

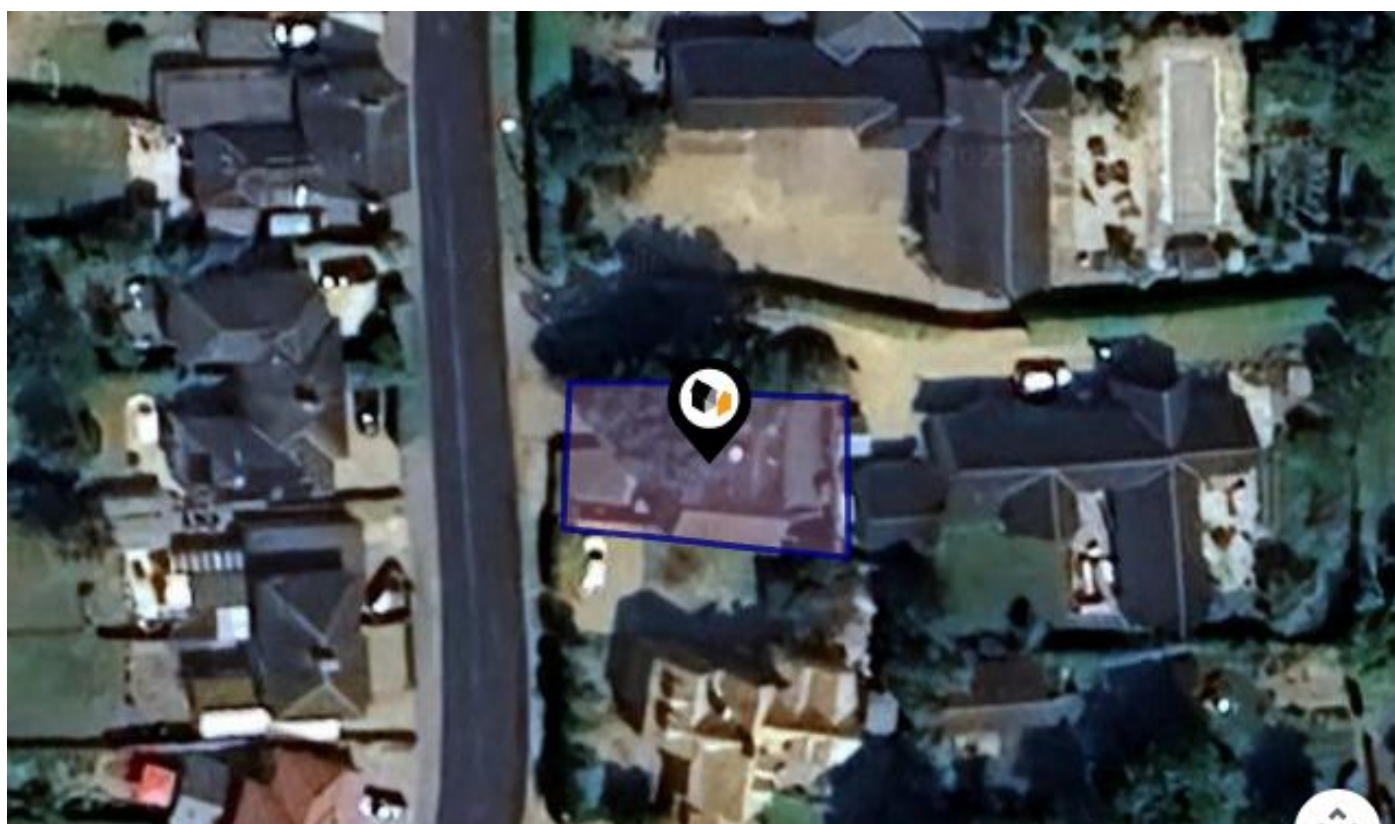


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 16th April 2025



HIGH STREET, LANDBEACH, CAMBRIDGE, CB25

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

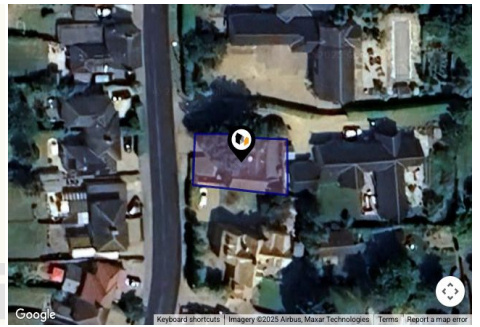
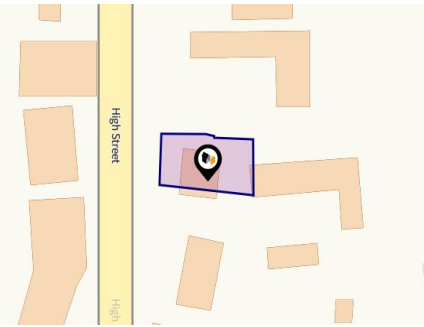
01223 508 050

Jenny@cookecurtis.co.uk

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Property

Type:	Flat / Maisonette	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,722 ft ² / 160 m ²		
Plot Area:	0.08 acres		
Year Built :	1983-1990		
Title Number:	CB3177		

Local Area

Local Authority:	South cambridgeshire	Estimated Broadband Speeds	
Conservation Area:	Landbeach	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	7 mb/s	56 mb/s
• Surface Water	Very low		- mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **75 High Street Landbeach CB25 9FR**

Reference - 20/2058/TTCA	
Decision:	Decided
Date:	29th September 2020
Description:	Cherry (T1, neighbour's tree) - Remove two large branches and cut back the smaller branches on the North side of the tree to reduce the overhang by 2 to 3mSilver Birch (T2, Applicant's tree) - Cut back the longer lateral branches on the South-West part of the crown closest to the corner of the house, reducing branch length by 1.5m. Remove the two lowest branches above the drive way.

Reference - 20/04209/CL2PD	
Decision:	Decided
Date:	13th October 2020
Description:	Application for a Certificate of lawfulness under section 192 for a proposed change of use of an existing garden store to a gym and home office

Reference - S/1672/15/FL	
Decision:	Decided
Date:	07th July 2015
Description:	Coach house garage

Reference - S/0591/15/NM	
Decision:	Decided
Date:	12th March 2015
Description:	Non Material Amendment to Planning Consent S/1374/13/FL for redesign of conservatory

Planning records for: **75 High Street Landbeach Cambridge Cambridgeshire CB25 9FR**

Reference - S/1374/13/FL	
Decision:	Decided
Date:	22nd July 2013
Description:	Proposed rear extension conservatory first floor balcony & front gates

Planning records for: **77 High Street Landbeach CB25 9FR**

Reference - 20/1957/TTCA	
Decision:	Decided
Date:	14th September 2020
Description:	All trees surrounding the boundary within the garden are to be crown lifted by approx.3.5m (Amended)

Reference - 22/1027/TTCA	
Decision:	Decided
Date:	12th September 2022
Description:	T1 - Willow, Pollard by approximately 3-4m

Reference - 21/05032/NMA1	
Decision:	Decided
Date:	12th September 2022
Description:	Non material amendment of planning permission 21/05032/HFUL (Conversion of existing stable and tack room to a home office ancillary to main dwelling) The addition of solar panels to the south facing roof of the outbuilding that is going to be converted to a home office. The replacement of the proposed air source heat pump with an electric boiler.

Planning records for: *The Limes 85 High Street Landbeach Cambridgeshire CB25 9FR*

Reference - 22/04674/HFUL	
Decision:	Decided
Date:	24th October 2022
Description:	Addition of a detached timber garage, replacement of garden shed, addition of cast iron railings to the front of the building, addition of external landing to the granary cottage first floor and pedestrian gates to the side and rear of the property. Various internal and external refurbishment, restoration and modernisation works.
Reference - 22/0431/TTCA	
Decision:	Decided
Date:	05th April 2022
Description:	Reduce height of T1 and T2 by half (approx. 10m) to a safe height, given their proximity to our house.
Reference - 21/1026/TTCA	
Decision:	Decided
Date:	17th August 2021
Description:	T1 & T2 - These Yew trees have a poor leggy form. They are growing too close to the house which has stood empty for many years. The new owners have been made aware that the root systems are interfering with the house itself. They are also causing excessive shading. Request removal to ground level to be replaced with native fruit trees and 2 native broad leaf trees in more suitable locations around the garden. T3 - Cherry - This self-set Cherry is growing directly against the side of the house. Request removal to ground level.
Reference - 22/0477/TTCA	
Decision:	Awaiting decision
Date:	19th April 2022
Description:	T3 - Poplar, Reduce the height to 10m.

Planning records for: **85 High Street Landbeach Cambridge CB25 9FR**

Reference - S/3806/19/FL
Decision: Decided Date: 04th November 2019 Description: Change of use of barn from a piano workshop to a small design business
Reference - 22/00600/CONDA
Decision: Decided Date: 24th October 2022 Description: Submission of details required by condition 9 (Boundary Treatments) and 10 (carbon emissions) of planning permission 22/00600/S73
Reference - 21/1767/TTCA
Decision: Decided Date: 30th December 2021 Description: 6 Lime trees (shown as T1 through T6 on the attached plan) to the western and southern boundary of the property - repollarding of trees in keeping with previous work to maintain height and size and to ensure their continued health. If possible, we would like to repollard the trees on an annual basis to ensure their continued health, height, and size.
Reference - 22/04675/LBC
Decision: Decided Date: 24th October 2022 Description: Addition of a detached timber garage, replacement of garden shed, addition of cast iron railings to the front of the building, addition of external landing to the granary cottage first floor and pedestrian gates to the side and rear of the property. Various internal and external refurbishment, restoration and modernisation works.

Planning records for: **Walnut Farm 87 High Street Landbeach Cambridge Cambridgeshire CB25 9FR**

Reference - S/0610/11
Decision: Decided
Date: 22nd March 2011
Description: Discharge of conditions 16 and 20 of application S/1174/10/F

Reference - 24/00878/FUL
Decision: Decided
Date: 08th March 2024
Description: Removal of existing asbestos garage, two storey rear extension including new dormer windows, replacement trees and 3no air conditioning units (retrospective) with new enclosures.

Reference - S/0107/11
Decision: Decided
Date: 21st January 2011
Description: Discharge of Conditions of Planning Reference S/1174/10/F

Reference - S/1174/10
Decision: Decided
Date: 19th July 2010
Description: Demolition of Existing Farm Buildings & Erection of 10 Dwellings & Vehicular Access

Planning records for: *Walnut Farm 87 High Street Landbeach Cambridge Cambridgeshire CB25 9FR*

Reference - S/0170/11
Decision: Decided
Date: 31st January 2011
Description: Amendments to correct plans.

Reference - S/2230/11
Decision: Decided
Date: 03rd November 2011
Description: Discharge of Condition 5

Reference - S/0609/11
Decision: Decided
Date: 22nd March 2011
Description: Discharge of conditions 3 and 13 for application reference S/1174/10/F

Reference - S/1175/10
Decision: Decided
Date: 19th July 2010
Description: Total Demolition of Barns & Outbuildings

Planning records for: **5 High Street Landbeach Cambridge Cambridgeshire CB25 9FR**

Reference - S/0635/18/TC	
Decision:	Decided
Date:	15th February 2018
Description:	Tree works - Robinia Fell - Has decay in stem

Planning records for: **11 High Street Landbeach Cambridge Cambridgeshire CB25 9FR**

Reference - S/0975/14/FL	
Decision:	Decided
Date:	21st April 2014
Description:	Rear dining room extension

Planning records for: **21 High Street Landbeach Cambridge CB25 9FR**

Reference - S/2907/14/LB	
Decision:	Decided
Date:	30th November 2014
Description:	Extension and walkway

Reference - S/0537/15/FL	
Decision:	Decided
Date:	09th March 2015
Description:	Extension and walkway

Planning records for: *21 High Street Landbeach Cambridge Cambridgeshire CB25 9FR*

Reference - S/1357/15/DC
Decision: Decided
Date: 03rd June 2015
Description: Discharge of Conditions 3 (Materials) and 4a (Detail of junction between existing cottage and walkway) 4b (Windows and Doors) 4c (Rooflights) 4d (landscaping) 4e (Timber boarding and staining) and 5 (Roof lights) of Listed Building Consent S/0538/15/LB for Extension and Walkway
Reference - S/0085/12/FL
Decision: Decided
Date: 26th January 2012
Description: Installation of Solar Photovoltaic System on Roofs of the Boat Shed and Garage
Reference - S/0538/15/LB
Decision: Decided
Date: 09th March 2015
Description: Extension and walkway
Reference - S/2905/14/FL
Decision: Decided
Date: 30th November 2014
Description: Extension and walkway

Planning records for: **21 High Street Landbeach Cambridge Cambridgeshire CB25 9FR**

Reference - S/0075/12/LB	
Decision:	Decided
Date:	26th January 2012
Description:	Installation of Solar Photovoltaic System on Roofs of the Boat Shed and Garage

Planning records for: **35 High Street Landbeach CB25 9FR**

Reference - 21/0175/TTCA	
Decision:	Decided
Date:	08th February 2021
Description:	T1 Catalpa Remove the lowest eastern branch to lift the crown over the road. T2 Norway Maple Reduce the height by 2m and the spread in all directions by 2m. G1 3 Silver Birch Reduce the height by 4m and the spread in all directions by 2m

Reference - 20/1554/TTCA	
Decision:	Decided
Date:	29th June 2020
Description:	T 1 - Indian Bean Tree - Pollard at 0.5m above the first union. Reason - Extensive dieback in the crown. Pollard to try to encourage healthy re-growth.

Planning records for: **39 High Street Landbeach Cambridge Cambridgeshire CB25 9FR**

Reference - S/0321/18/TC	
Decision:	Decided
Date:	30th January 2018
Description:	Tree Works in Conservation Area as per application

Planning records for: **45 High Street Landbeach Cambridge Cambridgeshire CB25 9FR**

Reference - S/0231/14/DC	
Decision:	Decided
Date:	06th February 2014
Description:	Discharge of Condition 3 (Materials) for Application S/0918/13/FL

Reference - S/0670/14/NM	
Decision:	Decided
Date:	18th March 2014
Description:	Non Material Amendment to Planning Permission S/0918/13/FL to alter eaves line on rear elevation to provide new dressing room/ensuite

Reference - S/2367/14/NM	
Decision:	Decided
Date:	06th October 2014
Description:	Non Material Amendment to approved application S/0918/13/FL to remove ground and first floor side elevation windows and replace with two ground floor windows

Reference - S/1016/14/FL	
Decision:	Decided
Date:	02nd May 2014
Description:	Additional catslide roof extension at rear to rear extensions approved under S/0918/14/FL

Planning records for: **45 High Street Landbeach Cambridge Cambridgeshire CB25 9FR**

Reference - S/0918/13/FL	
Decision:	Decided
Date:	08th May 2013
Description:	Proposed Rear Extensions

Reference - S/0263/13/FL	
Decision:	Decided
Date:	28th February 2013
Description:	Proposed Rear Extensions

Reference - S/0028/14/FL	
Decision:	Decided
Date:	20th January 2014
Description:	Provide New Detached Garage

Planning records for: **47 High Street Landbeach Cambridge Cambridgeshire CB25 9FR**

Reference - 22/00460/HFUL	
Decision:	Awaiting decision
Date:	02nd February 2022
Description:	Roof extension increasing the roof height, new roof finish including external cladding to upper part of house and 3no rooflights to the front elevation.

Planning records for: **47 High Street Landbeach Cambridge Cambridgeshire CB25 9FR**

Reference - 22/0124/TTCA	
Decision:	Awaiting decision
Date:	02nd February 2022
Description:	T1 Douglas Fir ~ This tree is now exposed due to the loss of an adjacent Douglas Fir. If this specimen falls, it will lift sewerage pipes. It is recommended that it be felled to ground level.

Planning records for: **49 High Street Landbeach Cambridge Cambridgeshire CB25 9FR**

Reference - 22/00565/LBC	
Decision:	Decided
Date:	08th February 2022
Description:	New orangery to rear. Associated removal of a section of external wall. Internal and external alterations and enhancements

Reference - 22/0145/TTCA	
Decision:	Decided
Date:	08th February 2022
Description:	Douglas Fir - Fell

Planning records for: **Land to rear of 51 High Street Landbeach Cambridge Cambridgeshire CB25 9FR**

Reference - S/0403/14/FL	
Decision:	Decided
Date:	03rd March 2014
Description:	Two Storey Dwelling and Attached Double Garage

Planning records for: **51 High Street Landbeach CB25 9FR**

Reference - 20/1233/TTCA	
Decision:	Decided
Date:	02nd April 2020
Description:	T1, Blue Cedar. Reduce the entire crown of the tree at the front of the property by up to 2mtrs all over, Clearing all BT wires and the street lamp splay by 1mtr.? Tree has become too large for its environment and is interfering with BT lines and the street lamp

Reference - 25/0196/TTCA	
Decision:	Decided
Date:	19th February 2025
Description:	T1 Multi Stem Lawson Cypress (in 51 High Street) Poor deteriorating condition - Remove. T2 Cherry in severe decline (front of 49 High Street) Has Ganoderma on main trunk and upper crown die back - Remove. T3 - 2 Lawson Cypress (front of 47 High Street) In decline with severe die back - Remove.

Planning records for: **53 High Street Landbeach Cambridgeshire CB25 9FR**

Reference - 25/0101/TTCA	
Decision:	Decided
Date:	30th January 2025
Description:	T1- Ash- remove 2x split hanging limbs, removing 5 meters to reduce risk of total branch failure. T2- Ash Stem (last remaining one of 4, 3 have previously failed)- remove to ground level due to high risk of failure.

Reference - S/3609/17/TC	
Decision:	Decided
Date:	12th October 2017
Description:	T1 1 x Large twin stem ash: Proposed work is to reduce by 50%. Reasons: It has already shed one large limb has poor inclusion and if the tree is not reduced significantly then it may shed more limbs.

Planning records for: **55 High Street Landbeach Cambridge Cambridgeshire CB25 9FR**

Reference - S/1050/15/FL
Decision: Decided
Date: 21st April 2015
Description: Erection of dwelling following demolition of bungalow

Reference - S/1233/18/DC
Decision: Decided
Date: 29th March 2018
Description: Discharge of Conditions 3 (Materials) 4 (Hard & Soft Landscaping) & 7 (Traffic Management Plan) of Planning Permission S/1050/15/FL

Reference - S/1425/16/FL
Decision: Decided
Date: 29th June 2016
Description: Demolition of existing garage and outbuildings and the erection of double garage and office.

Reference - S/4493/18/VC
Decision: Decided
Date: 29th November 2018
Description: Variation of condition 2 (Approved plans) of planning permission S/1050/15/FL

Planning records for: **63 High Street Landbeach Cambridge Cambridgeshire CB25 9FR**

Reference - 22/01200/S73	
Decision:	Decided
Date:	08th March 2022
Description:	S73 application to vary condition 2 (Approved Drawings) of 21/02655/HFUL (Part demolition of detached bungalow. Two storey front and side extension, and two storey rear extension with balcony. Roof extension incorporating raising ridge height and front and rear dormers.) to allow changes to roof design

Reference - S/0986/13/NM	
Decision:	Decided
Date:	08th May 2013
Description:	Non-Material Amendment - Removal of rear extension alteration to front porch

Reference - S/2222/12/FL	
Decision:	Decided
Date:	24th October 2012
Description:	Single storey rear extension new entrance porch

Reference - 22/0300/TTCA	
Decision:	Decided
Date:	08th March 2022
Description:	T1 - Dead Scots Pine, Remove to ground level.

Planning records for: **65 High Street Landbeach Cambridgeshire CB25 9FR**

Reference - 25/01003/HFUL	
Decision:	Awaiting decision
Date:	14th March 2025
Description:	Single storey front extension, single storey rear extension. Roof extension with rear dormer. Installation of Solar panels for the front elevation and Air Source Heat Pump.

Planning records for: **67 High Street Landbeach Cambridgeshire CB25 9FR**

Reference - 25/00699/HFUL	
Decision:	Awaiting decision
Date:	24th February 2025
Description:	Garage conversion, new detached garage, new vehicular access & fencing.

Planning records for: **69 High Street Landbeach Cambridge Cambridgeshire CB25 9FR**

Reference - S/1332/12/FL	
Decision:	Decided
Date:	19th June 2012
Description:	Part single part two storey extensions and new porch

Reference - S/2109/12/FL	
Decision:	Decided
Date:	08th October 2012
Description:	Side and rear extensions new front entrance canopy and garage

Planning records for: **69 High Street Landbeach Cambridge Cambridgeshire CB25 9FR**

Reference - S/3301/17/TC	
Decision:	Decided
Date:	20th September 2017
Description:	As Tree Works Application

Planning records for: **71 High Street Landbeach Cambridge Cambridgeshire CB25 9FR**

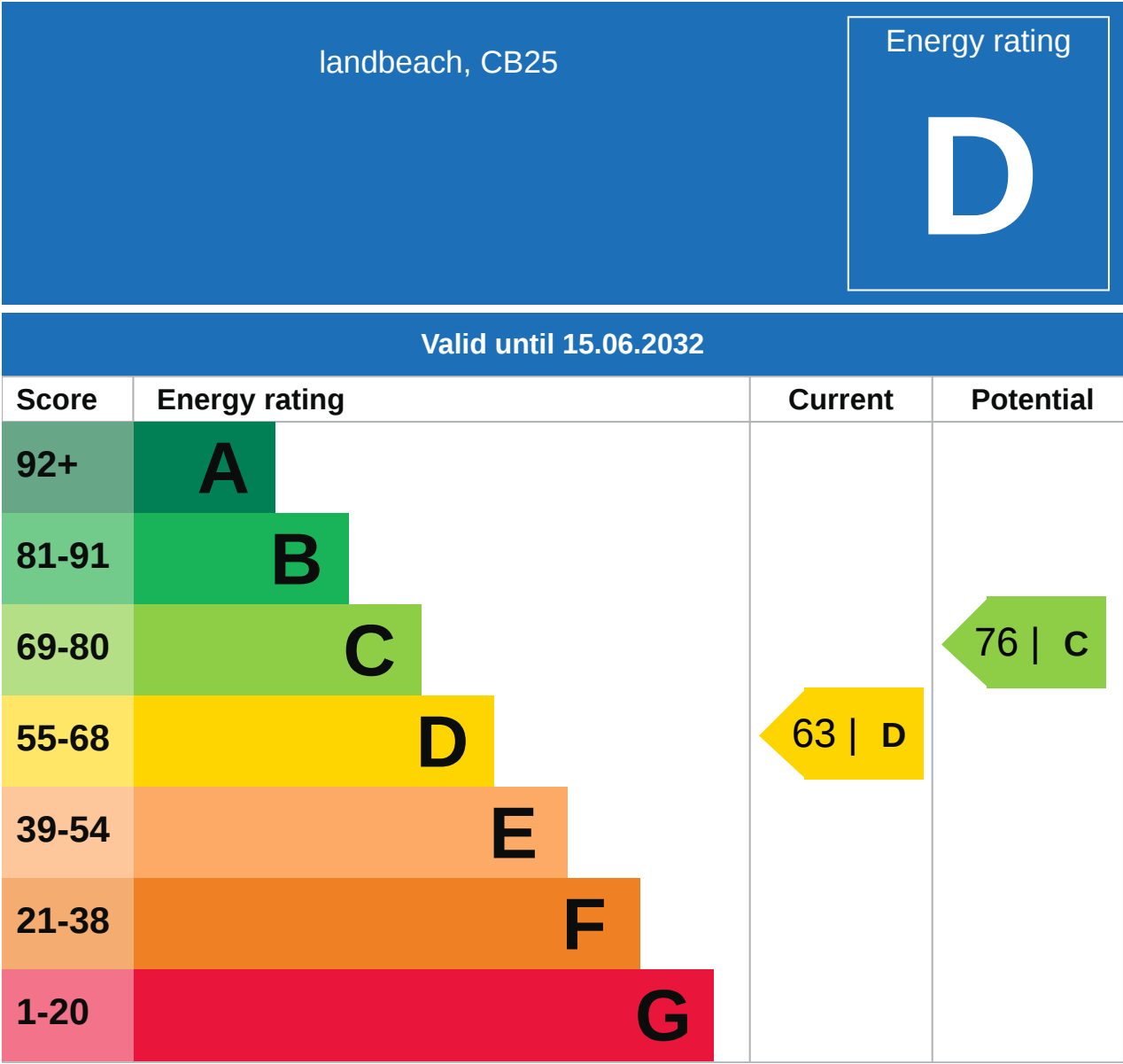
Reference - S/1288/16/FL	
Decision:	Decided
Date:	07th June 2016
Description:	Demolition of existing garage and erection of two storey glazed entrance two storey side extension and single storey rear extension and internal alterations.

Planning records for: **73 High Street Landbeach Cambridge Cambridgeshire CB25 9FR**

Reference - S/0240/19/FL	
Decision:	Decided
Date:	21st January 2019
Description:	Replacment of exisiting rear patio doors and kitchen window with french doors and side lights. installation of two new windows to snug. Installation of timber vehicular gates and pots to existing drive

Planning records for: **1 High Street Landbeach Cambridge Cambridgeshire CB25 9FR**

Reference - S/2441/13/FL	
Decision:	Decided
Date:	15th November 2013
Description:	Erection of Single Storey Side Extension



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	160 m ²



Cooke Curtis & Co

We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the *only* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

Testimonial 4



We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.



/cookecurtisco



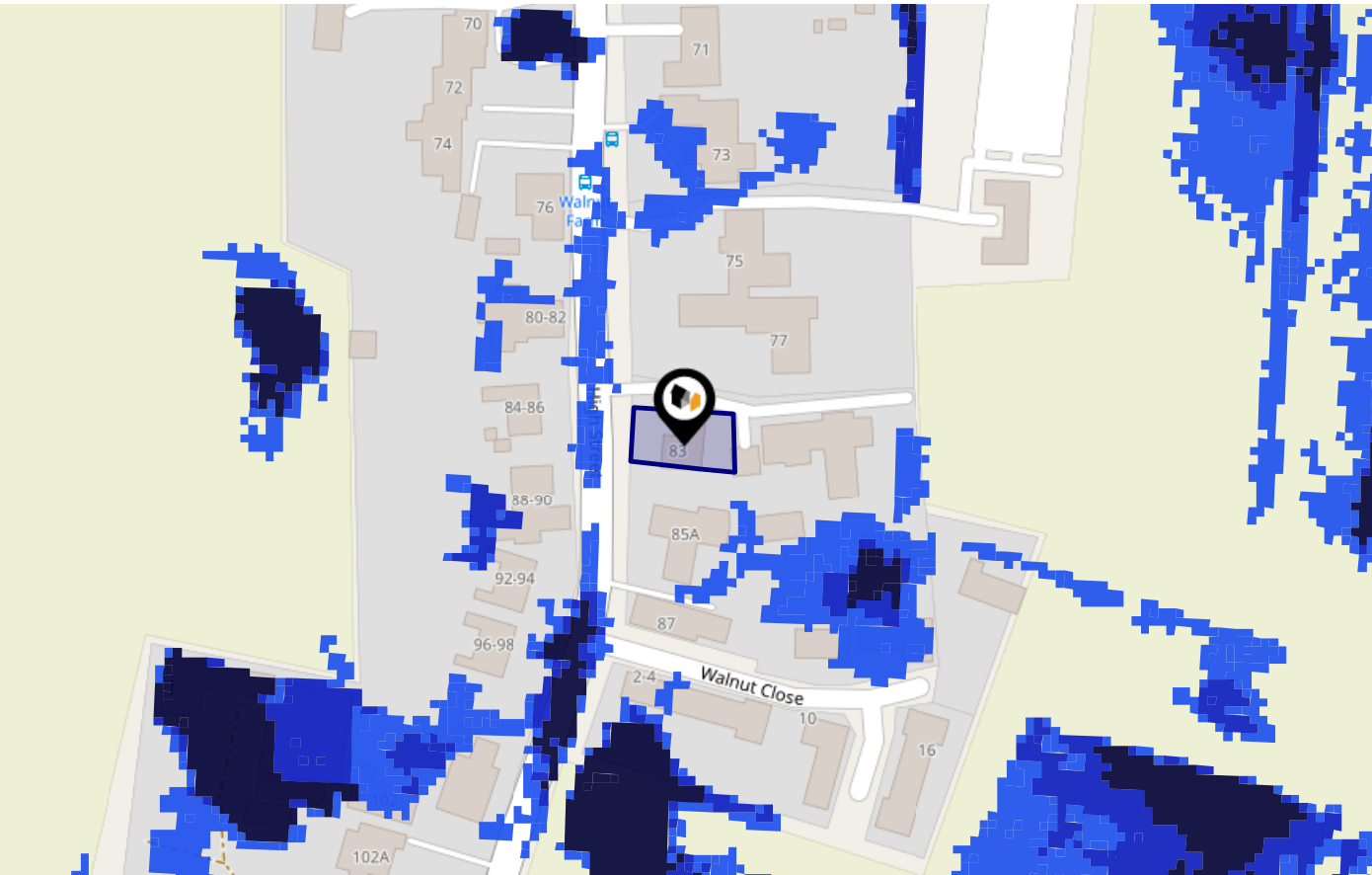
/cookecurtisco

Flood Risk

Surface Water - Flood Risk



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

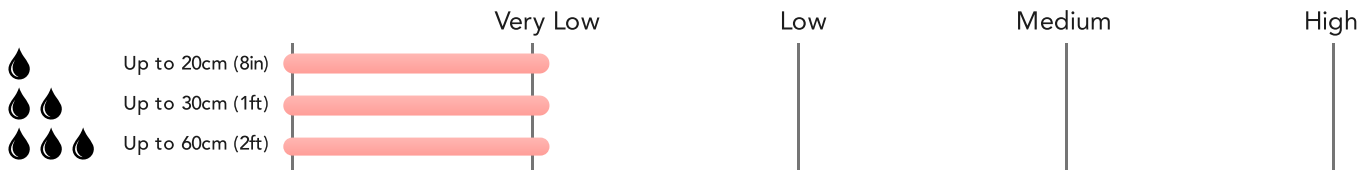


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

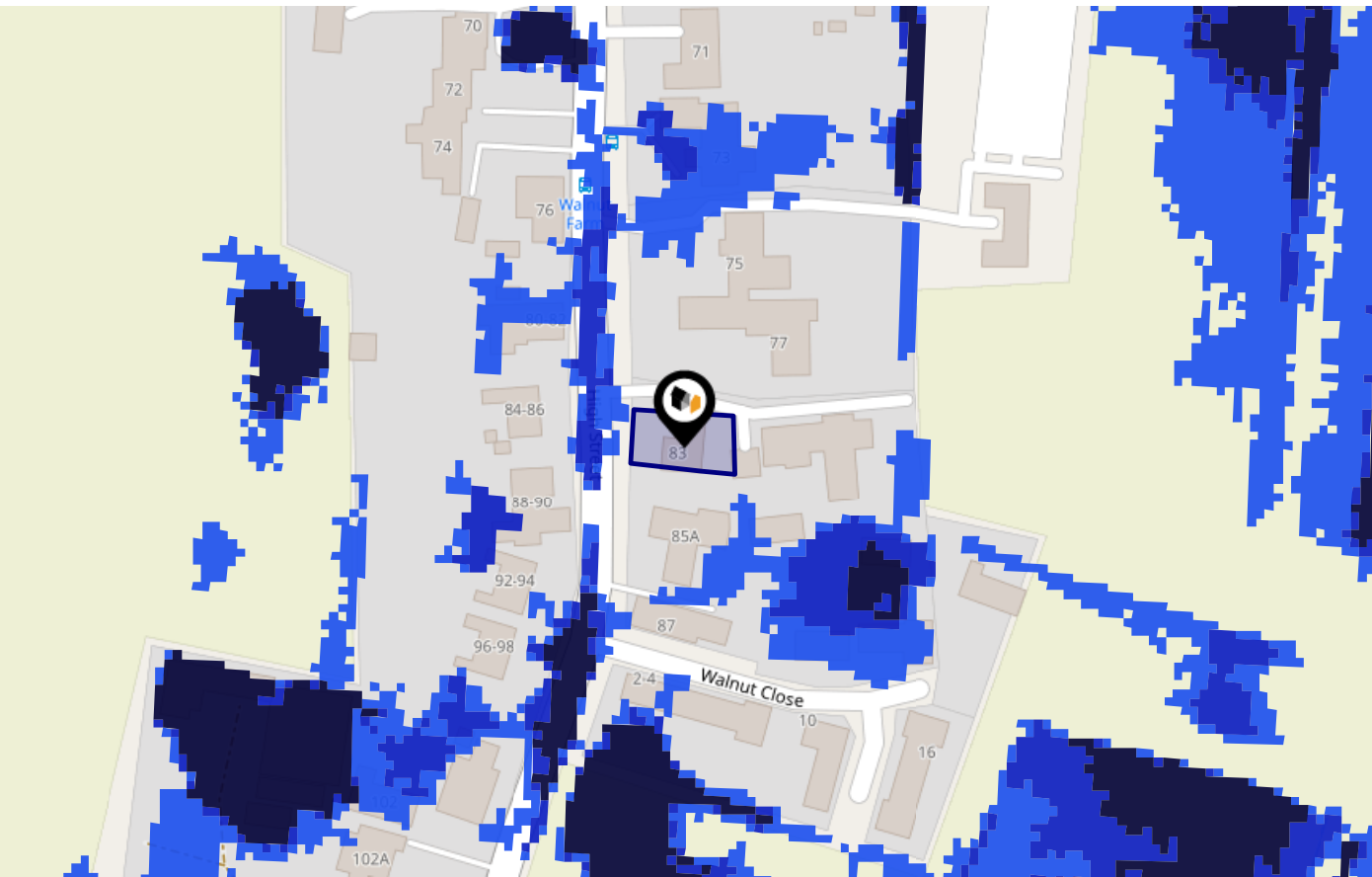


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

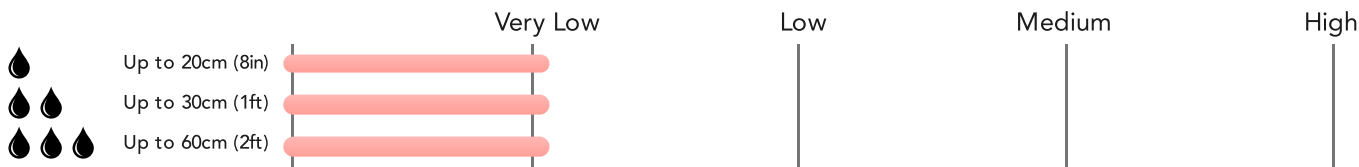


Risk Rating: Very low

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- 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:

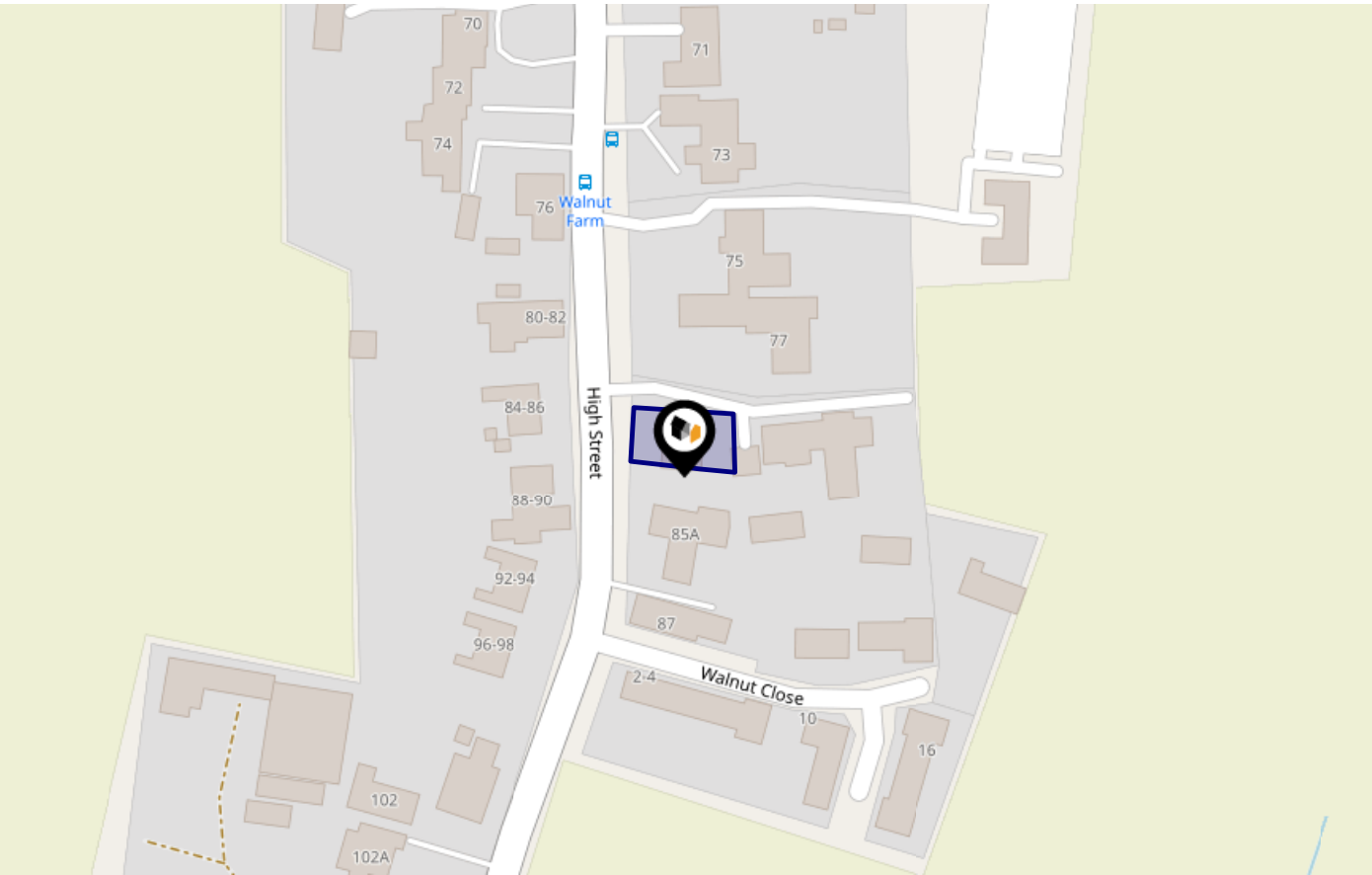


Flood Risk

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.

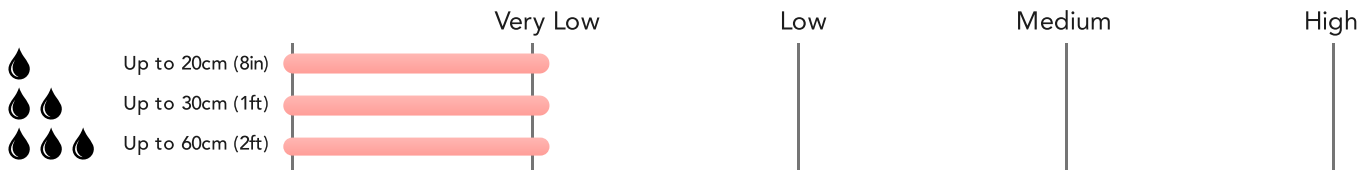


Risk Rating: Very low

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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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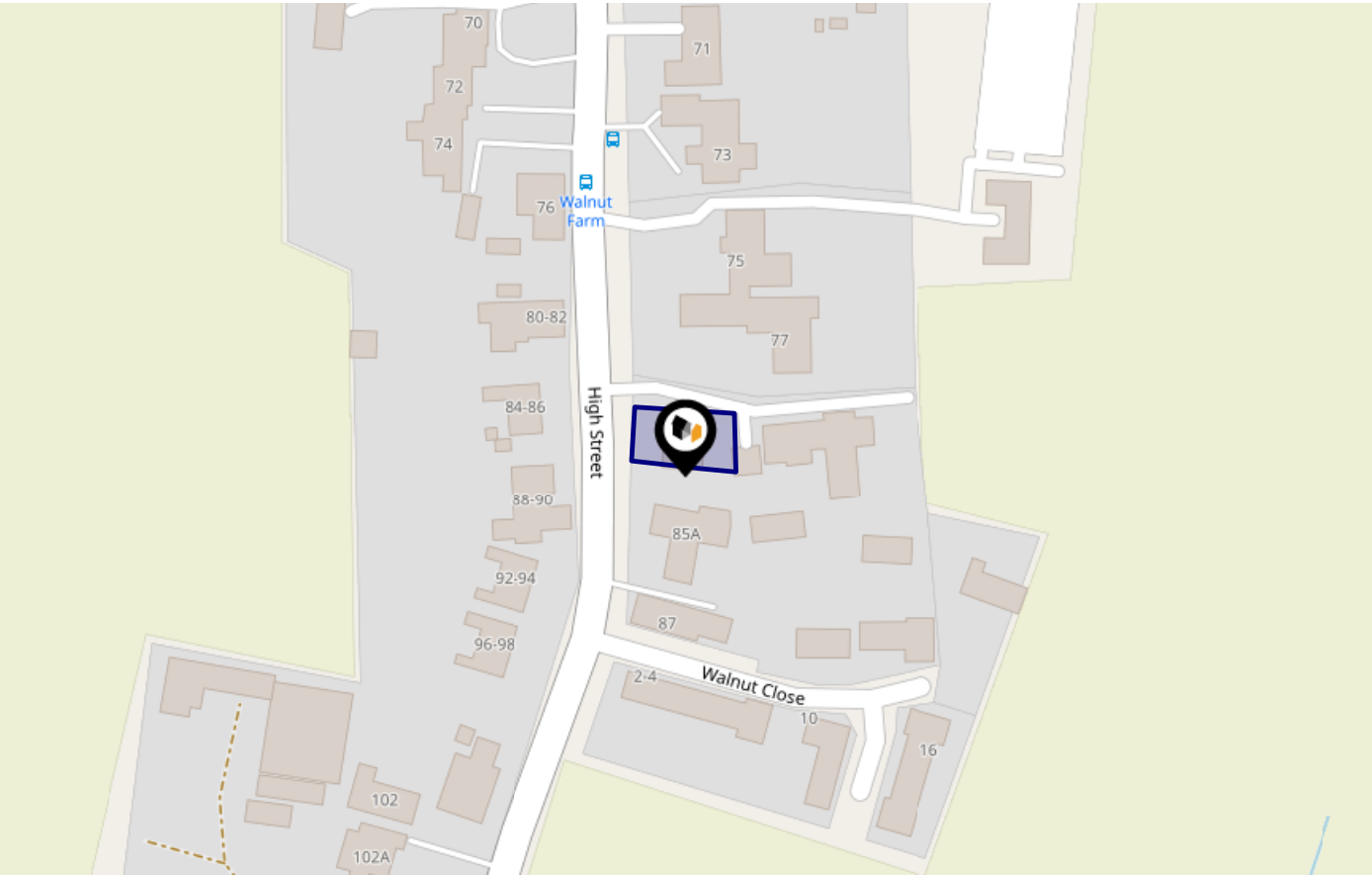


Flood Risk

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.

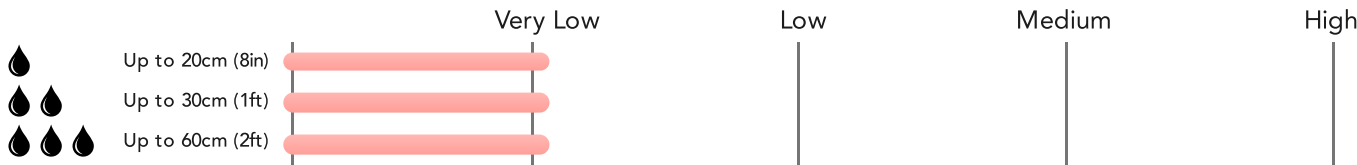


Risk Rating: Very low

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.
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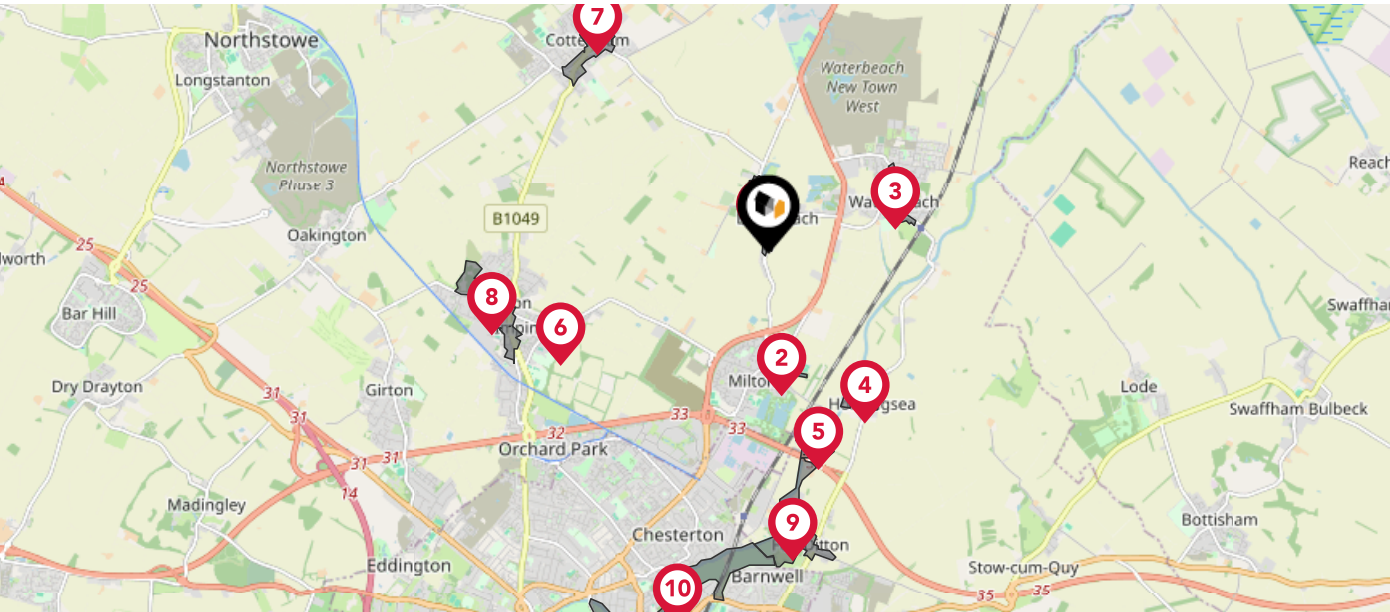


Maps

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.



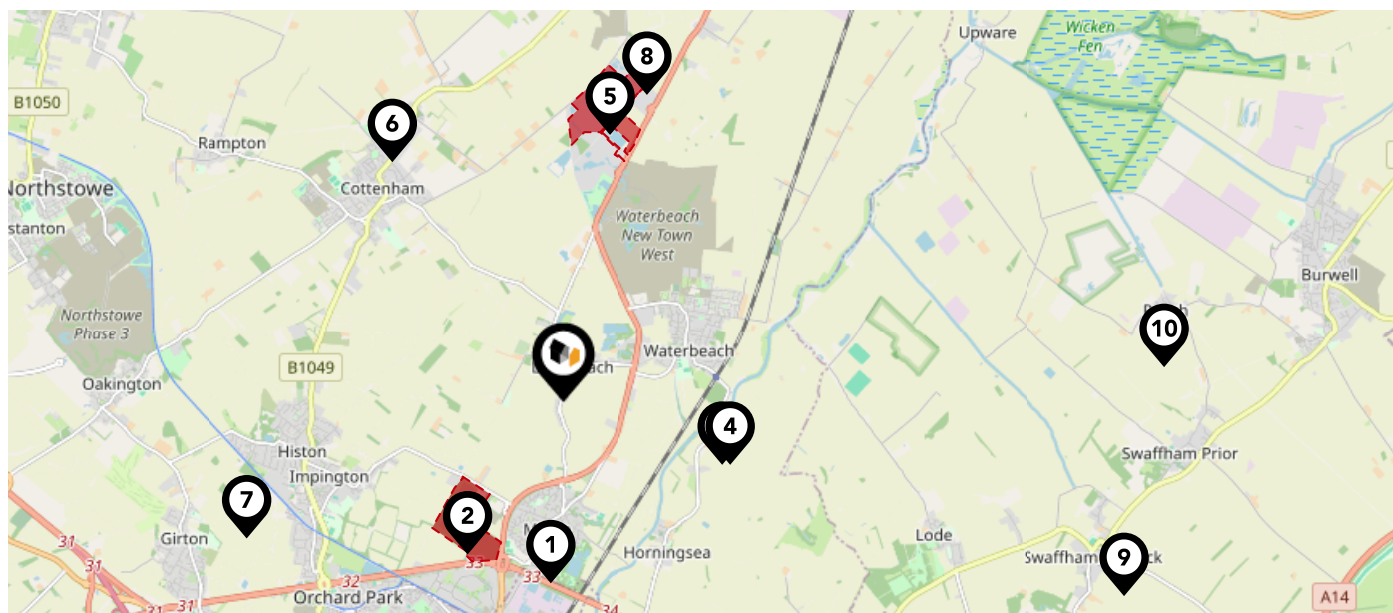
Nearby Conservation Areas	
1	Landbeach
2	Milton
3	Waterbeach
4	Horningsea
5	Baits Bite Lock
6	Impington St Andrew's
7	Cottenham
8	Histon and Impington
9	Fen Ditton
10	Riverside and Stourbridge Common

Maps

Landfill Sites



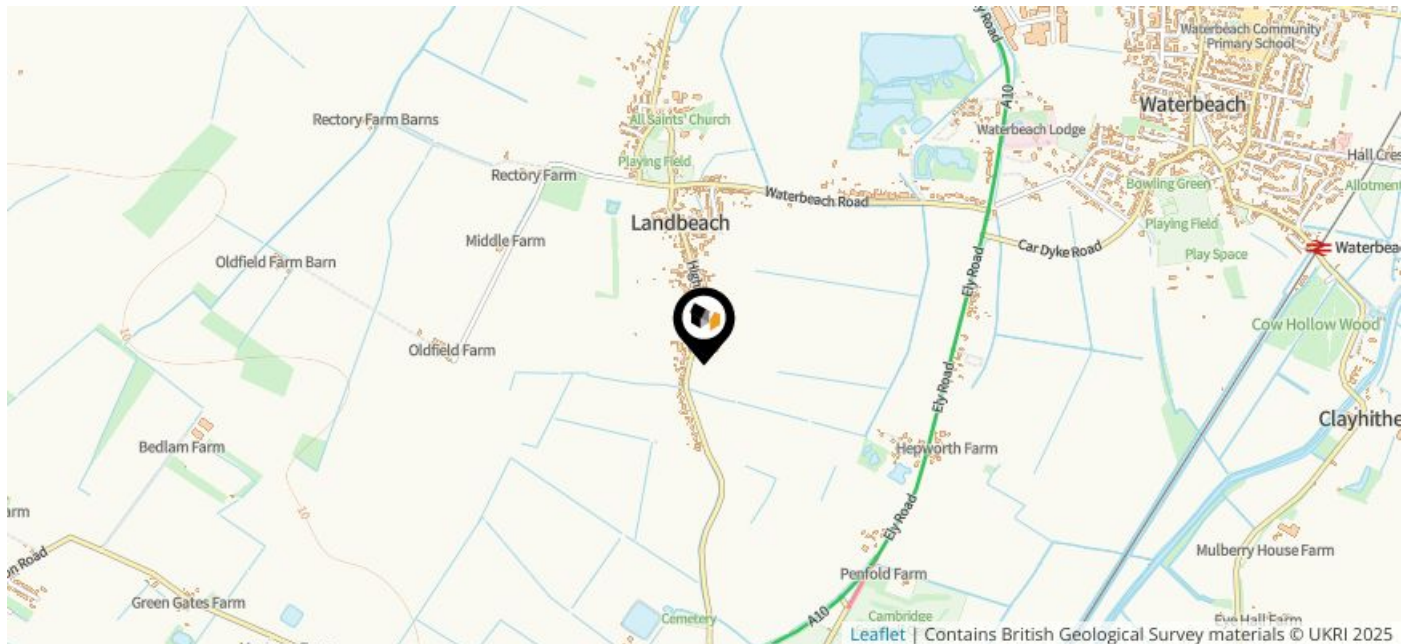
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill	
2	No name provided by source	Active Landfill	
3	Clayhithe Cottages-Horningsea	Historic Landfill	
4	C Hunter - Northfields Farm-Northfields Farm, Clayhithe, Cambridge, Cambridgeshire	Historic Landfill	
5	EA/EPR/FP3190NH/V002	Active Landfill	
6	Ivatt Street-Cottenham, Cambridgeshire	Historic Landfill	
7	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill	
8	No name provided by source	Active Landfill	
9	South of Swaffham Heath Road-Swaffham Bulbeck, Cambridgeshire	Historic Landfill	
10	The Chalk Pit-Reach	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



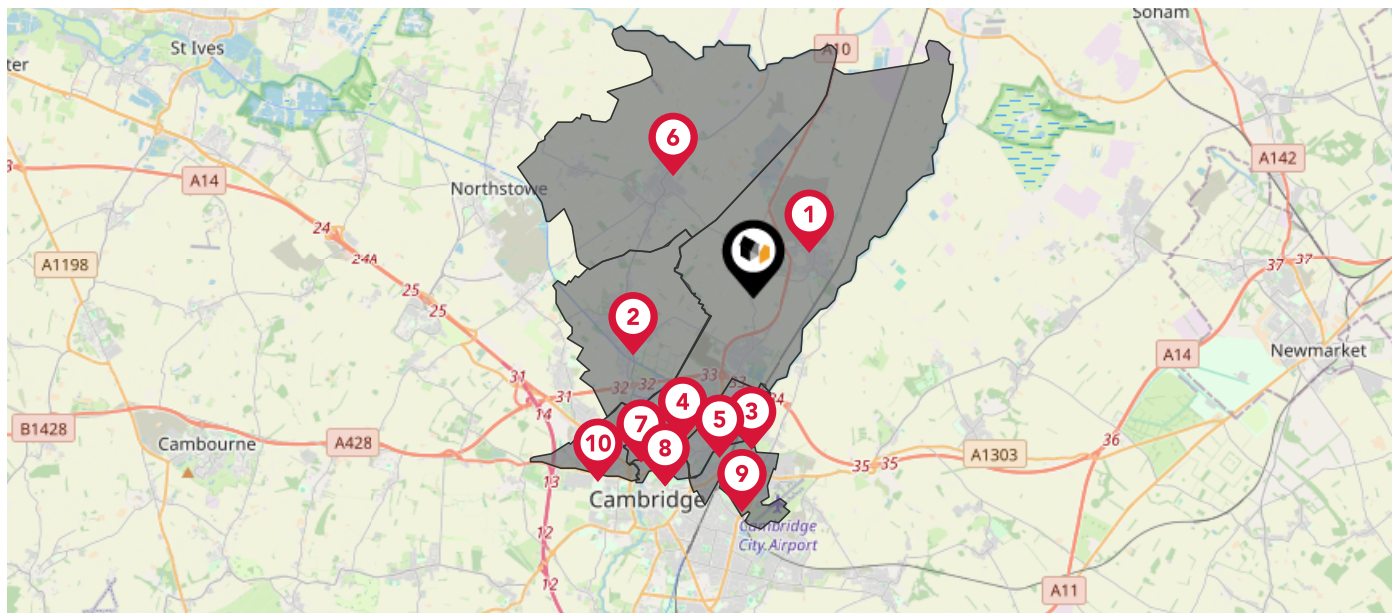
Mine Entry

- ✕ 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

Milton & Waterbeach Ward

2

Histon & Impington Ward

3

Milton & Waterbeach Ward

4

King's Hedges Ward

5

East Chesterton Ward

6

Cottenham Ward

7

Arbury Ward

8

West Chesterton Ward

9

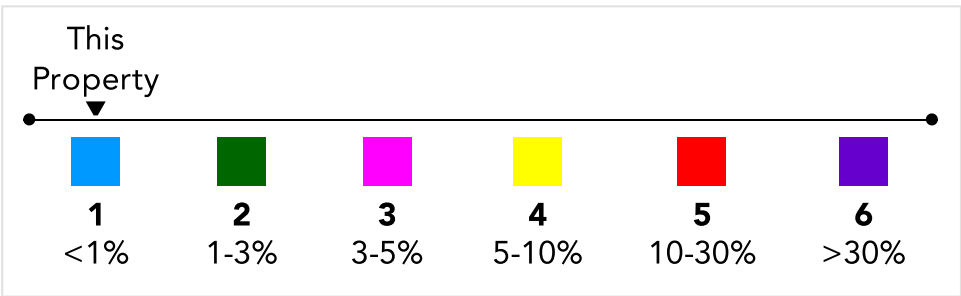
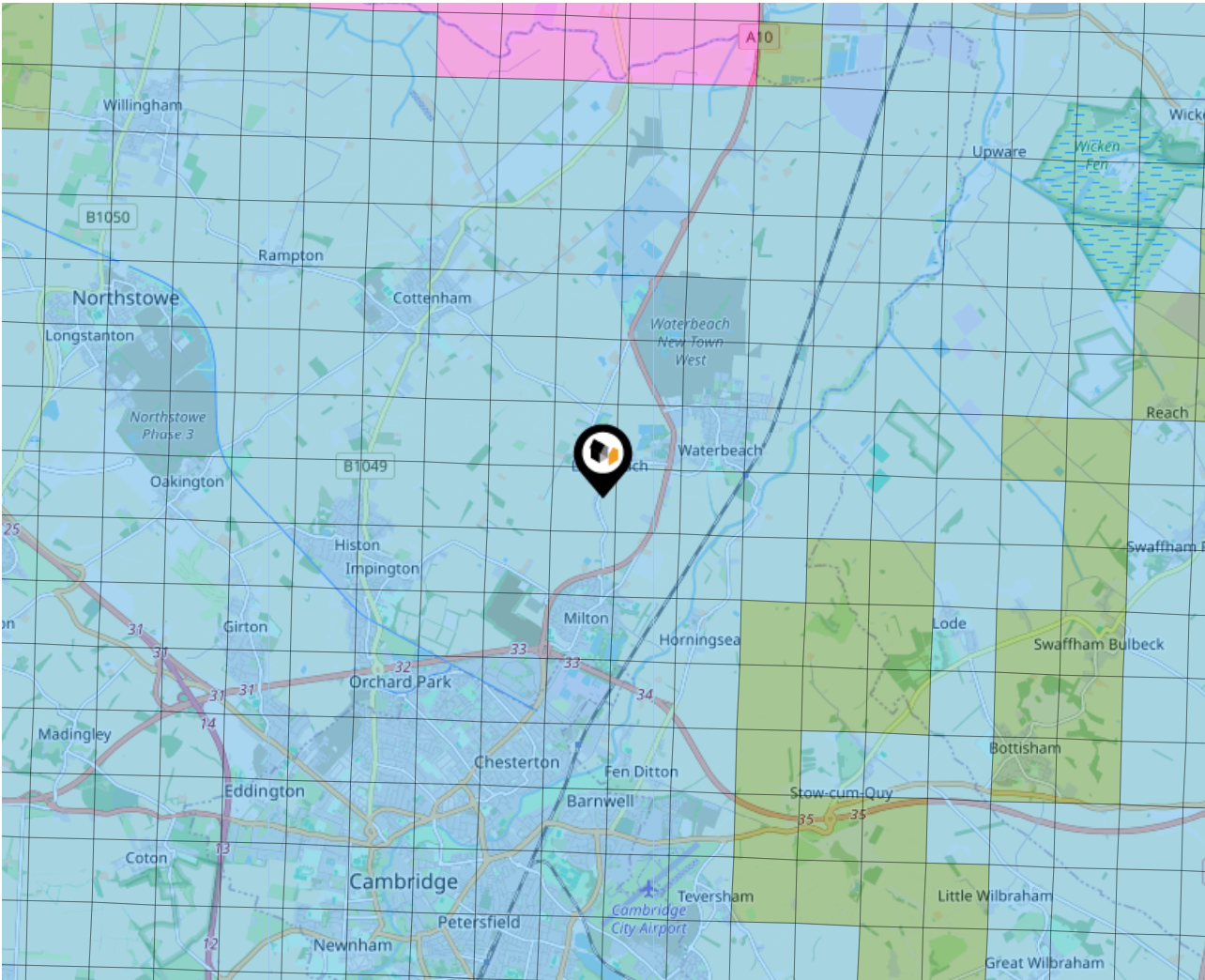
Abbey Ward

10

Castle Ward

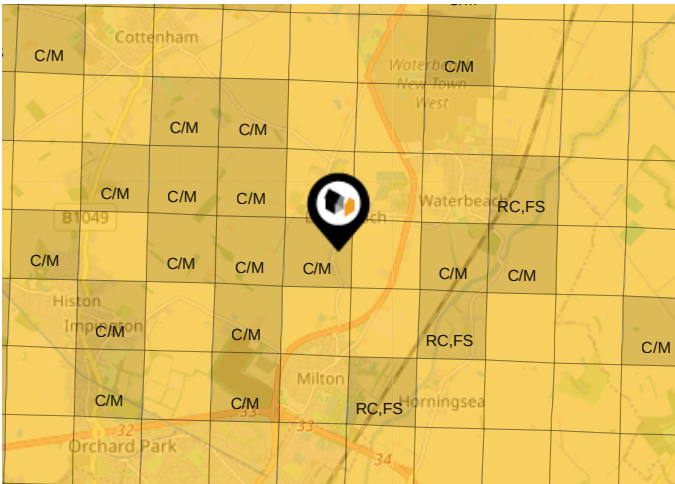
What is Radon?

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



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

Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

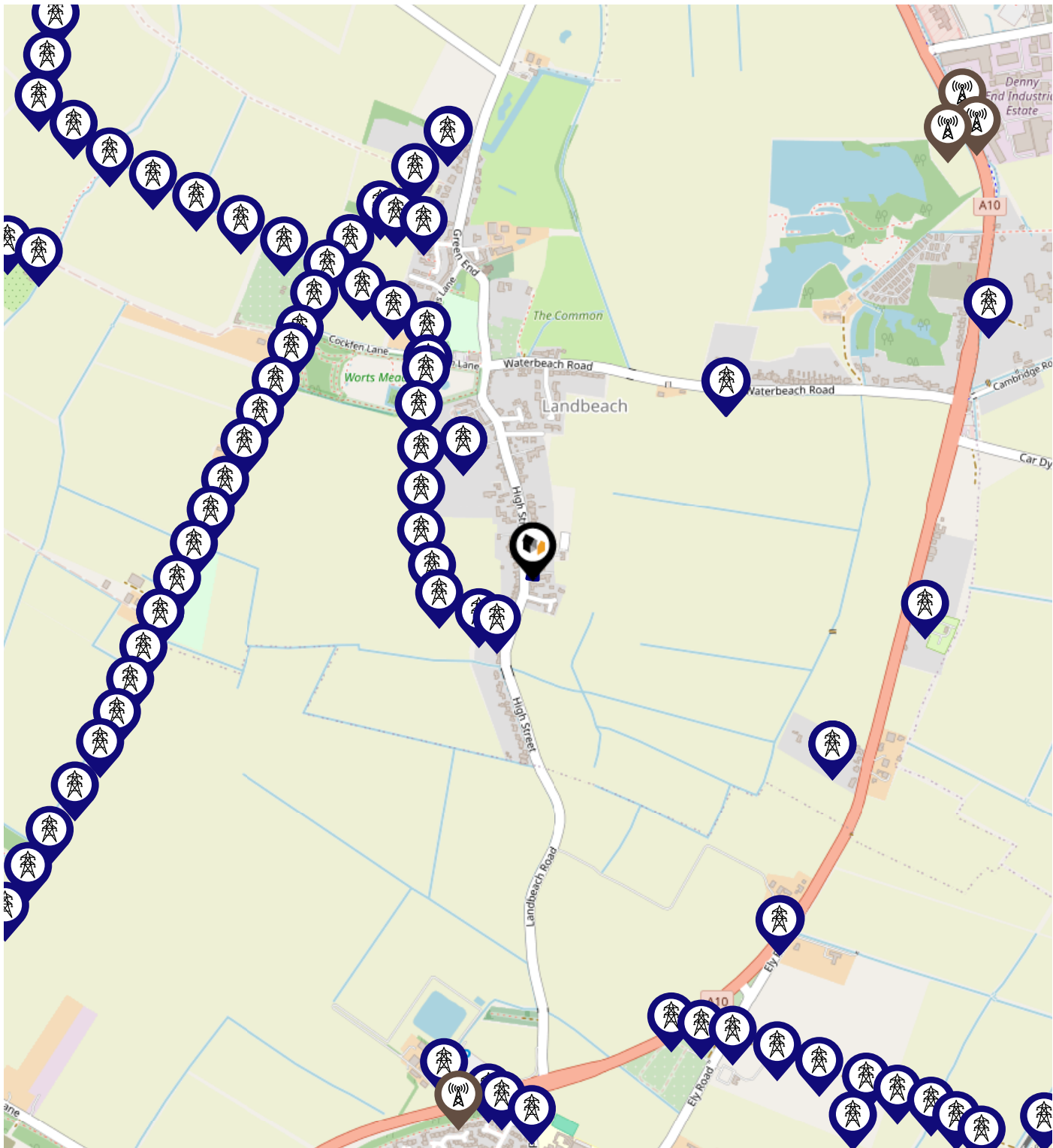


Primary Classifications (Most Common Clay Types)

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

Local Area

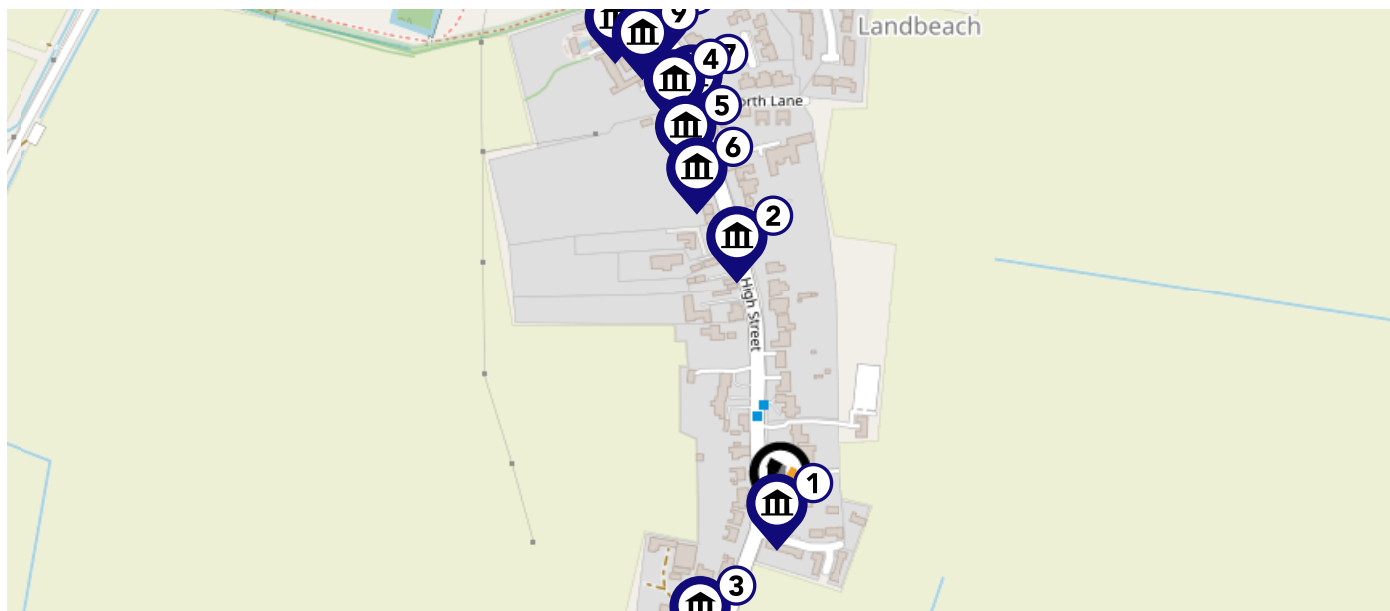
Masts & Pylons



Key:

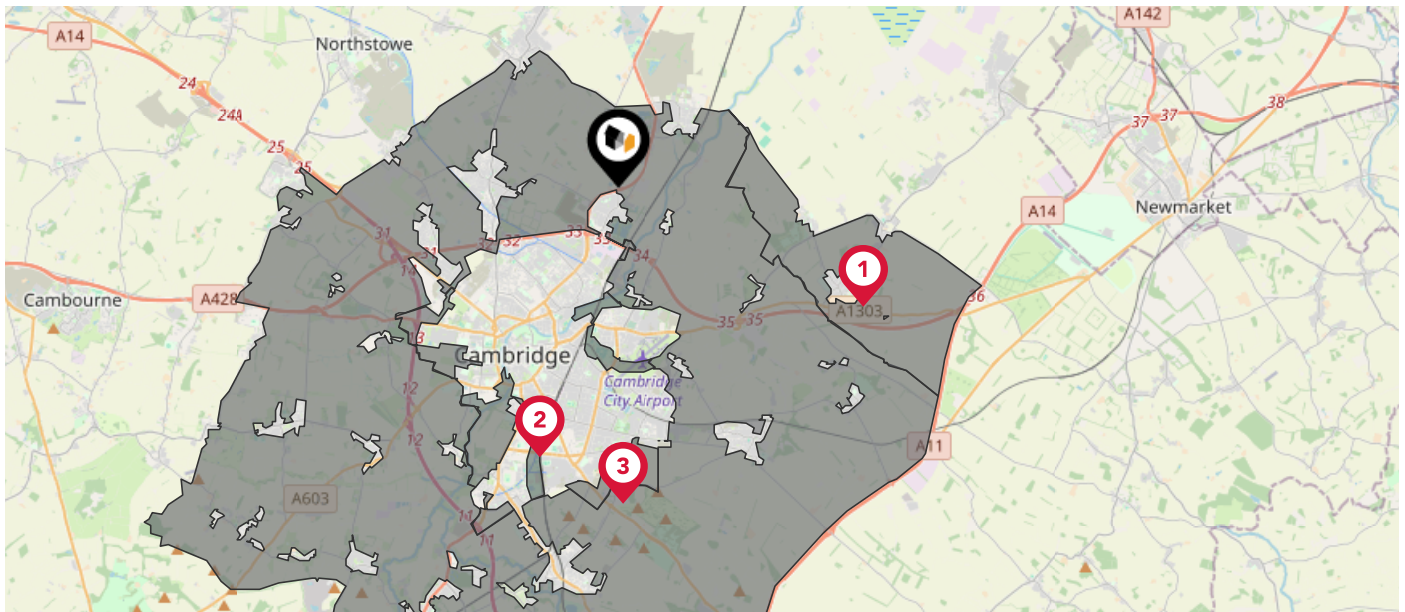
-  Power Pylons
-  Communication Masts

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



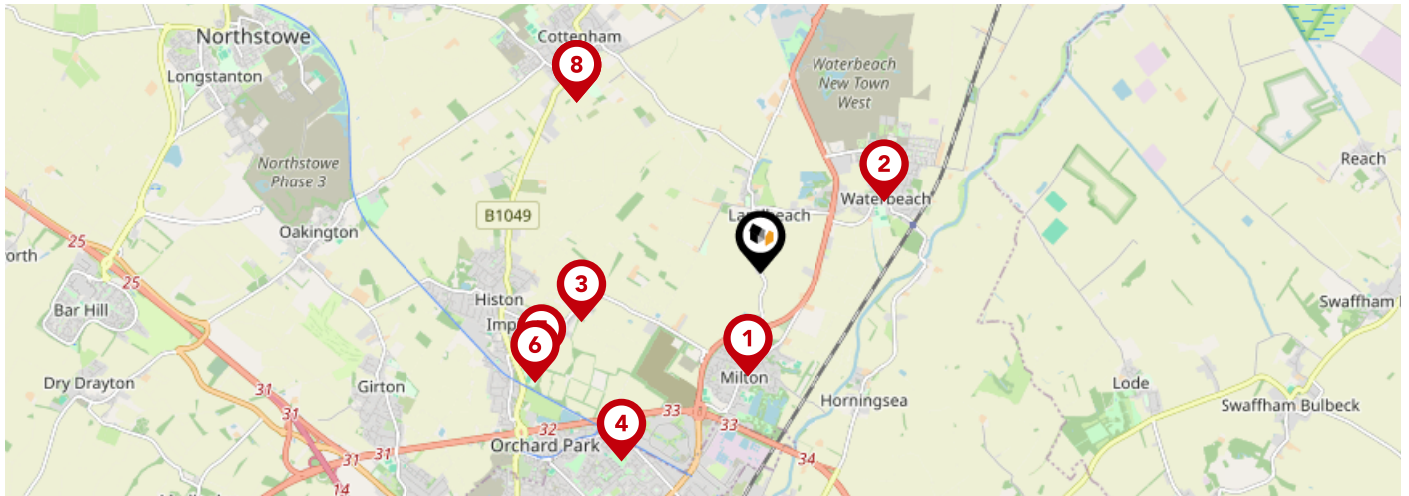
Listed Buildings in the local district		Grade	Distance
	1127389 - The Limes	Grade II	0.0 miles
	1179122 - Glebe Cottage	Grade II	0.1 miles
	1179106 - Baptist Chapel	Grade II	0.1 miles
	1179081 - The Black Bull	Grade II	0.2 miles
	1119754 - 22, High Street	Grade II	0.2 miles
	1127386 - 34, High Street	Grade II	0.2 miles
	1127388 - The Plague House	Grade II	0.2 miles
	1302149 - Worts Farmhouse	Grade II	0.3 miles
	1061325 - Worts Farm Granary	Grade II	0.3 miles
	1127387 - 21, High Street	Grade II	0.3 miles

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

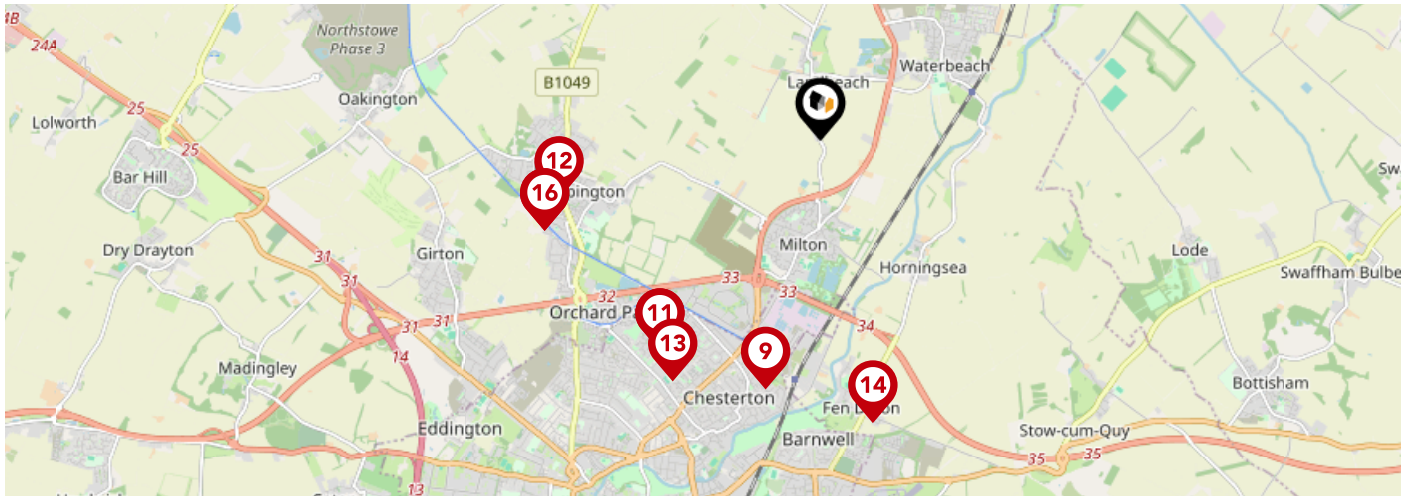


Nearby Green Belt Land

-  Cambridge Green Belt - East Cambridgeshire
-  Cambridge Green Belt - South Cambridgeshire
-  Cambridge Green Belt - Cambridge



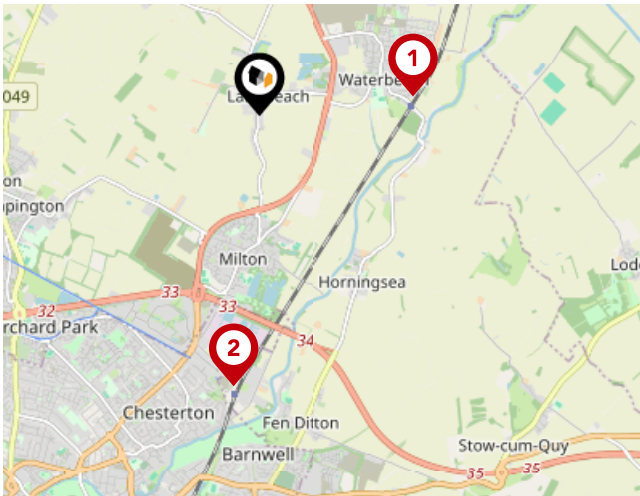
		Nursery	Primary	Secondary	College	Private
1	Milton Church of England Primary School Ofsted Rating: Good Pupils: 313 Distance:0.94	☐	☒	☐	☐	☐
2	Waterbeach Community Primary School Ofsted Rating: Good Pupils: 516 Distance:1.3	☐	☒	☐	☐	☐
3	Hope Tree School Ofsted Rating: Requires improvement Pupils: 17 Distance:1.67	☐	☐	☒	☐	☐
4	Cambridge Regional College Ofsted Rating: Good Pupils:0 Distance:2.12	☐	☐	☒	☐	☐
5	Impington Village College Ofsted Rating: Good Pupils: 1432 Distance:2.16	☐	☐	☒	☐	☐
6	The Cavendish School Ofsted Rating: Outstanding Pupils: 99 Distance:2.26	☐	☐	☒	☐	☐
7	Cottenham Village College Ofsted Rating: Good Pupils: 877 Distance:2.28	☐	☐	☒	☐	☐
8	The Centre School Ofsted Rating: Good Pupils: 134 Distance:2.28	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Shirley Community Primary School Ofsted Rating: Good Pupils: 348 Distance:2.3	☐	☒	☐	☐	☐
	King's Hedges Nursery School Ofsted Rating: Good Pupils: 68 Distance:2.39	☒	☐	☐	☐	☐
	Kings Hedges Primary School Ofsted Rating: Good Pupils: 398 Distance:2.39	☐	☒	☐	☐	☐
	Histon and Impington Brook Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:2.43	☐	☒	☐	☐	☐
	The Grove Primary School Ofsted Rating: Good Pupils: 245 Distance:2.56	☐	☒	☐	☐	☐
	Fen Ditton Primary School Ofsted Rating: Good Pupils: 146 Distance:2.6	☐	☒	☐	☐	☐
	Histon Early Years Centre Ofsted Rating: Good Pupils: 102 Distance:2.63	☒	☐	☐	☐	☐
	Histon and Impington Park Primary School Ofsted Rating: Good Pupils: 344 Distance:2.63	☐	☒	☐	☐	☐

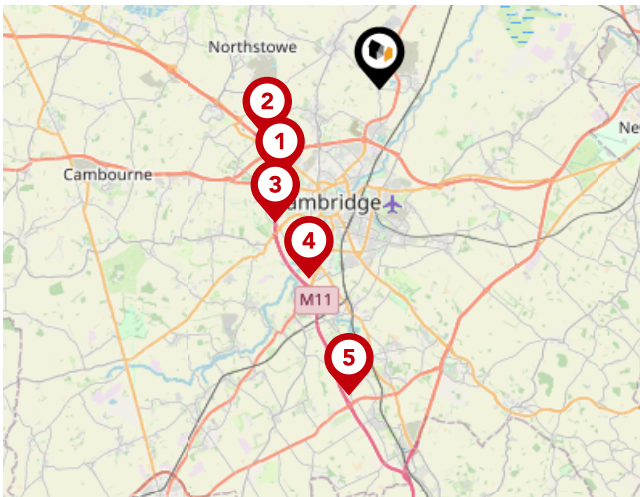
Area

Transport (National)



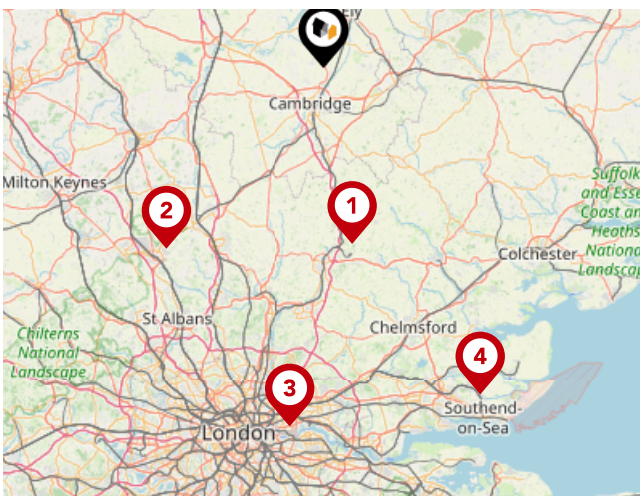
National Rail Stations

Pin	Name	Distance
1	Waterbeach Rail Station	1.41 miles
2	Cambridge North Rail Station	2.46 miles
3	Cambridge Rail Station	4.68 miles



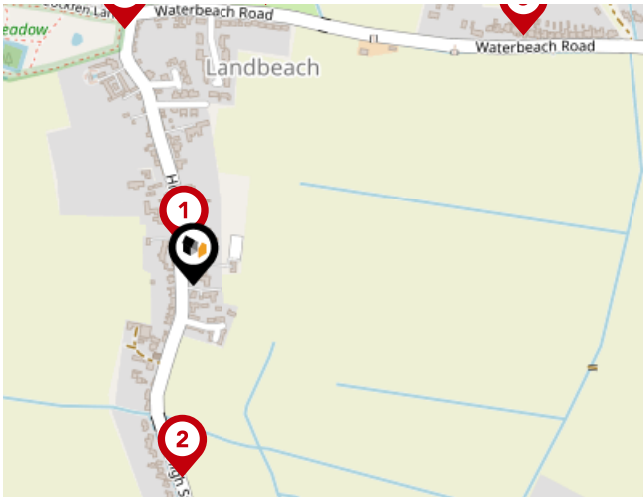
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	4.92 miles
2	M11 J14	4.47 miles
3	M11 J12	6.16 miles
4	M11 J11	7.35 miles
5	M11 J10	11.21 miles



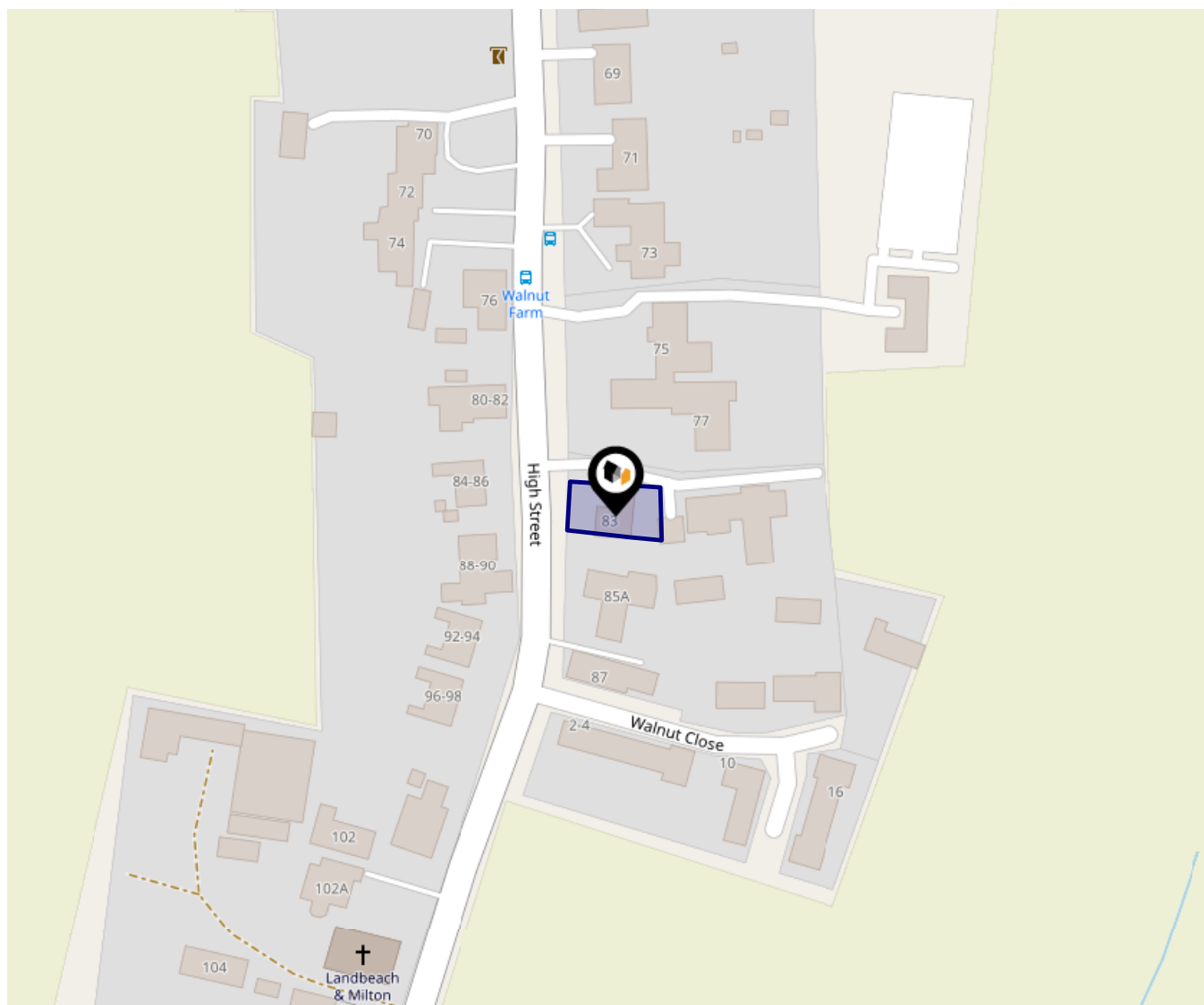
Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	25.97 miles
2	Luton Airport	34.9 miles
3	Silvertown	52.55 miles
4	Southend-on-Sea	53.05 miles



Bus Stops/Stations

Pin	Name	Distance
1	Walnut Farm	0.04 miles
2	High Street	0.22 miles
3	Cockfen Lane	0.3 miles
4	Matthew Parker Close	0.33 miles
5	Manor House	0.47 miles



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

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

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

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