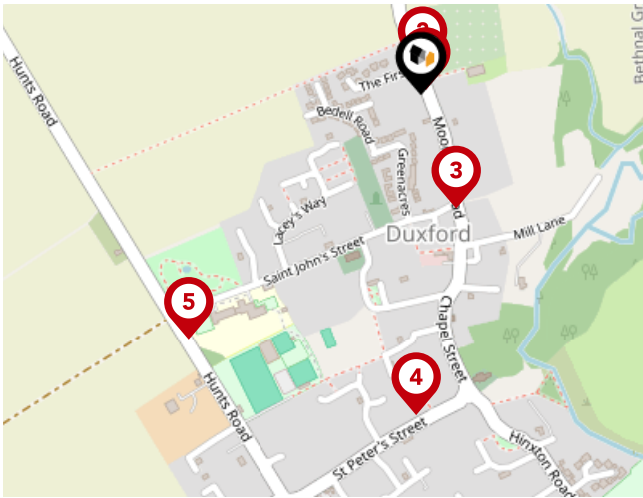
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	0.86 miles
2	M11 J9	2.54 miles
3	M11 J11	4.97 miles
4	M11 J12	7.34 miles
5	M11 J13	8.68 miles



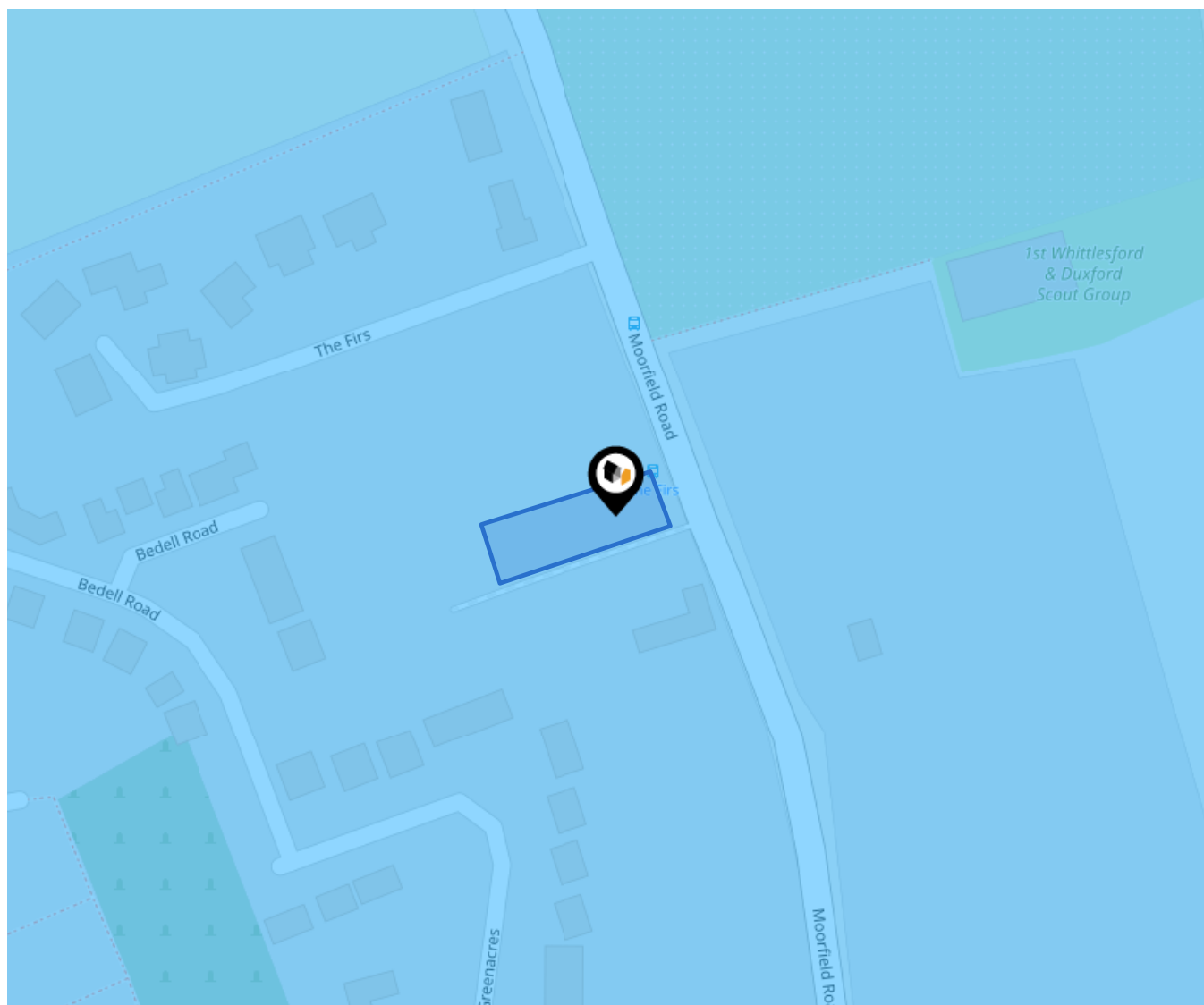
Airports/Helipads

Pin	Name	Distance
1	Cambridge	7.57 miles
2	Stansted Airport	14.92 miles
3	Luton Airport	27.31 miles
4	Silvertown	41.32 miles








Bus Stops/Stations

Pin	Name	Distance
1	The Firs	0.01 miles
2	The Firs	0.03 miles
3	St John's Street	0.14 miles
4	Petersfield Road	0.36 miles
5	Playing Field	0.38 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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