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MIR: Material Info

The Material Information Affecting this Property

Wednesday 16th April 2025



HIGH STREET, HARSTON, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,754 ft ² / 163 m ²		
Plot Area:	0.22 acres		
Council Tax :	Band D		
Annual Estimate:	£2,415		
Title Number:	CB130825		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low			
• Surface Water	Very low			
		17 mb/s	80 mb/s	1800 mb/s
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		



Planning records for: **140-146 High Street Harston Cambridge Cambridgeshire CB22 7QD**

Reference - 20/02568/COND4	
Decision:	Decided
Date:	29th April 2022
Description:	Submission of details required by condition 4 (Urban Design) of planning permission 20/02568/FUL

Reference - 22/01712/HFUL	
Decision:	Decided
Date:	11th April 2022
Description:	Attic conversion with rear dormer extension and three Velux rooflights to front roof.

Planning records for: **180 High Street Harston CB22 7QD**

Reference - 20/02066/FUL	
Decision:	Decided
Date:	14th April 2020
Description:	Erection of a residential development containing nine units comprising a mixture of houses and apartments along with access, car parking, landscaping and associated infrastructure following demolition of existing buildings

Planning records for: **134 High Street Harston Cambridge Cambridgeshire CB22 7QD**

Reference - S/2699/17/FL	
Decision:	Decided
Date:	27th July 2017
Description:	Single storey rear extension

Planning records for: **135 High Street Harston Cambridge Cambridgeshire CB22 7QD**

Reference - S/0117/19/FL
Decision: Decided
Date: 09th January 2019
Description: First floor rear extension

Reference - S/2770/14/FL
Decision: Decided
Date: 19th November 2014
Description: Extension and Garage

Reference - S/1078/14/FL
Decision: Decided
Date: 23rd May 2014
Description: Extensions to existing dwelling and garage and proposed dwelling

Reference - 24/02054/CL2PD
Decision: Decided
Date: 29th May 2024
Description: Certificate of lawfulness under S192 to convert existing garage into additional living space. Addition of one door to the front elevation, two small and one medium sized windows together with minor interior works.

Planning records for: **135 High Street Harston Cambridge Cambridgeshire CB22 7QD**

Reference - S/4418/18/FL	
Decision:	Withdrawn
Date:	23rd November 2018
Description:	First floor extension

Planning records for: **136 High Street Harston Cambridge Cambridgeshire CB22 7QD**

Reference - S/4775/18/FL	
Decision:	Withdrawn
Date:	19th December 2018
Description:	Single storey extensions with loft conversions and construction of two 2-bedroom dwellings accessed off New Road.

Planning records for: **139 High Street Harston Cambridgeshire CB22 7QD**

Reference - 23/02561/HFUL	
Decision:	Decided
Date:	04th July 2023
Description:	Two storey front and rear extensions, single storey side and rear extension, detached single storey outbuilding, associated works to facade.

Reference - 24/02655/HFUL	
Decision:	Decided
Date:	15th July 2024
Description:	Removal of existing front boundary fence and the erection of a new brick boundary wall and gates to access road

Planning records for: **141 High Street Harston Cambridge Cambridgeshire CB22 7QD**

Reference - S/2384/16/FL	
Decision:	Decided
Date:	14th September 2016
Description:	Single storey side extension & replacement of the pebbledash render finish to the existing front elevation with facing brickwork and the replacement of the timber frame and casement bay windows with brick piers and sliding sashes.
Reference - S/0452/16/FL	
Decision:	Decided
Date:	23rd February 2016
Description:	Proposed extensions and alterations
Reference - S/3468/16/FL	
Decision:	Decided
Date:	12th January 2017
Description:	Single storey side extension
Reference - 20/03663/CONDA	
Decision:	Decided
Date:	23rd February 2021
Description:	Submission of details required by condition 3 (Traffic Management Plan) of planning permission 20/03663/HFUL

Planning records for: **141 High Street Harston Cambridge Cambridgeshire CB22 7QD**

Reference - S/2311/15/FL
Decision: Decided
Date: 09th September 2015
Description: Extensions and alterations

Reference - S/2213/16/NM
Decision: Decided
Date: 22nd August 2016
Description: Non-Material Amendment for S/0452/16/FL

Reference - 20/03663/HFUL
Decision: Awaiting decision
Date: 31st August 2020
Description: Erection of a double garage and garden store with storage space above together with 3 No. velux roof lights.

Reference - S/3241/16/NM
Decision: Decided
Date: 19th November 2016
Description: Non-material amendment to planning consent S/2384/16/FL for a Single storey side extension & replacement of the pebbledash render finish to the existing front elevation with facing brickwork and the replacement of the timber frame and casement bay windows with brick piers and sliding sashes to set back approved extension beyond the line of existing rear elevation (set 4 metres further back)

Planning records for: **147 High Street HARSTON CB22 7QD**

Reference - S/0176/17/FL	
Decision:	Decided
Date:	23rd January 2017
Description:	Replacing a wooden single storey canopy to the rear of the property with a single storey glazed canopy

Planning records for: **151 High Street Harston CB22 7QD**

Reference - 21/02889/FUL	
Decision:	Decided
Date:	22nd June 2021
Description:	Drop kerb to allow direct access to a new driveway for 151 High St. Harston (at present access is via right of way across the front of 153 High St.)

Planning records for: **152 High Street Harston Cambridge Cambridgeshire CB22 7QD**

Reference - 20/03080/HFUL	
Decision:	Decided
Date:	22nd June 2020
Description:	Erection of detached triple garage/studio

Reference - S/4580/17/FL	
Decision:	Decided
Date:	21st December 2017
Description:	Proposed 2 bay Cartlodge and workshop/store with room above

Planning records for: ***Land at Rear of 158 High Street HARSTON CB22 7QD***

Reference - S/2950/16/FL	
Decision:	Decided
Date:	01st November 2016
Description:	Erection of two detached dwellings together with hard and soft landscaping and associated infrastructure.

Reference - 23/00276/HFUL	
Decision:	Decided
Date:	25th January 2023
Description:	Detached single storey self contained one bedroom Annex.

Reference - S/3250/15/FL	
Decision:	Decided
Date:	23rd December 2015
Description:	Erection of 2 No. detached dwellings together with hard and soft landscaping and associated infrastructure.

Reference - S/0902/16/FL	
Decision:	Decided
Date:	04th April 2016
Description:	Erection of 2No. detached dwellings together with hard and soft landscaping and associated infrastructure.

Planning records for: **159 High Street Harston Cambridgeshire CB22 7QD**

Reference - 24/03522/HFUL	
Decision:	Decided
Date:	19th September 2024
Description:	Single storey rear extension, replacement windows, and application of render

Planning records for: **161 High Street Harston Cambridgeshire CB22 7QD**

Reference - 23/00121/FUL	
Decision:	Decided
Date:	12th January 2023
Description:	Demolition of amenity/storage buildings and replacement with holiday lets, and construction of a new access/dropped kerb

Reference - 23/00126/HFUL	
Decision:	Decided
Date:	12th January 2023
Description:	Construction of brick and flint wall and gates to the front boundary.

Planning records for: **Holland House 163 High Street Harston CB22 7QD**

Reference - S/2057/12/FL	
Decision:	Decided
Date:	12th October 2012
Description:	Conservatory

Planning records for: **165 High Street Harston Cambridge Cambridgeshire CB22 7QD**

Reference - S/1602/12/FL	
Decision:	Decided
Date:	01st August 2012
Description:	Detached Garage

Reference - S/1952/13/FL	
Decision:	Decided
Date:	09th September 2013
Description:	Detached double garage

Planning records for: **167 High Street Harston Cambridgeshire CB22 7QD**

Reference - 23/02287/CONDB	
Decision:	Decided
Date:	19th February 2025
Description:	Submission of details required by conditions 4 (Surface Water and Foul Water),8 (Piling) and 12 (Details of Privacy Screens) of planning permission 23/02287/FUL.

Reference - 23/02287/FUL	
Decision:	Decided
Date:	16th June 2023
Description:	Demolition of existing house and garage and construction of replacement dwelling, gatehouse and single-storey storage unit.

Planning records for: **167 High Street Harston Cambridgeshire CB22 7QD**

Reference - 24/00595/FUL
Decision: Awaiting decision
Date: 19th February 2024
Description: Replace the existing windows and doors and insertion of two new windows in new openings and the installation of new extract grilles and extraction flues to facilitate change of use prior approval (23/01494/PRIOR).
Reference - 25/0178/TTPO
Decision: Awaiting decision
Date: 13th February 2025
Description: T1 - Beech - Prune back lower branches to nearest growth points providing 4m clearance from the driveway Due to the potential of heavy machinery catching branches whilst being delivered , 5 branches all of a diameter 60mm or smaller.
Reference - 23/02287/CONDA
Decision: Awaiting decision
Date: 28th November 2024
Description: Submission of details required by condition 3 (Traffic Management Plan), 4 (Surface Water and Foul Water), 5 (Ecology Enhancement), 6 (Biodiversity Net Gain), 7 (Energy Statement), 8 (Piling), 10 (Tree and Hedgerow Plan), 12 (Details of Privacy Screens) and 13 (Water Efficiency) of planning permission 23/02287/FUL
Reference - 22/00565/CONDA
Decision: Decided
Date: 15th November 2022
Description: Submission of details required by condition 3 (Rainwater) and 4 (Repointing) of planning permission 22/00565/LBC

Planning records for: **167 High Street Harston Cambridgeshire CB22 7QD**

Reference - 24/00596/S73	
Decision:	Decided
Date:	19th February 2024
Description:	S73 to remove condition 6 (biodiversity net gain) of ref: 23/02287/FUL (Demolition of existing house and garage and construction of replacement dwelling, gatehouse and single-storey storage unit).

Reference - 22/1347/TTPO	
Decision:	Decided
Date:	15th November 2022
Description:	Remove T25 (Yew) owing to nuisance, damage and unsuitability for long-term retention

Planning records for: **Land Rear of 168 High Street Harston Cambridge Cambridgeshire CB22 7QD**

Reference - S/0885/15/DC	
Decision:	Decided
Date:	29th July 2015
Description:	Discharge of conditions 3 (External Materials) 4 (Boundary Treatment) 5 (Hard Landscape Details) 10 (Access Drainage) 13 (Surface Water Drainage) & 18 (Refuse Storage Area) of application S/0747/14/FL

Reference - S/0934/15/NM	
Decision:	Decided
Date:	14th April 2015
Description:	Non Material Amendment for S/0747/14/FL - to fenestration compromising additional rooflights to plots 1& 2 & additional windows to Plots 3-6

Planning records for: **Land Rear of 168 High Street Harston Cambridge Cambridgeshire CB22 7QD**

Reference - S/0747/14/FL	
Decision:	Decided
Date:	03rd April 2014
Description:	Erection of 8 dwellings together with hard and soft landscaping and associated means of access.

Reference - S/0988/15/DC	
Decision:	Decided
Date:	29th July 2015
Description:	Discharge of Conditions 5 (Soft Lanscaping Spec & Management Plan) 12 (Site set Up) & 15 (Bollard Light Spec Column Light Spec) for Application S/0747/14/FL

Reference - S/1900/16/VC	
Decision:	Decided
Date:	13th July 2016
Description:	Variation to Condtion 2 (approved drawing numbers) of S/0747/14

Planning records for: **171 High Street Harston Cambridge Cambridgeshire CB22 7QD**

Reference - S/1054/11	
Decision:	Decided
Date:	23rd May 2011
Description:	Two-storey side & rear extensions.

Planning records for: **171 High Street Harston Cambridge Cambridgeshire CB22 7QD**

Reference - S/1799/11	
Decision:	Decided
Date:	09th September 2011
Description:	Extensions.

Planning records for: **174 High Street Harston Cambridgeshire CB22 7QD**

Reference - S/0388/12/COND16B	
Decision:	Decided
Date:	05th February 2024
Description:	Submission of details required by condition 16 (housing - code for sustainable homes) of outline permission S/0388/12/OL (Parcel H10)

Reference - 24/02330/S73	
Decision:	Decided
Date:	18th June 2024
Description:	S73 to vary condition 2 (Approved plans) of planning permission 24/00396/HFUL (Part single storey and part two storey front extension) Amendments to the floor plan and elevations to accommodate altered windows, external doors and rooflights.

Reference - 24/00396/HFUL	
Decision:	Decided
Date:	05th February 2024
Description:	Part single storey and part two storey front extension.

Planning records for: **174 High Street Harston Cambridgeshire CB22 7QD**

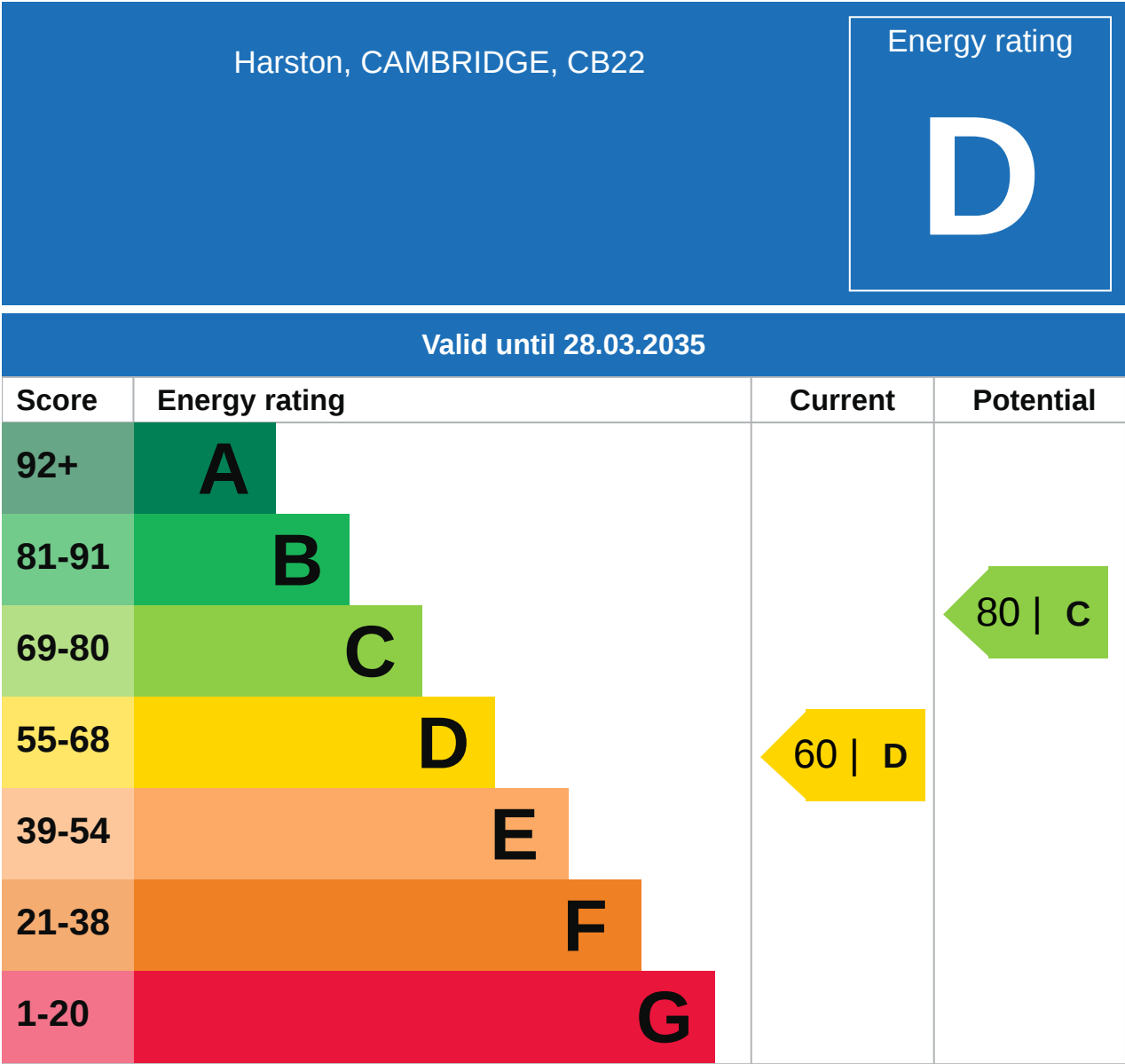
Reference - 24/80053/CWC	
Decision:	Decided
Date:	05th February 2024
Description:	Confirmation that all planning condtions have been satisfied on 15/00368/OUT

Planning records for: **175 High Street Harston Cambridge Cambridgeshire CB22 7QD**

Reference - S/2917/15/FL	
Decision:	Decided
Date:	22nd December 2015
Description:	Closure & Relocation of Existing Access to Form New Access

Reference - S/3380/18/DC	
Decision:	Decided
Date:	05th September 2018
Description:	Discharge of Conditions 3(Traffic Management Plan) 4(Existing Access - Verge reinstated) 5(Visibility Splays) 6(Private Water Drainage) & 7(Private Driveway) of (Planning Application S/2917/15/FL)

Reference - S/1581/15/FL	
Decision:	Decided
Date:	01st July 2015
Description:	Single storey front and side extensions



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 52% of fixed outlets
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	163 m ²

Gas Supply

Gas central heating



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



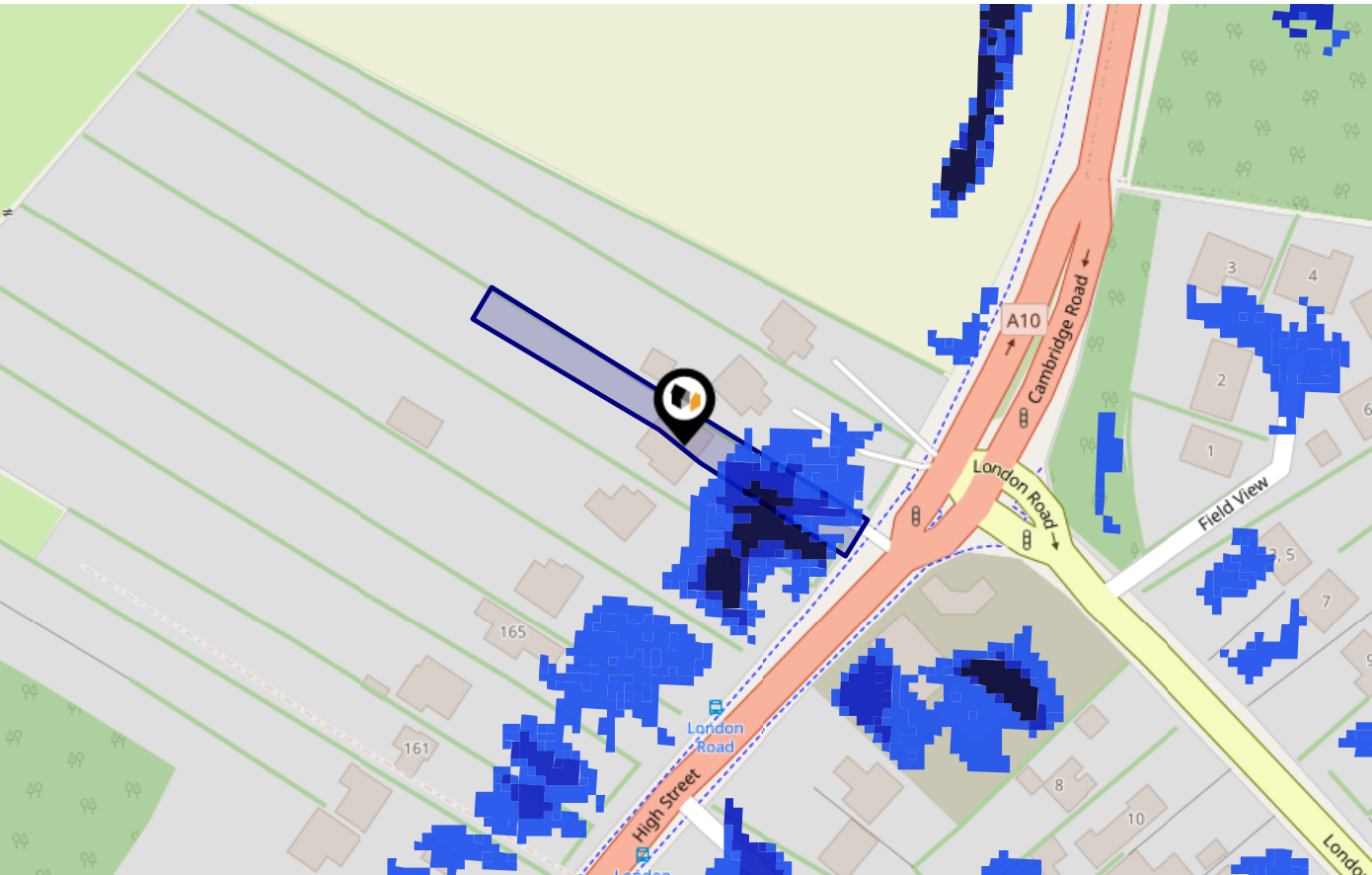
/cookecurtisco

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.

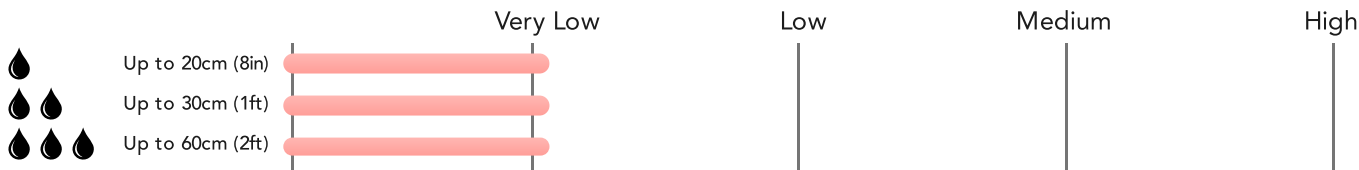


Risk Rating: Very low

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:

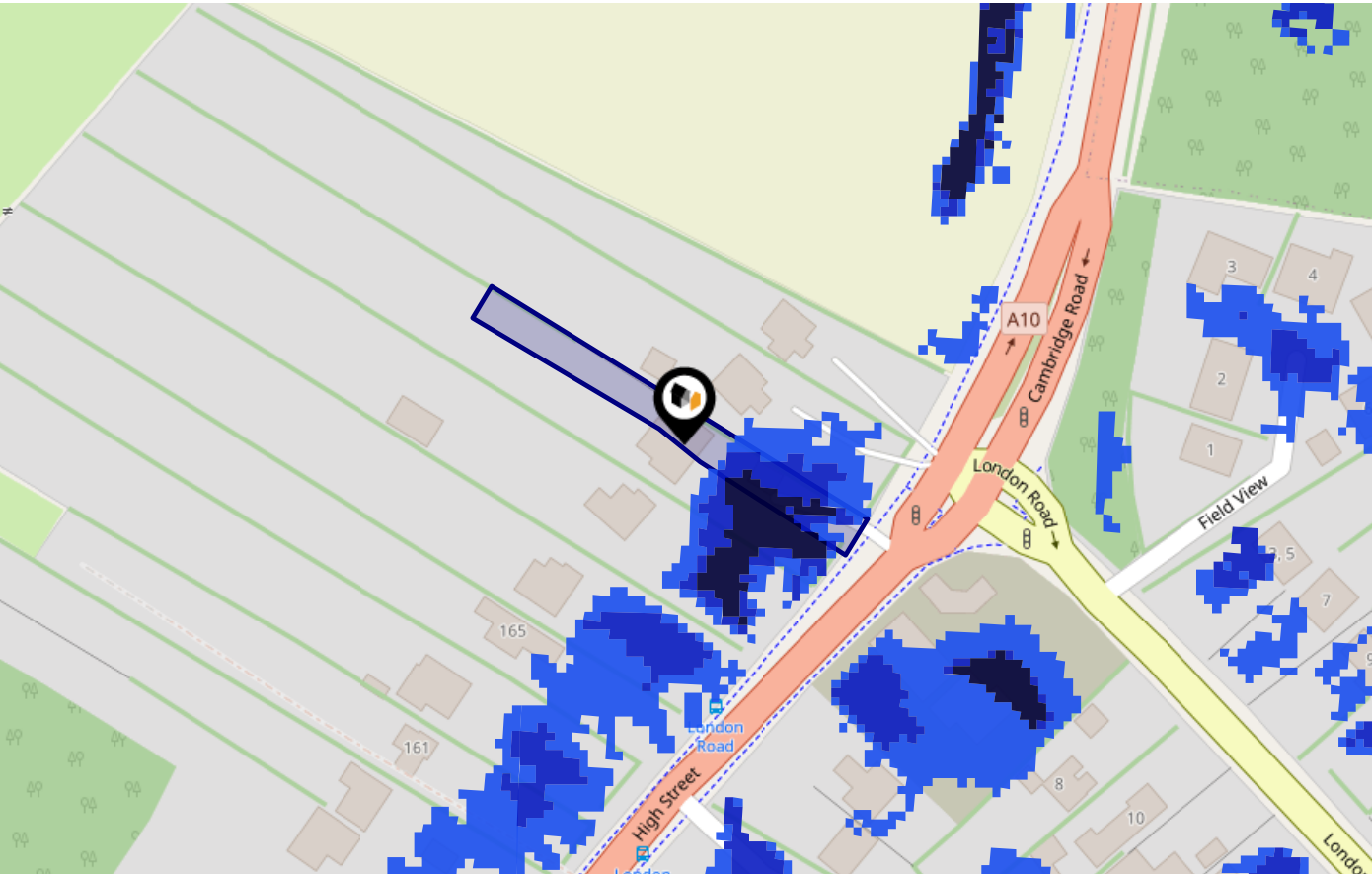


Flood Risk

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.

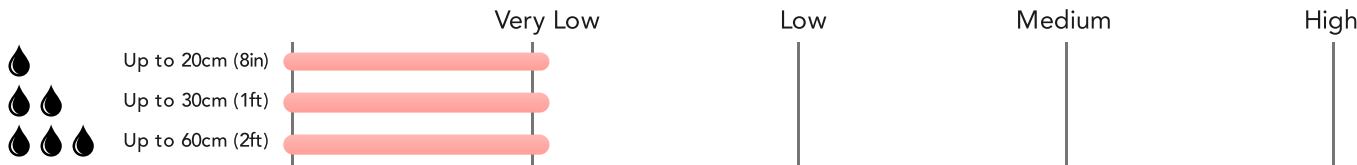


Risk Rating: Very low

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- 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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Chance of flooding to the following depths at this property:

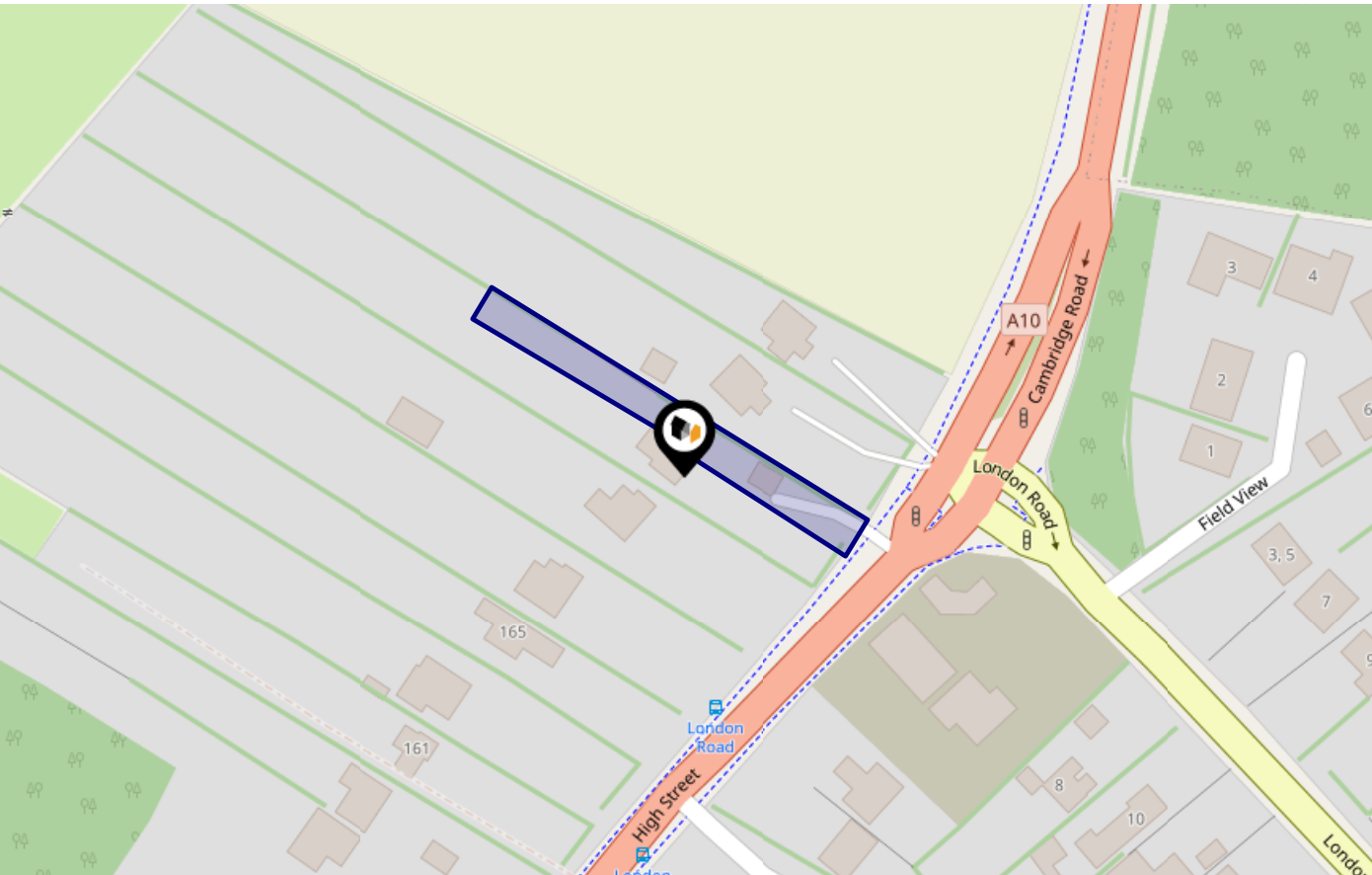


Flood Risk

Rivers & Seas - Flood Risk



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

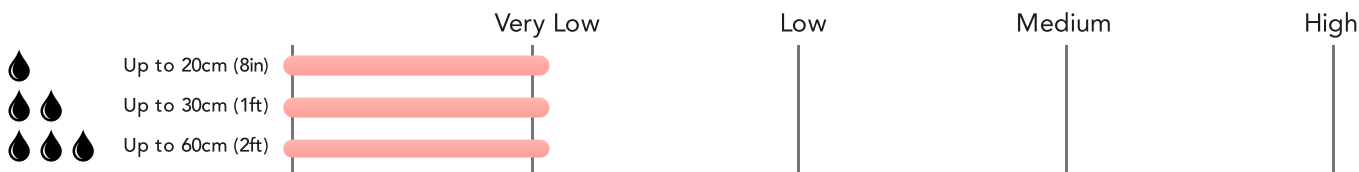


Risk Rating: Very low

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- 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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Chance of flooding to the following depths at this property:

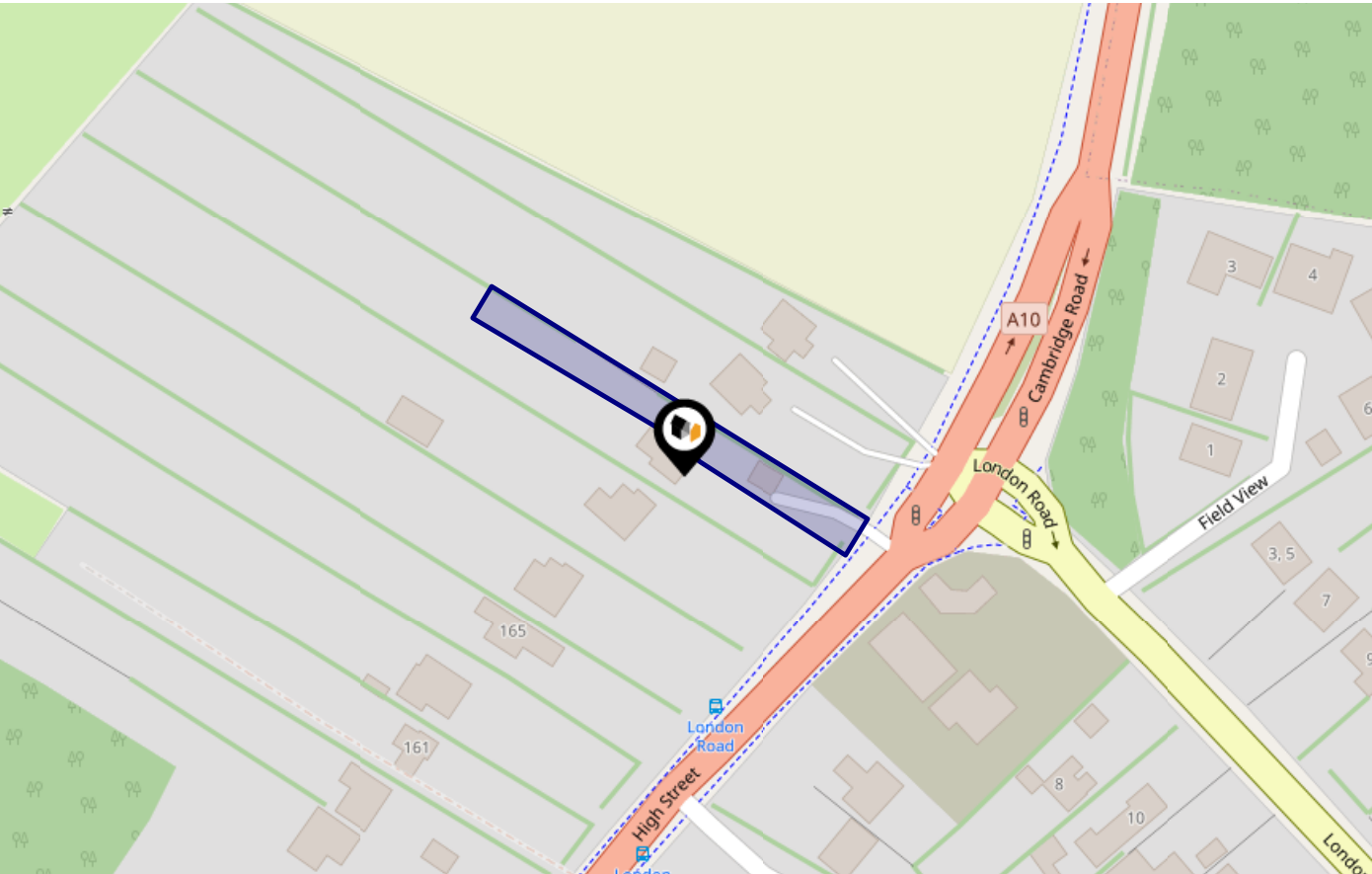


Flood Risk

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.

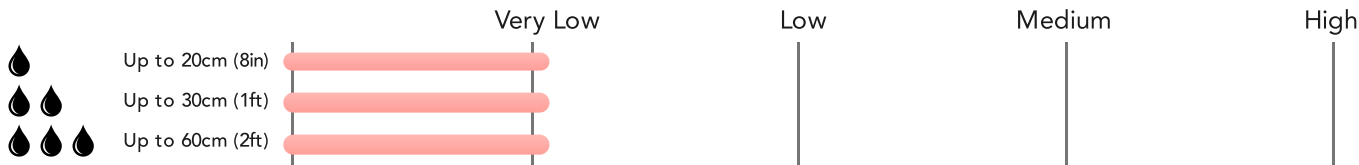


Risk Rating: Very low

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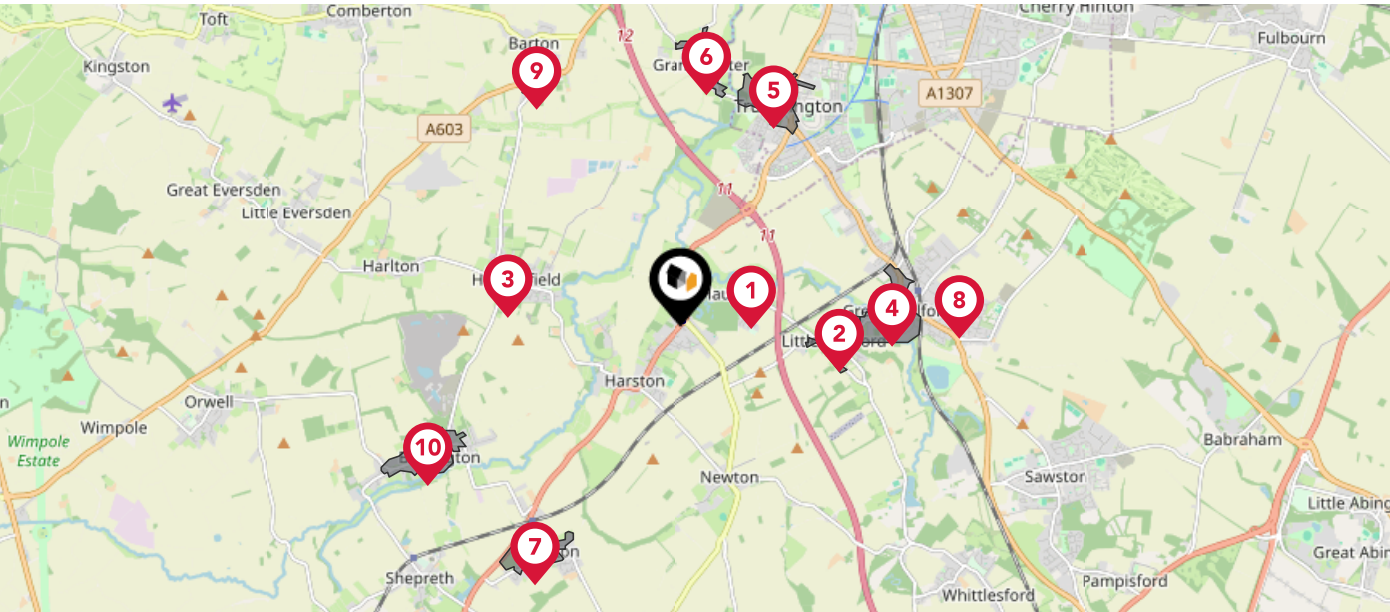


Maps

Conservation Areas

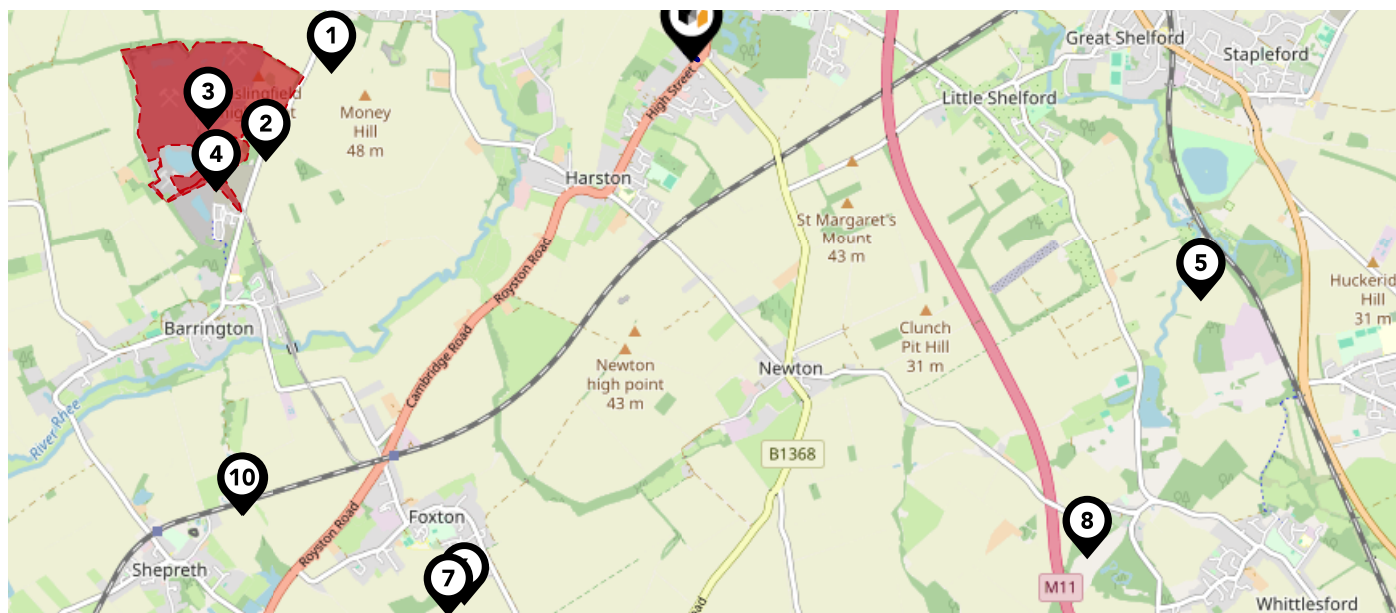


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

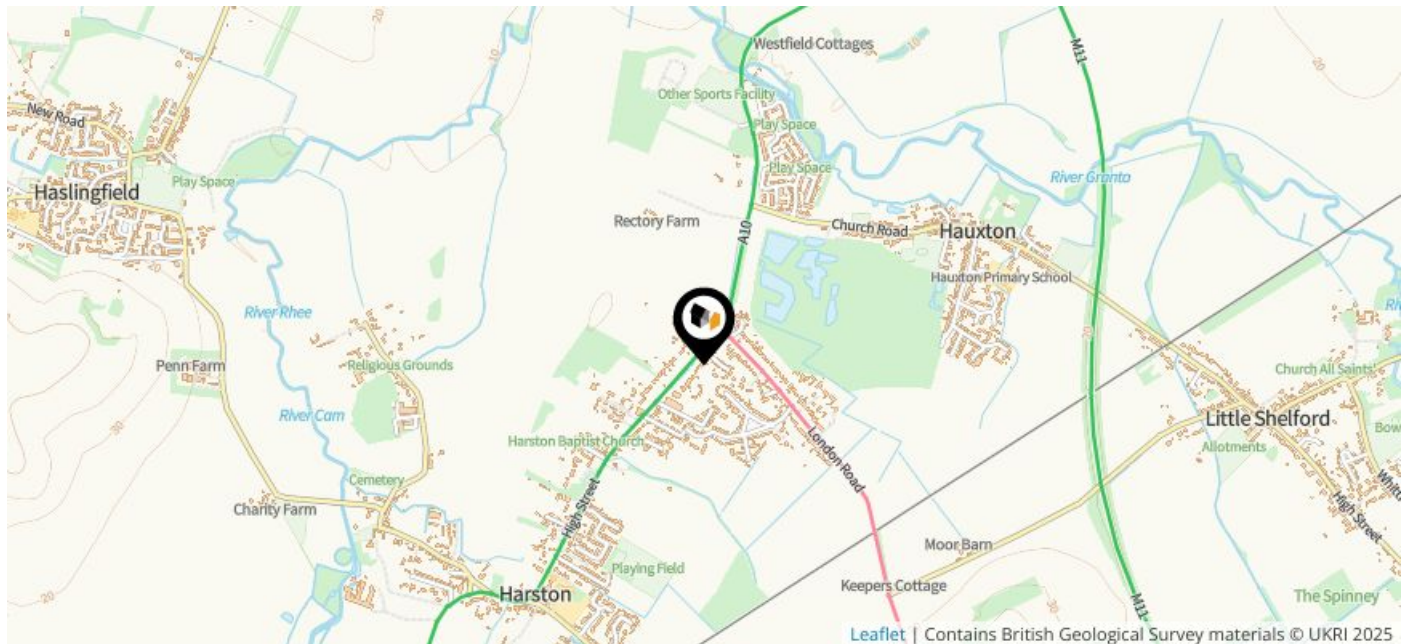
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



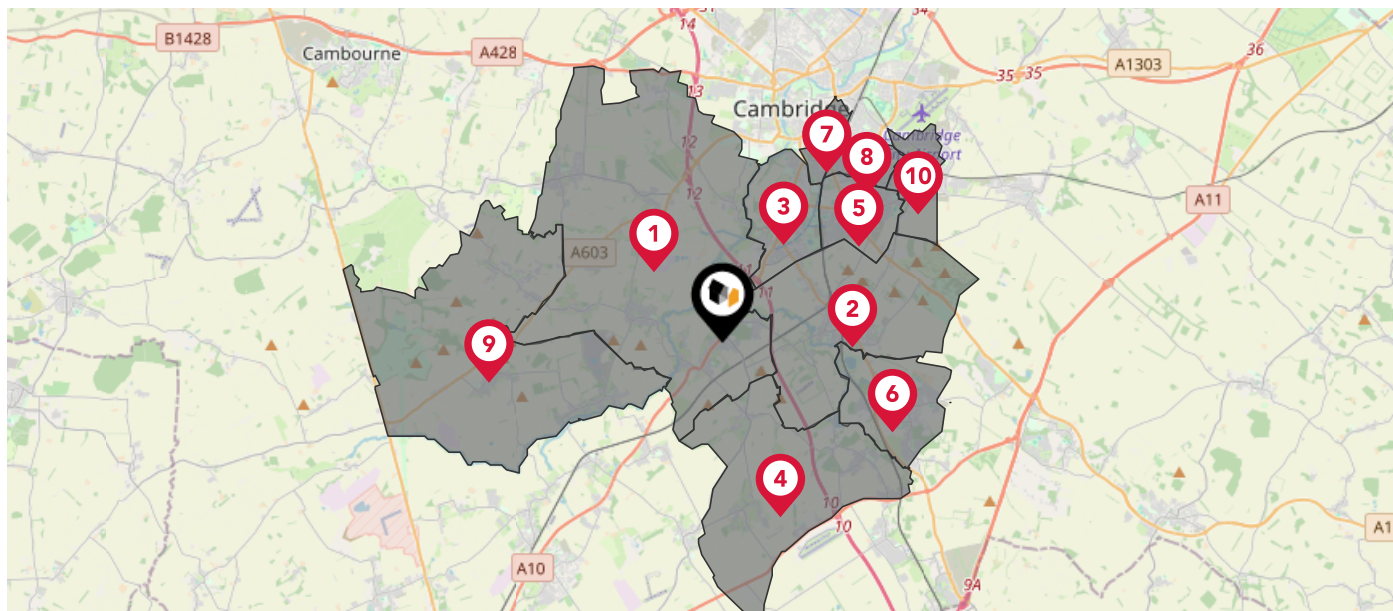
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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



Nearby Council Wards

1

Harston & Comberton Ward

2

Shelford Ward

3

Trumpington Ward

4

Whittlesford Ward

5

Queen Edith's Ward

6

Sawston Ward

7

Petersfield Ward

8

Coleridge Ward

9

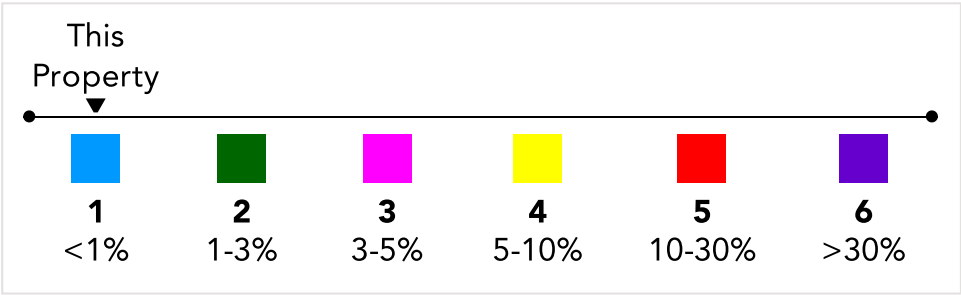
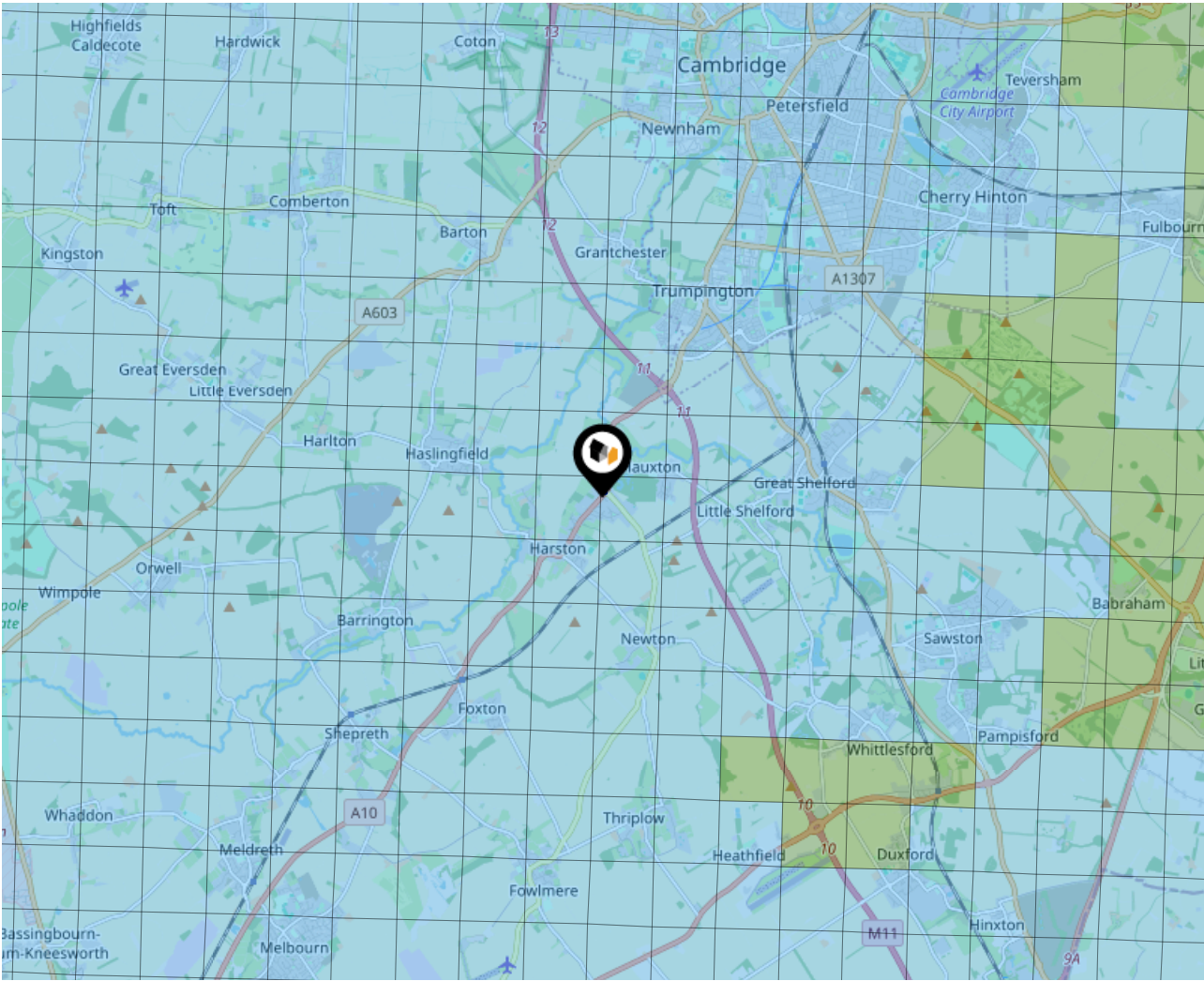
Barrington Ward

10

Cherry Hinton Ward

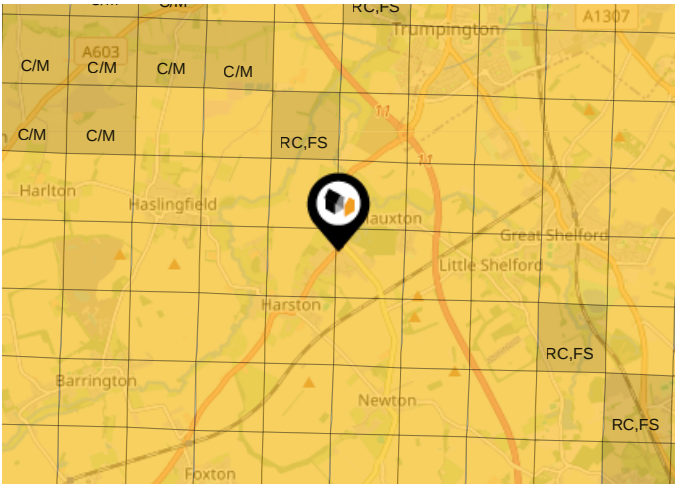
What is Radon?

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



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

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

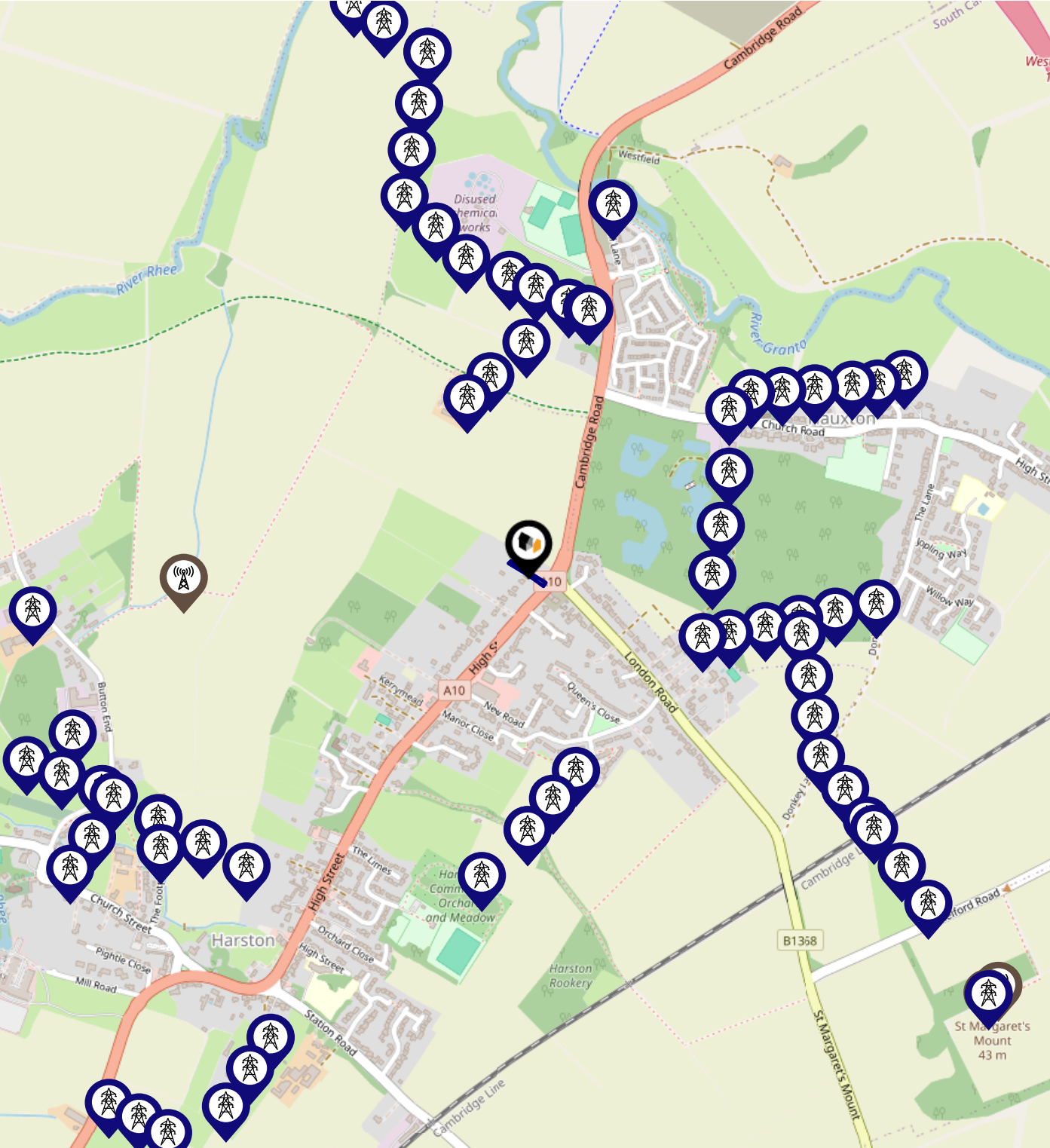


Primary Classifications (Most Common Clay Types)

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

Local Area

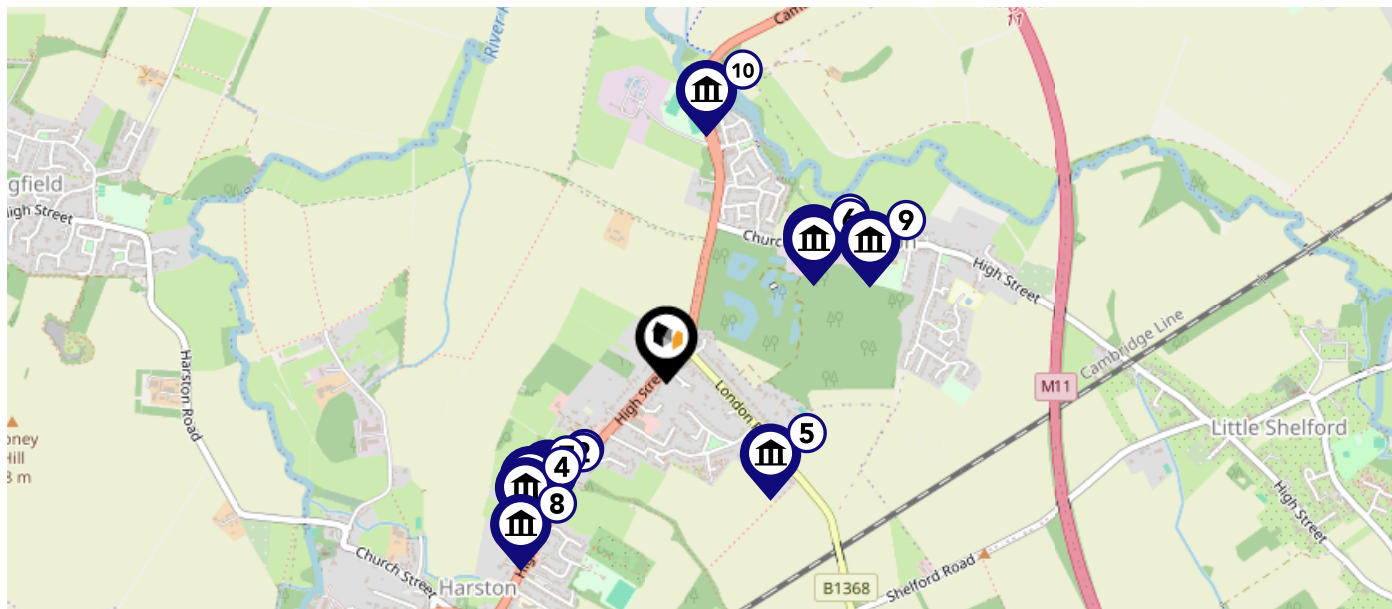
Masts & Pylons



Key:

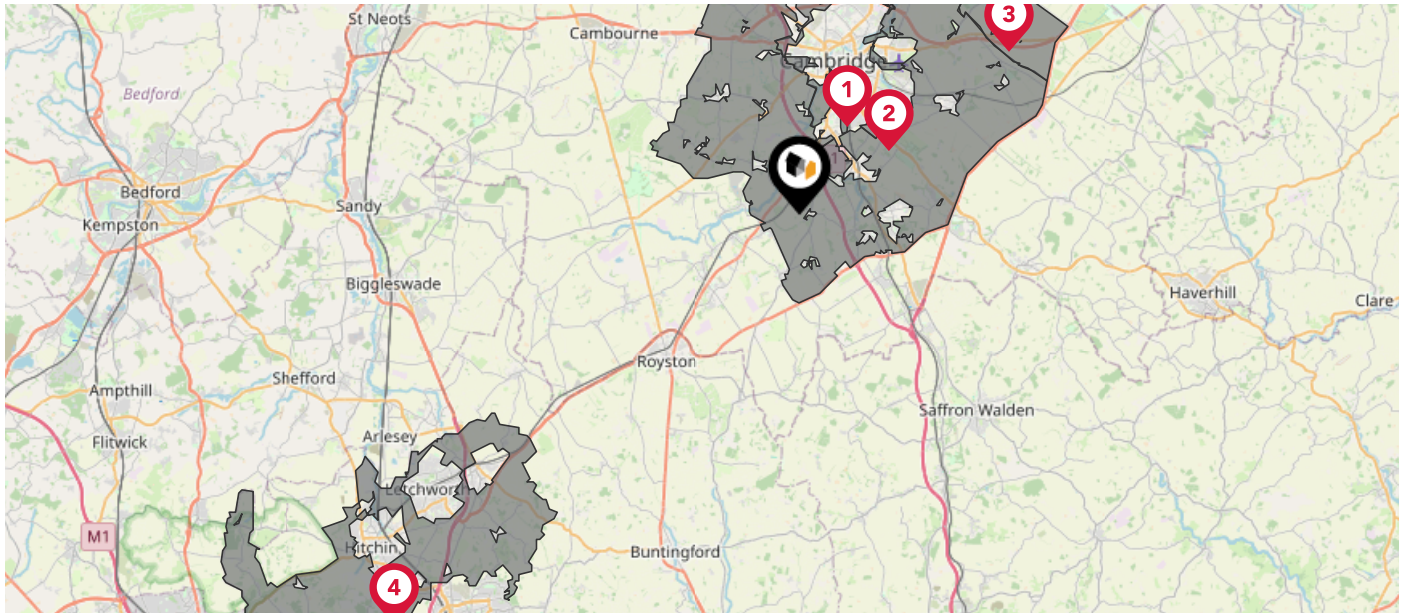
-  Power Pylons
-  Communication Masts

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
	1127837 - Yew Tree Cottage	Grade II	0.4 miles
	1331079 - Park House Stables	Grade II	0.4 miles
	1164672 - Church Of St Edmund	Grade I	0.4 miles
	1390071 - Park House	Grade II	0.4 miles
	1331080 - Milestone Outside Number 60	Grade II	0.4 miles
	1425399 - Hauxton War Memorial	Grade II	0.4 miles
	1272419 - Coach House And Stable Block To North Of Park House	Grade II	0.4 miles
	1127836 - 53, High Street	Grade II	0.5 miles
	1331082 - Little Manor House	Grade II	0.5 miles
	1127839 - Hauxton Watermill	Grade II	0.6 miles

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

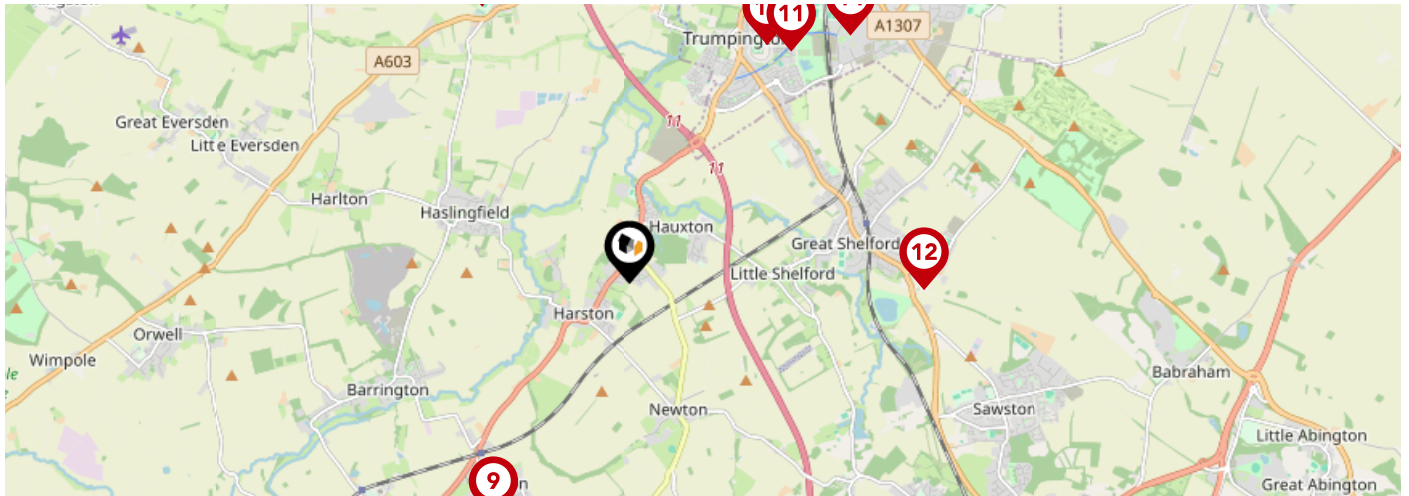


Nearby Green Belt Land

-  Cambridge Green Belt - South Cambridgeshire
-  Cambridge Green Belt - Cambridge
-  Cambridge Green Belt - East Cambridgeshire
-  London Green Belt - North Hertfordshire



		Nursery	Primary	Secondary	College	Private
1	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:0.61	☐	☒	☐	☐	☐
2	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:0.65	☐	☒	☐	☐	☐
3	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:1.53	☐	☒	☐	☐	☐
4	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:1.76	☐	☒	☐	☐	☐
5	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:1.79	☐	☒	☐	☐	☐
6	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:2.26	☐	☒	☐	☐	☐
7	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:2.31	☐	☐	☒	☐	☐
8	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:2.33	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:2.47	☐	☒	☐	☐	☐
10	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:2.51	☐	☒	☐	☐	☐
11	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:2.57	☐	☐	☒	☐	☐
12	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:2.69	☐	☒	☐	☐	☐
13	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:2.86	☐	☒	☐	☐	☐
14	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:3.02	☐	☐	☒	☐	☐
15	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:3.1	☐	☒	☐	☐	☐
16	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:3.24	☐	☐	☒	☐	☐

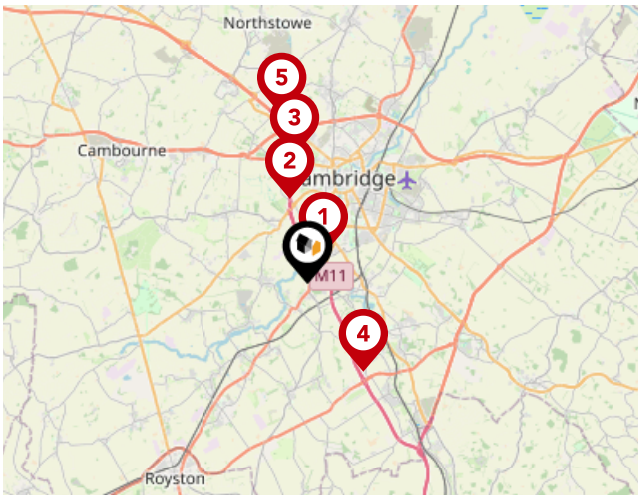
Area

Transport (National)



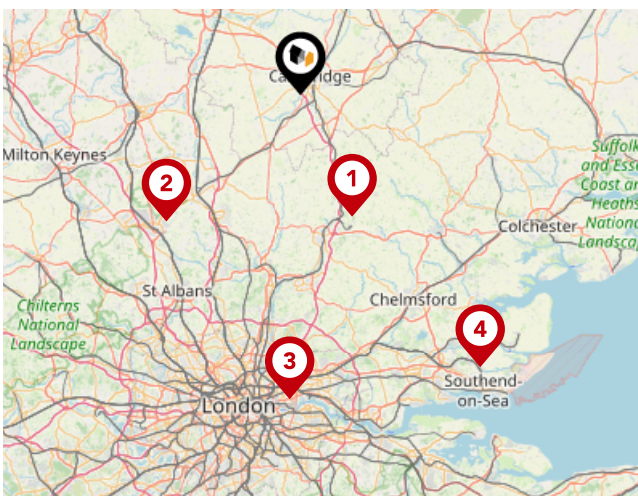
National Rail Stations

Pin	Name	Distance
	Foxton Rail Station	2.3 miles
	Shepreth Rail Station	3.28 miles
	Cambridge Rail Station	3.94 miles



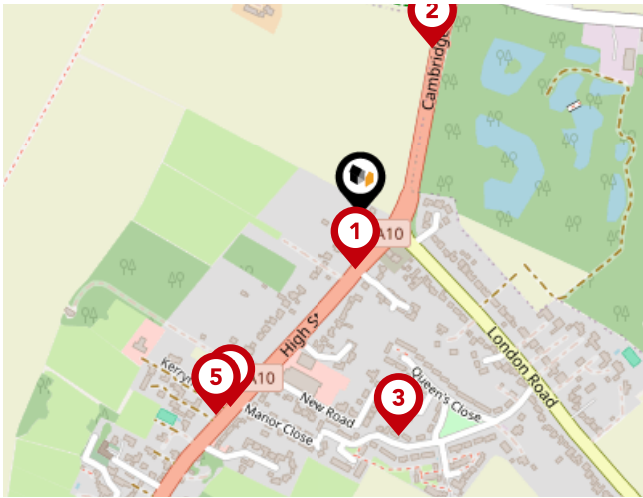
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J11	1.18 miles
	M11 J12	3.11 miles
	M11 J13	4.63 miles
	M11 J10	3.86 miles
	M11 J14	6.15 miles



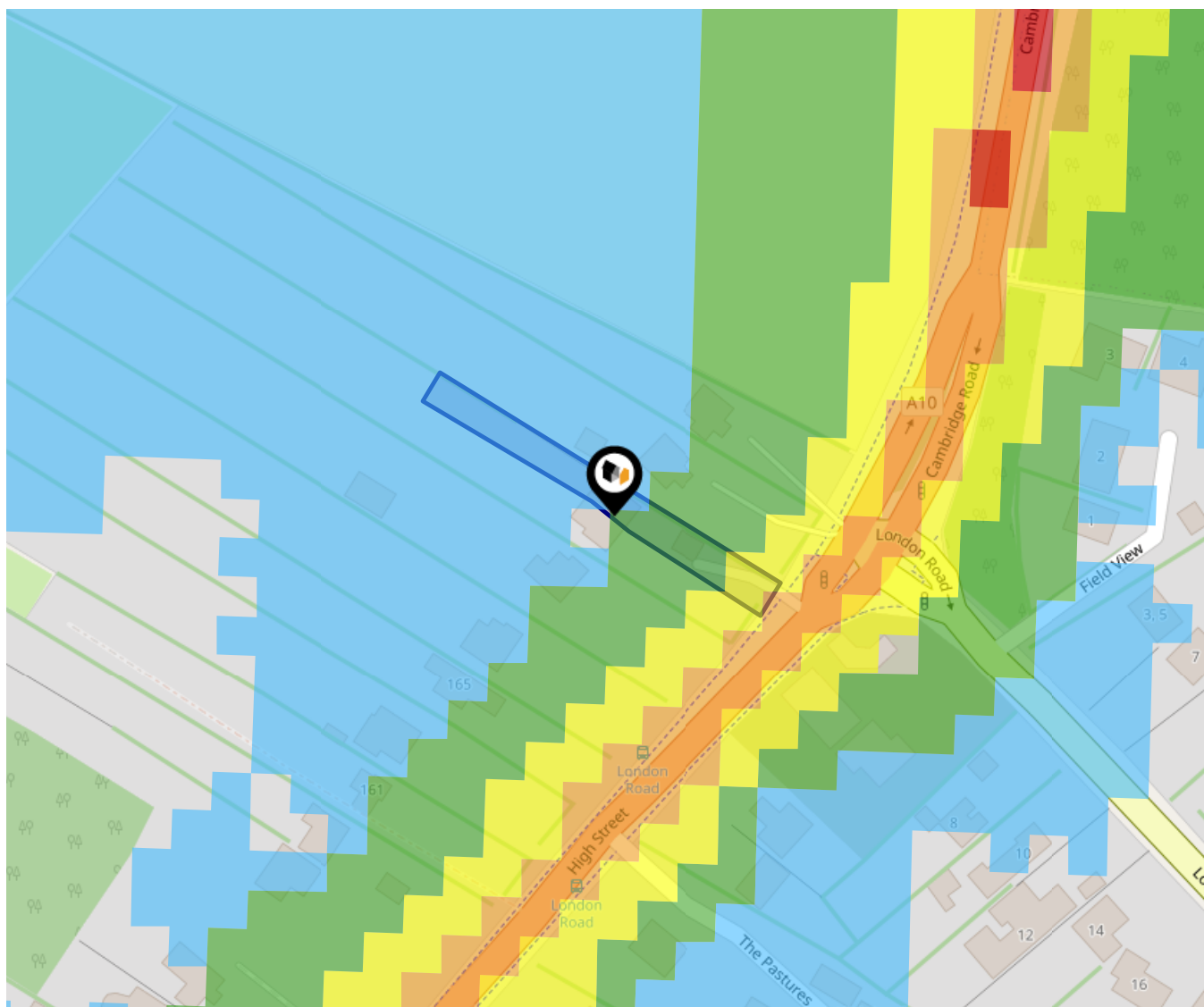
Airports/Helipads

Pin	Name	Distance
	Stansted Airport	19.21 miles
	Luton Airport	27.02 miles
	Silvertown	44.46 miles
	Southend-on-Sea	47.77 miles



Bus Stops/Stations

Pin	Name	Distance
1	London Road	0.06 miles
2	Church Road	0.21 miles
3	Queens Close	0.25 miles
4	High Meadow	0.26 miles
5	High Meadow	0.28 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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