



See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 02nd July 2025



**WHITTLESFORD ROAD, LITTLE SHELFORD, CAMBRIDGE,
CB22**

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk



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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,238 ft ² / 208 m ²		
Plot Area:	0.14 acres		
Year Built :	Before 1900		
Council Tax :	Band G		
Annual Estimate:	£4,024		
Title Number:	CB285426		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	Little Shelford	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	5	78	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **9 Ley Grove Cottages Whittlesford Road Little Shelford Cambridge CB22 5EW**

Reference - S/0308/16/FL	
Decision:	Decided
Date:	02nd February 2016
Description:	Extension and remodelling existing extension

Planning records for: **1 Whittlesford Road Little Shelford Cambridgeshire CB22 5EW**

Reference - 24/1161/TTCA	
Decision:	Decided
Date:	15th October 2024
Description:	FIVE DAY NOTICE: Two Sycamores adjacent to wall on Whittlesford Road - Decay at base - likely to fall over wall and on to road. One tree fallen from similar area on 27th September.

Planning records for: **10 Whittlesford Road Little Shelford CB22 5EW**

Reference - 21/0851/TTCA	
Decision:	Decided
Date:	13th July 2021
Description:	Elder (T1) - fell, the tree is an overgrown self-set

Reference - S/1418/17/TC	
Decision:	Decided
Date:	24th April 2017
Description:	Tree works remove a Norway Spruce - See Application for more details

Planning records for: **16A Whittlesford Road Little Shelford Cambridgeshire CB22 5EW**

Reference - 25/0513/TTCA
Decision: Awaiting decision
Date: 27th May 2025
Description: T5 - Populus Poplar (24 Months) Reduce tree crown by 5 meters. T12 - Populus Poplar (12 Months) Reduce tree crown by 5 meters. T13 - Populus Poplar (12 Months) Reduce tree crown by 5 meters. T14 - Populus Poplar (12 Months) Reduce tree crown by 5 meters. T15 - Populus Poplar (12 Months) Reduce tree crown by 5 meters (12 Months). T9 - Acer pseudoplatanus (Sycamore) Remove tree. No replacement needed.
Reference - 21/0850/TTCA
Decision: Decided
Date: 13th July 2021
Description: Silver Birch (T1) - fell as the tree is dead/dying
Reference - S/0824/18/TC
Decision: Decided
Date: 01st March 2018
Description: Norway Maple - fell
Reference - 20/1405/TTCA
Decision: Decided
Date: 01st June 2020
Description: Larch (T1) - reduce height by up to 3m. Too close to the house to allow to fully mature. Silver birch (T2) - fell. Dead/dying Sweet Chestnut (T3) - hard reduction of lower fractured limb to reduce the weight by cutting back by 2-3 mtrs. Also, end weight reduction of a higher limb which has an old wound on the upper surface, by cutting back by 1-2 mtrs.

Planning records for: **16A Whittlesford Road Little Shelford Cambridge Cambridgeshire CB22 5EW**

Reference - S/2248/11	
Decision:	Decided
Date:	04th November 2011
Description:	Discharge of Condition No 3 on P/A S/0210/11*****

Planning records for: **16 Whittlesford Road Little Shelford Cambridgeshire CB22 5EW**

Reference - 25/0265/TTCA	
Decision:	Decided
Date:	10th March 2025
Description:	Large Beech - Remove

Reference - 23/0935/TTCA	
Decision:	Decided
Date:	22nd August 2023
Description:	T1 Dead Poplar, Fell.T2 Mature Poplar, Reduce canopy by 4m and prune to shape and balance. T3 Dead Scots Pine, Fell.T4 Dead Cherry, Fell.T5 Crown lift canopy on 2 Horse chestnut trees over neighbouring drive way by 4/5m to improve access.T6 Crown reduce Lime tree by 3m with a view to phase fell this tree over a 4/5 year period due the the cracking on the property. T7 Reduce the side of the canopy on the yew tree over the car park area by 1m and prune to shape. T8 Atlantic cedar, dead wood.T9 Atlantic cedar, dead wood.

Reference - 23/0938/TTCA	
Decision:	Decided
Date:	22nd August 2023
Description:	T1 1 x Conifer remove to ground levelT2 1 x Conifer remove to ground levelT3 1 x Plum remove to ground level

Planning records for: **Boundry Of Parish Council Grassed Area And 24 Whittlesford Road Little Shelford Cambridge Cambridgeshire CB22 5EW**

Reference - S/0677/18/TC	
Decision:	Decided
Date:	20th February 2018
Description:	The big trees outside 24 Whittlesford Road (and 26 Whittlesford road) were taken down by the parish council as they had a fungal disease on them and were not safe apparently. The root from the big tree outside 24 Whittlesford Road has grown into 4 crooked branches that have grown quite tall and also along the ground. It grows between the boundary of 24 Whittlesford rd and the grass area owned by the parish council (grass area near the footpath and road). We are hoping to tidy up the area with some bushes and think these crooked branches/trees need taking down down to tidy the area up and also are worried they are not safe (as they grew not very straight out to the side when the big tree was attached to them) and also are growing from the old stump that has rotten down and is not stable ground. There are so many big trees around our property that.t need the space.

Planning records for: **26 Whittlesford Road Little Shelford Cambridge Cambridgeshire CB22 5EW**

Reference - S/3524/16/FL	
Decision:	Decided
Date:	15th December 2016
Description:	Two storey side extension

Planning records for: **28 Whittlesford Road Little Shelford Cambridge Cambridgeshire CB22 5EW**

Reference - S/2152/12/FL	
Decision:	Decided
Date:	16th October 2012
Description:	Two storey side & single storey front and rear extensions (Revised)

Reference - S/1472/15/FL	
Decision:	Decided
Date:	09th June 2015
Description:	Erection of single storey extensions to front and rear of dwelling.

Planning records for: **28 Whittlesford Road Little Shelford Cambridge Cambridgeshire CB22 5EW**

Reference - S/1504/12/FL	
Decision:	Decided
Date:	20th July 2012
Description:	Two storey side rear extension and single storey front & rear extensions

Reference - S/2412/16/NM	
Decision:	Decided
Date:	10th September 2016
Description:	Non material amendment of planning permission S/1472/15/FL

Planning records for: **32 Whittlesford Road Little Shelford Cambridge CB22 5EW**

Reference - S/1833/11	
Decision:	Decided
Date:	13th September 2011
Description:	Two storey side extension with single storey rear extension

Planning records for: **34 Whittlesford Road Little Shelford Cambridge Cambridgeshire CB22 5EW**

Reference - S/1675/13/PH	
Decision:	Decided
Date:	31st July 2013
Description:	Single Storey Rear Extension

Planning records for: **34 Whittlesford Road Little Shelford Cambridgeshire CB22 5EW**

Reference - 23/1486/TTPO
Decision: Decided
Date: 04th December 2023
Description: Felling of Lime Tree in the garden of Number 4 Essex Gardens (T1). Fell due to proximity to property, and has outgrown its location. Tree location and size is now presenting a nuisance as discharge from the tree whilst in leaf is preventing any use or enjoyment of our entire garden from March to October. The issue is exacerbated in the case of No 4 as it has the largest tree and the shortest garden meaning the entire garden is shaded by the tree. The original TPO (12/85/SG) was put in place to protect a Group of 6 Lime Trees situated on the rear boundaries of 4, 5, 6 & 7 Essex Gardens which were deemed an important amenity feature in the locality. Two of the six protected trees, both in the gardens of No 7 (T5 & T6) have already been removed reducing the overall amenity value of the group. In addition the pollarding of this individual tree (for safety reasons) in 2017 has further diminished the amenity value this tree provides and its appearance is now no longer consistent with the 3 other remaining trees. The weakened joint which made the previous pollarding necessary continues to capture water and there are signs of further decay in this joint from which there are three major limbs which overhang the public footpath and the property. It could be possible to abate the nuisance the tree presents through - removal of several of the major limbs - this would cause extreme stress to the tree and would leave the resulting tree unbalanced - full pollarding - this would remove any residual amenity value the tree represents. As a result we are seeking to remove the tree and replace it with a suitable alternative. Given the challenge of siting any replacement in the current location I would be happy for the local authority to choose a suitable location for the replacement to ensure the amenity value is maximised.
Reference - S/1743/13/FL
Decision: Decided
Date: 07th August 2013
Description: Detached garage new boundary fence
Reference - 23/04634/HFUL
Decision: Withdrawn
Date: 04th December 2023
Description: Two storey side extension for Living Room, Utility, Bedroom and Home Office.
Reference - S/2204/13/PH
Decision: Decided
Date: 11th October 2013
Description: Conservatory

Planning records for: **34 Whittlesford Road Little Shelford Cambridgeshire CB22 5EW**

Reference - 23/04629/CLUED	
Decision:	Withdrawn
Date:	04th December 2023
Description:	Certificate of lawfulness under S191 for an existing single storey rear extension.

Reference - S/2315/13/LD	
Decision:	Decided
Date:	29th October 2013
Description:	Detached Garage

Planning records for: **40 Whittlesford Road Little Shelford Cambridge Cambridgeshire CB22 5EW**

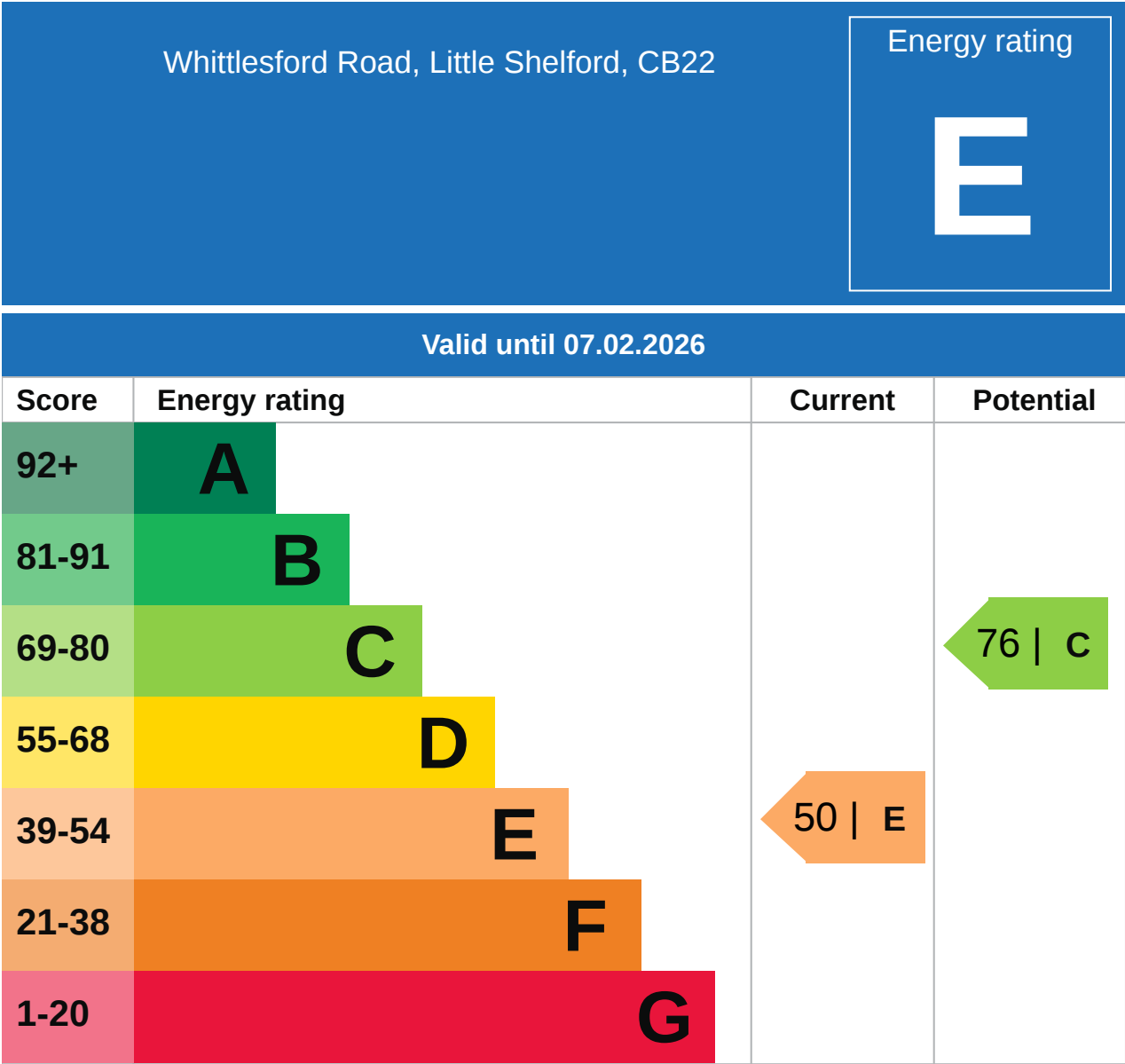
Reference - S/2271/13/FL	
Decision:	Decided
Date:	25th November 2013
Description:	Dropped Kerb and Hardstanding

Planning records for: **52 Whittlesford Road Little Shelford CB22 5EW**

Reference - 21/03565/CL2PD	
Decision:	Decided
Date:	03rd August 2021
Description:	Certificate of lawfulness under Section 192 for a proposed single storey rear extension

Planning records for: **54 Whittlesford Road Little Shelford Cambridgeshire CB22 5EW**

Reference - S/1336/08/F	
Decision:	Decided
Date:	01st August 2008
Description:	Erection of Sports Therapy Studio



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 installed before 2002
Previous Extension:	3
Open Fireplace:	1
Ventilation:	Natural
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Thatched
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 76% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	208 m ²

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

Gas central heating

Water Supply

Cambridge Water

Drainage

Anglian Water



Cooke Curtis & Co

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

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

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

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

Testimonial 1



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

Testimonial 2



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

Testimonial 3



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

Testimonial 4



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

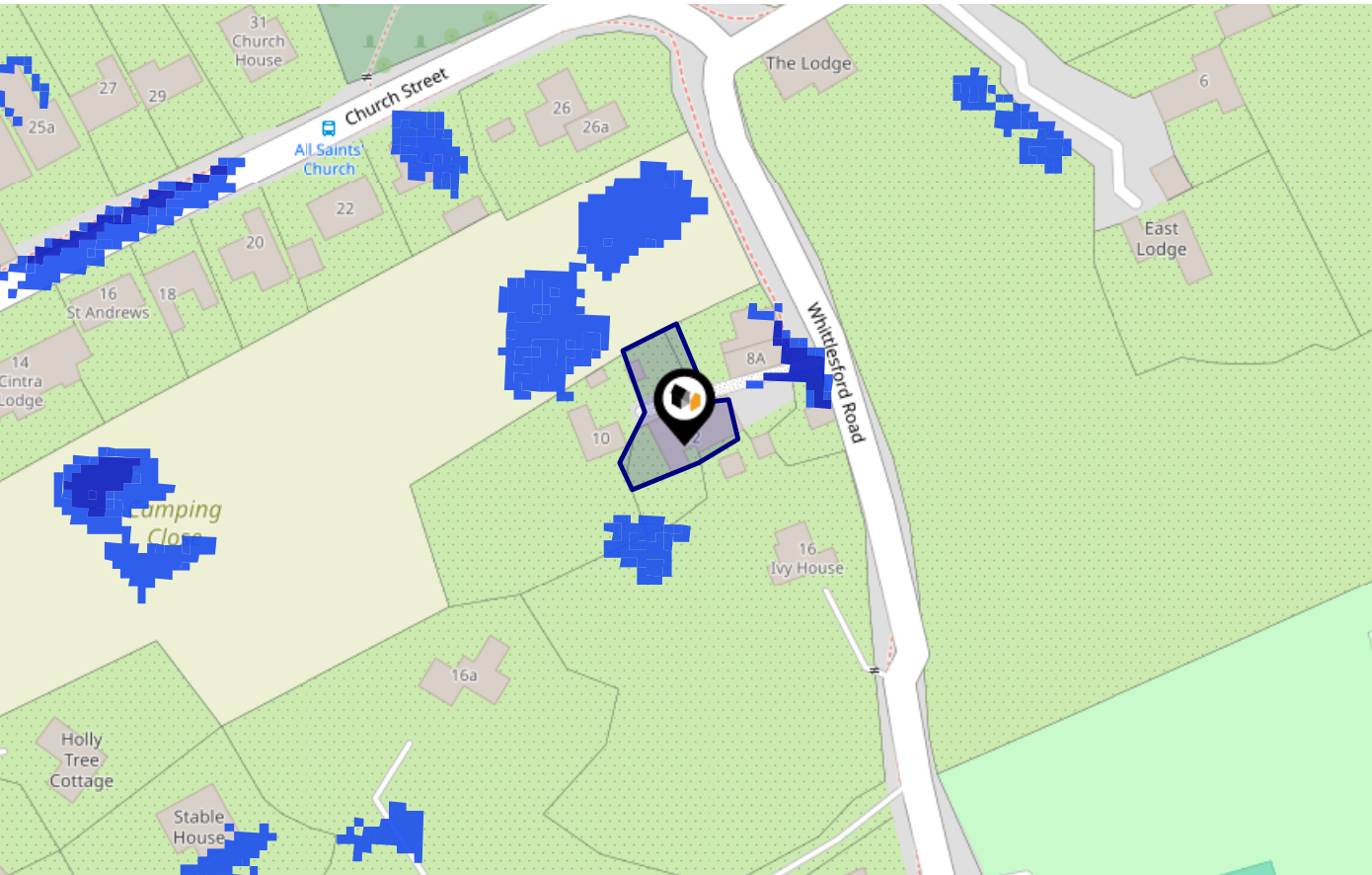


Flood Risk

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.

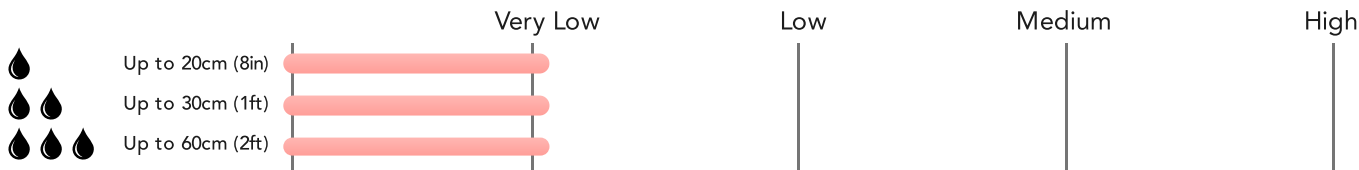


Risk Rating: Very low

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:

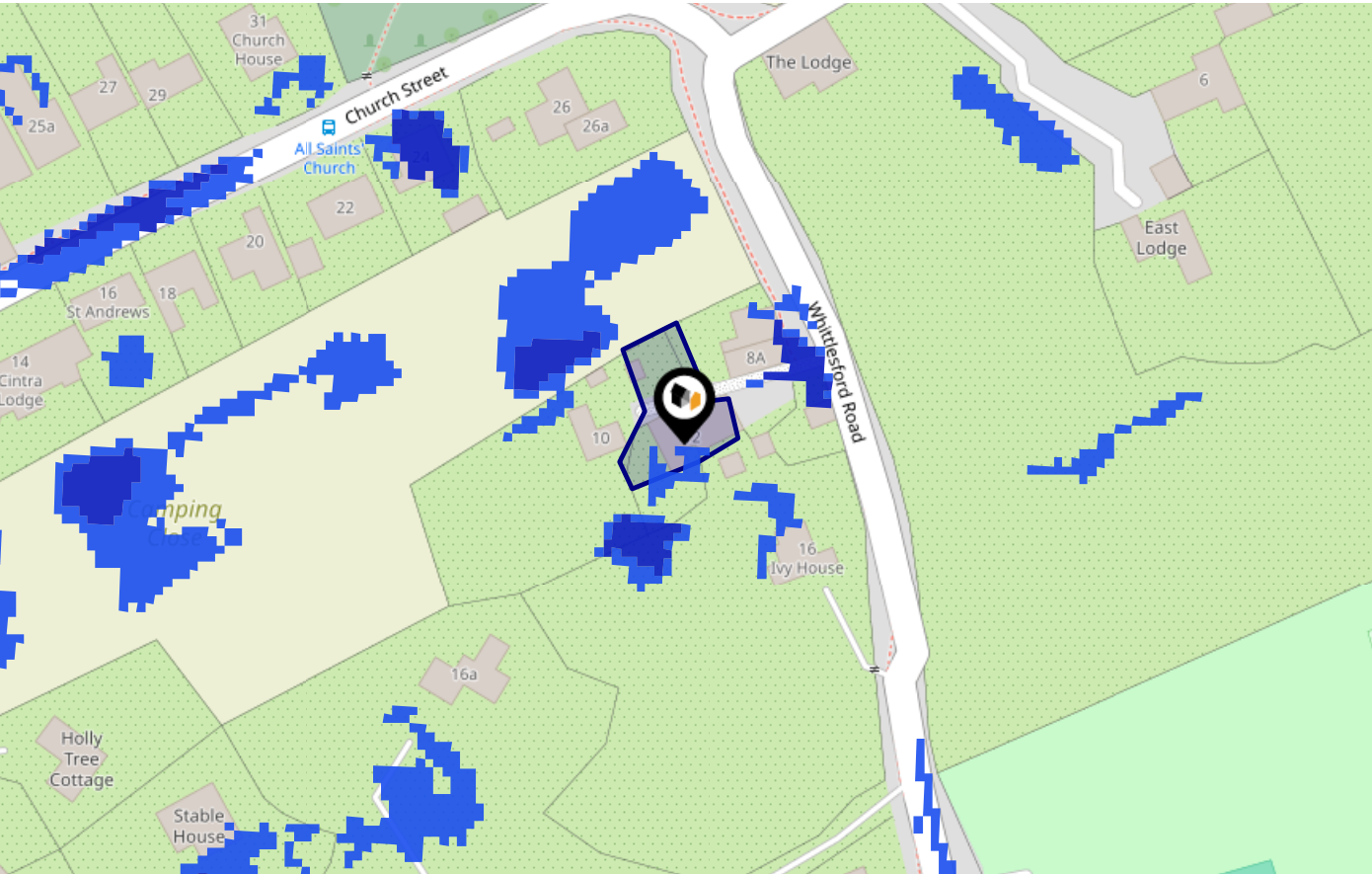


Flood Risk

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.

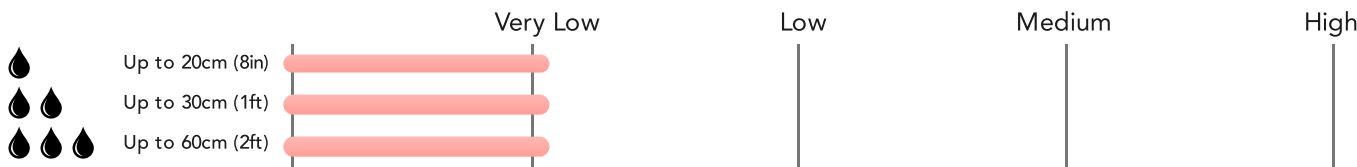


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Chance of flooding to the following depths at this property:

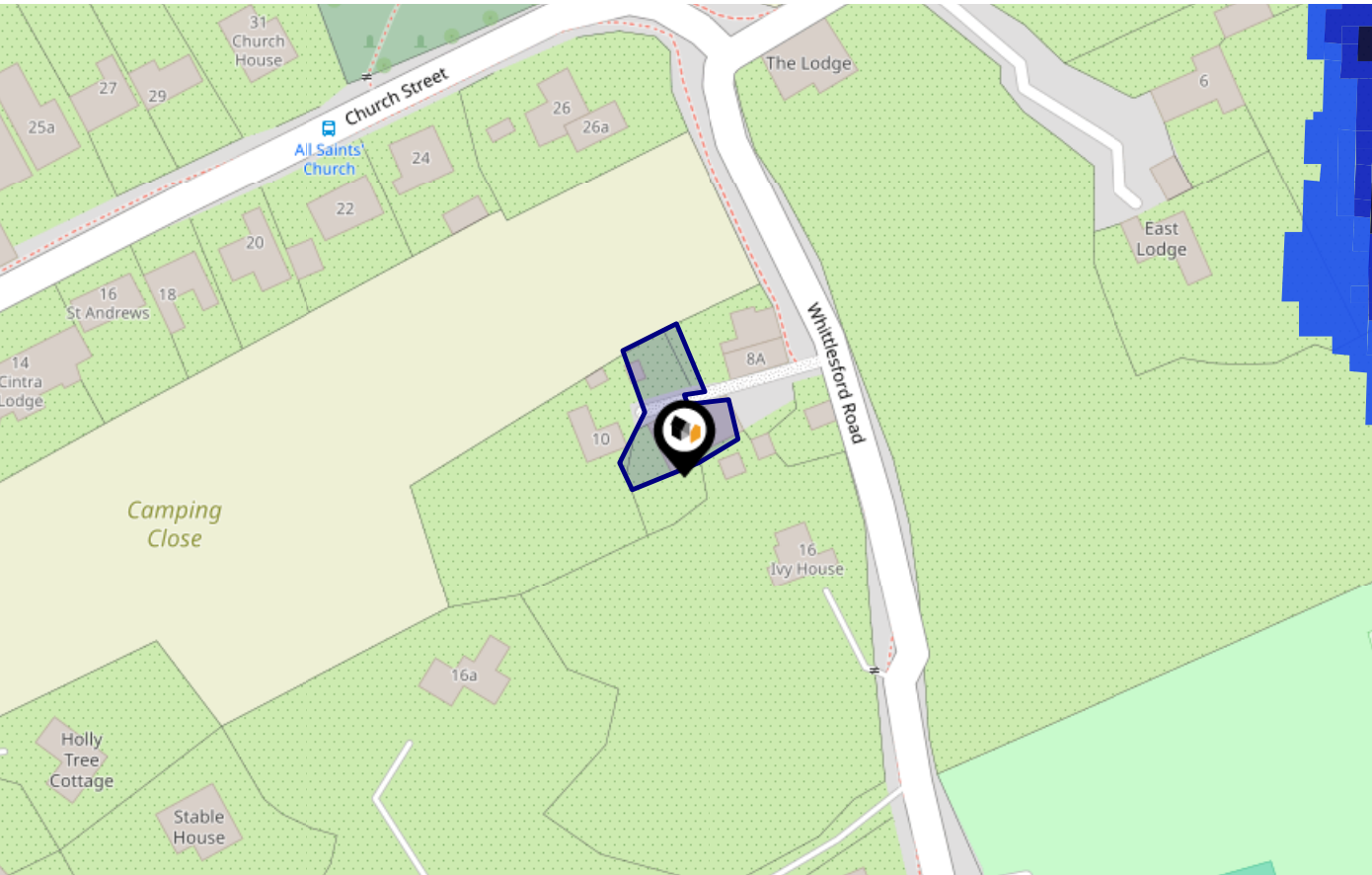


Flood Risk

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.

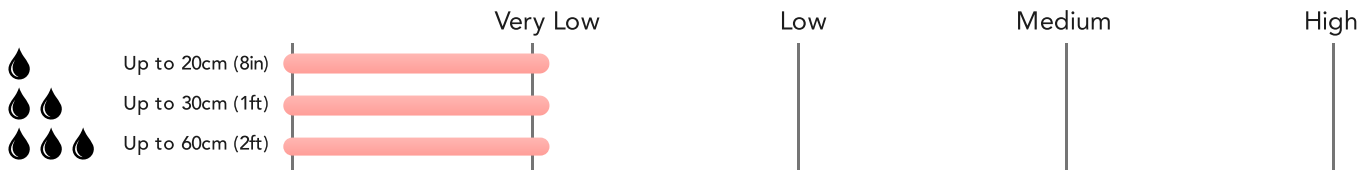


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

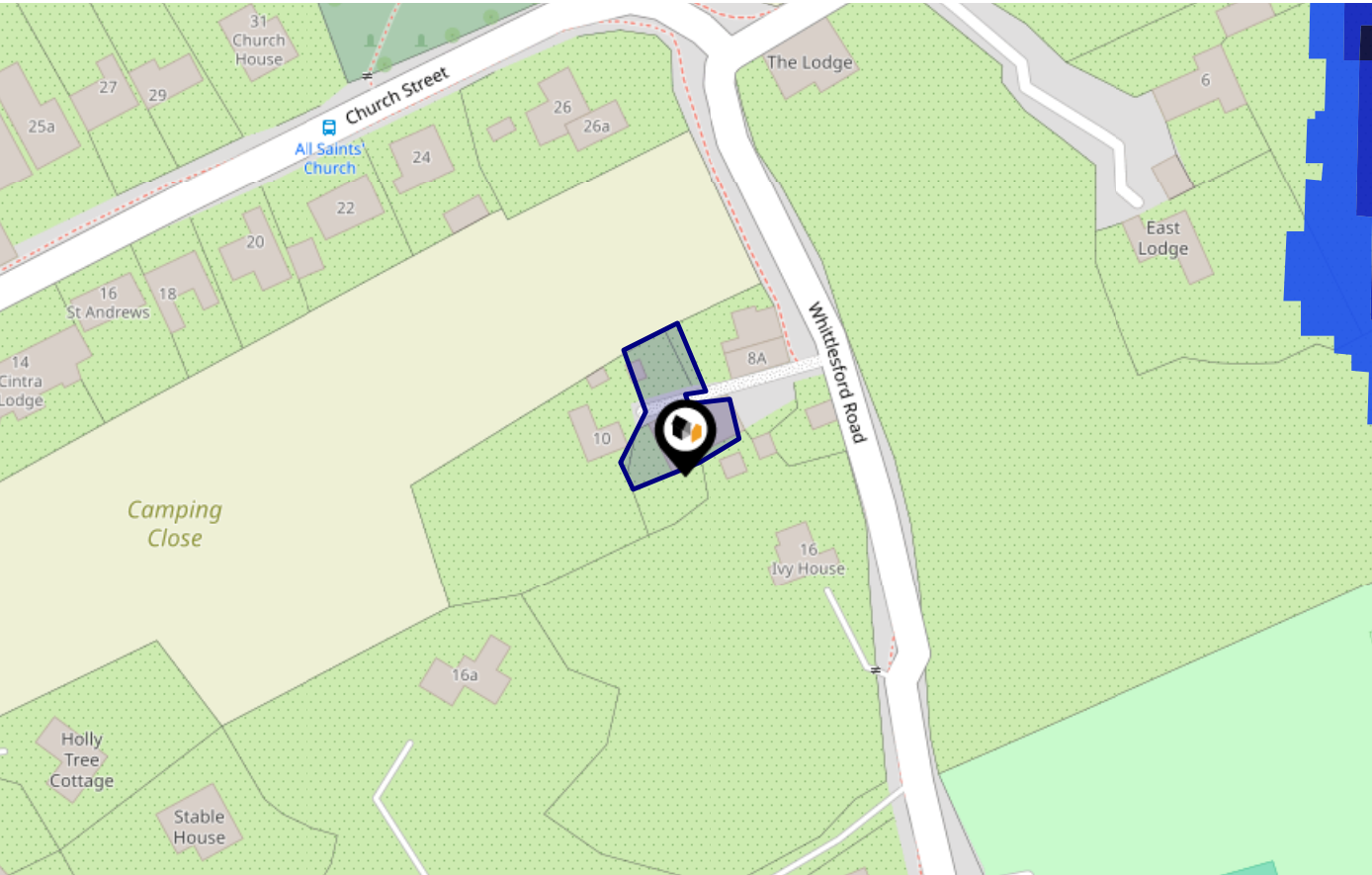


Flood Risk

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.

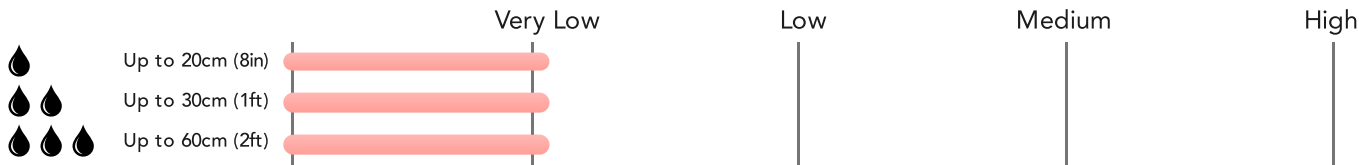


Risk Rating: Very low

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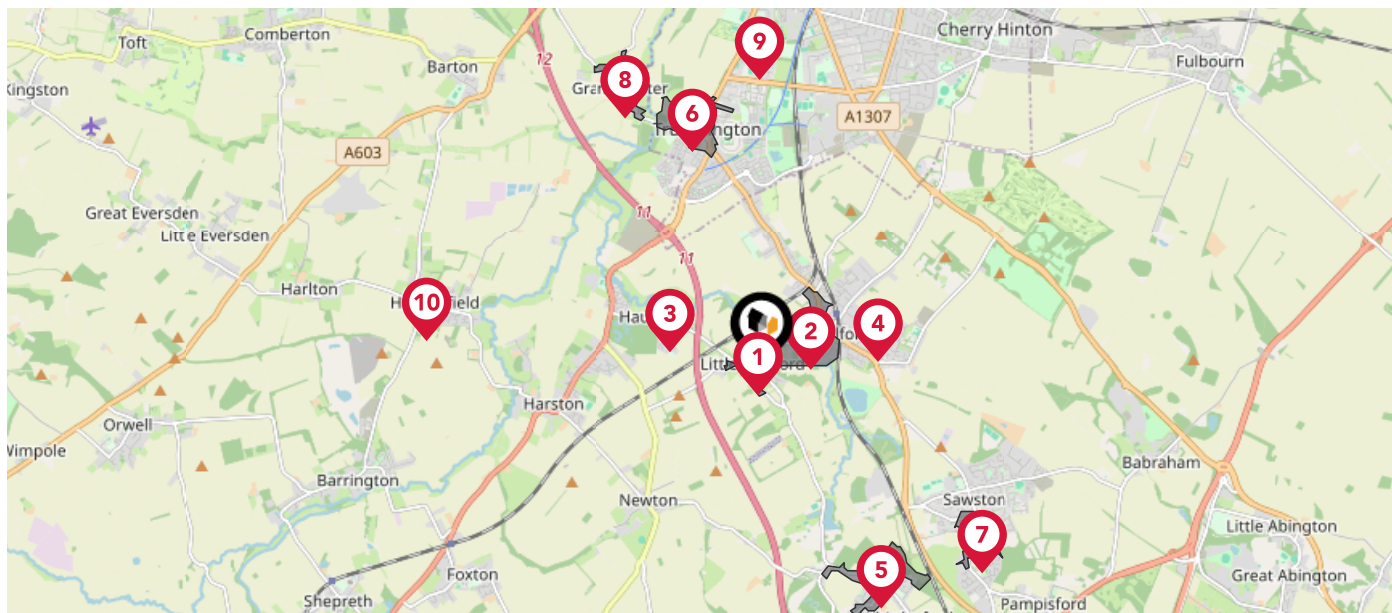


Maps

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



Little Shelford



Great Shelford



Hauxton



Stapleford



Whittlesford



Trumpington



Sawston



Grantchester



Barrow Road



Haslingfield

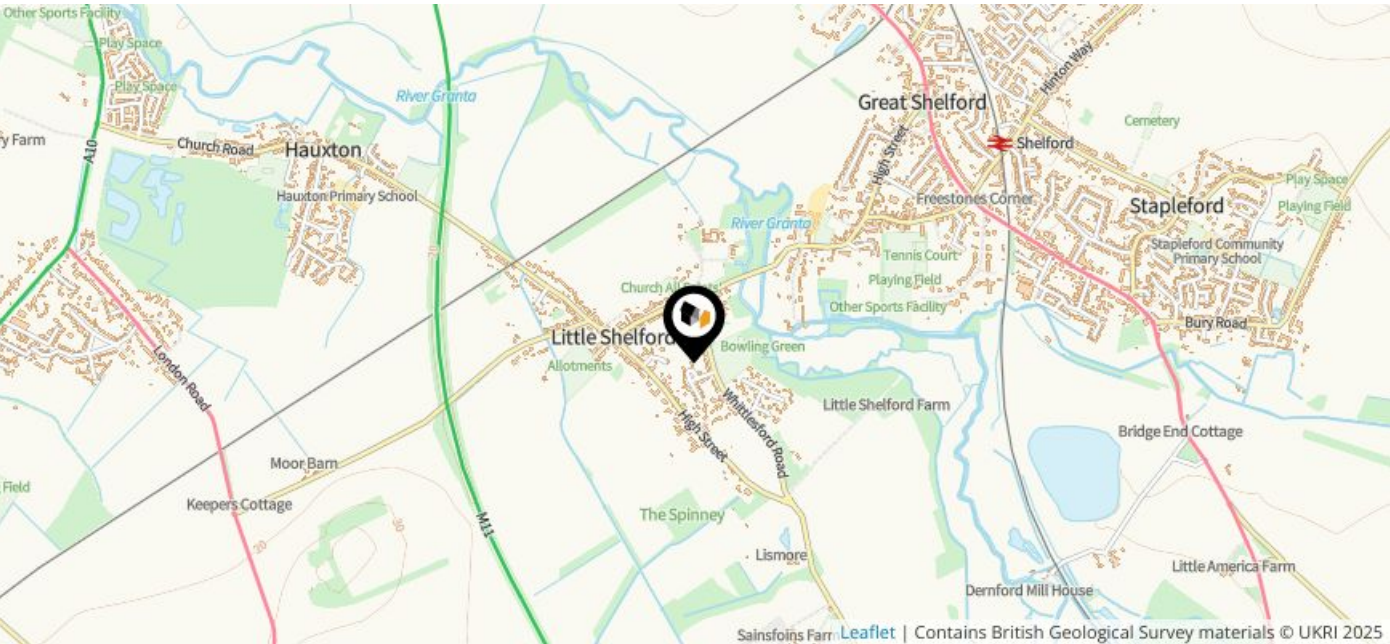
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Shelford Tip-Shelford	Historic Landfill	
2	Newton Road-Whittlesford	Historic Landfill	
3	Sindalls-Sawston	Historic Landfill	
4	Hill Trees-Stapleford	Historic Landfill	
5	Eastern County Leather-Sawston	Historic Landfill	
6	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill	
7	Land off Station Road West-Station Road, Whittlesford	Historic Landfill	
8	Home Farm-Babraham, Cambridge	Historic Landfill	
9	Old Chalk Pit (Parish Clunch Pit)-Foxton	Historic Landfill	
10	Old Chalk Pit-Foxton	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



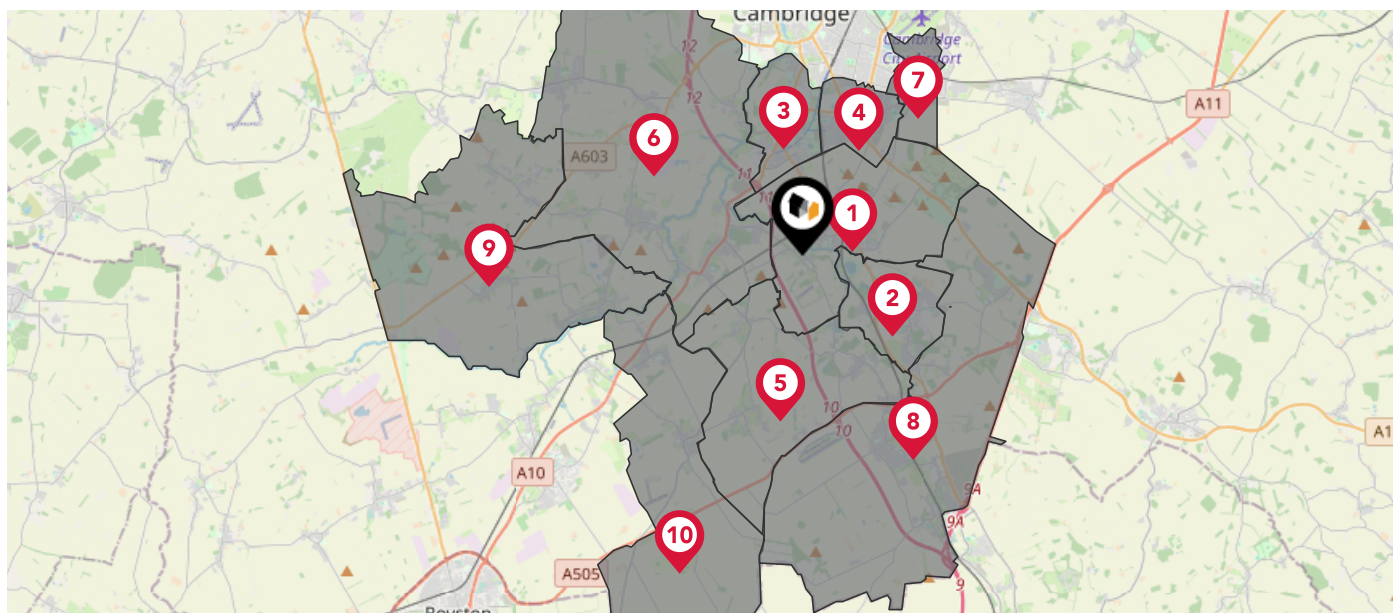
Mine Entry

- ✕ 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

Shelford Ward

2

Sawston Ward

3

Trumpington Ward

4

Queen Edith's Ward

5

Whittlesford Ward

6

Harston & Comberton Ward

7

Cherry Hinton Ward

8

Duxford Ward

9

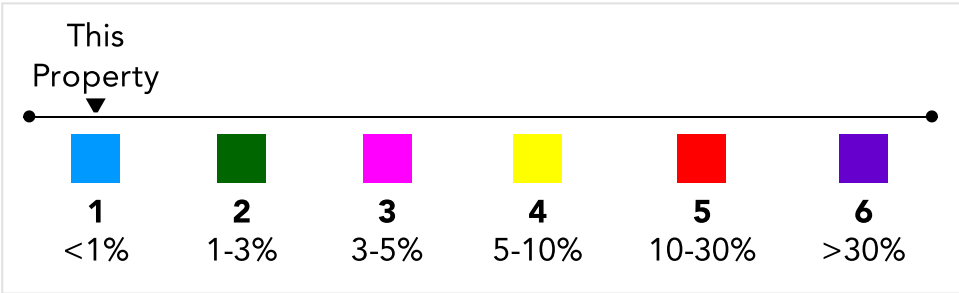
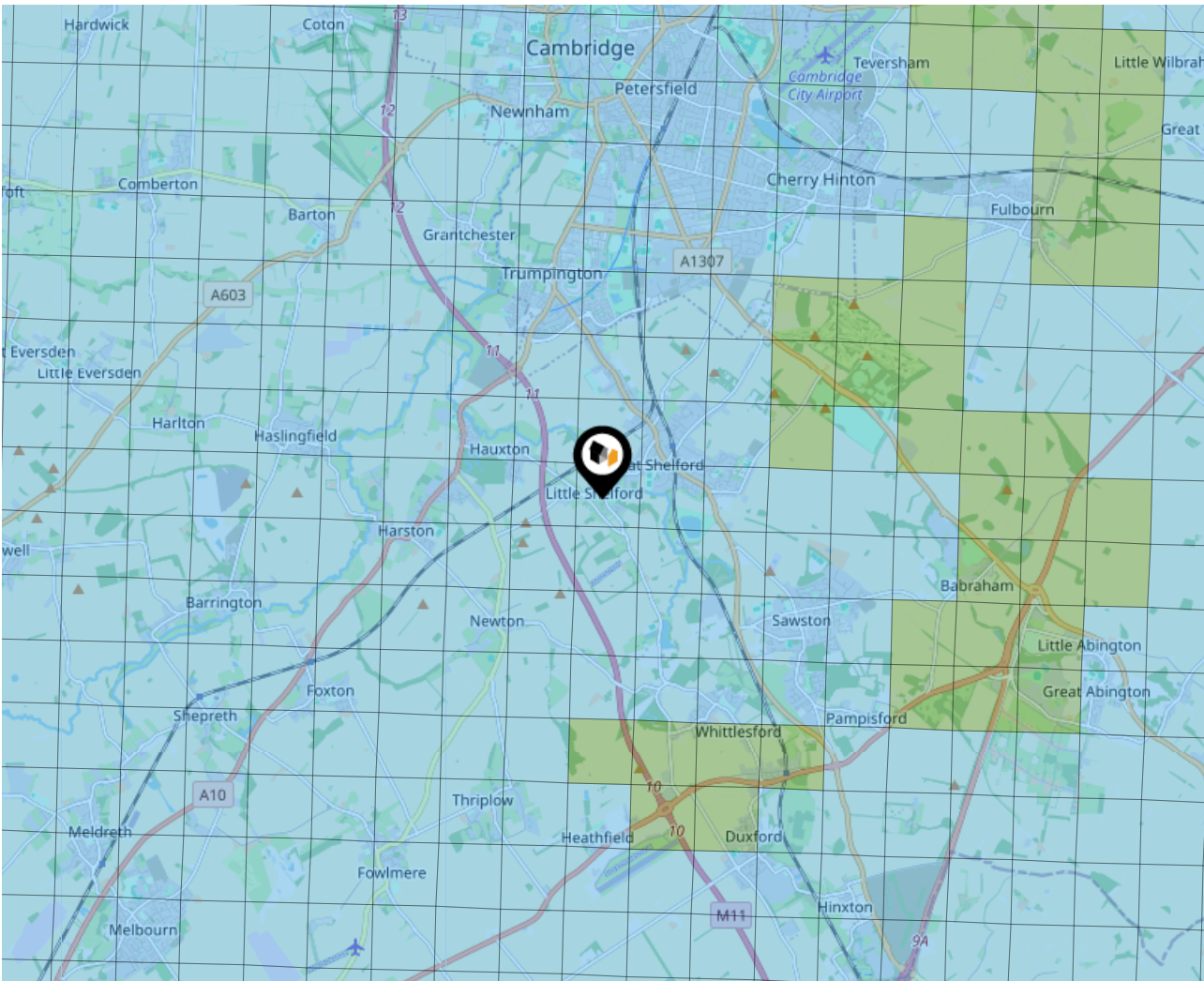
Barrington Ward

10

Foxton Ward

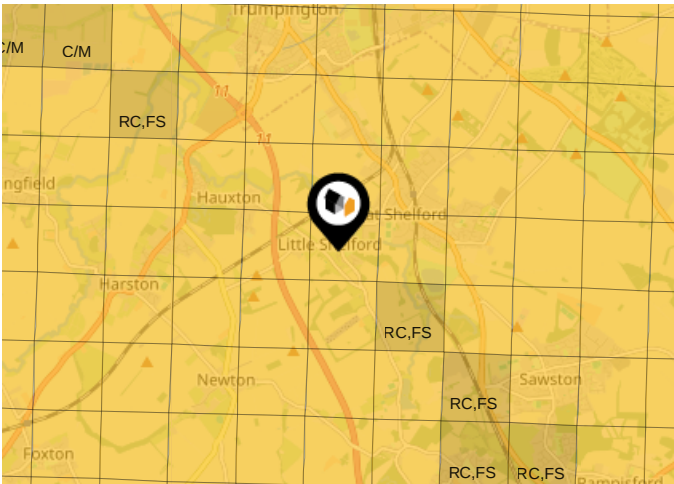
What is Radon?

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:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE

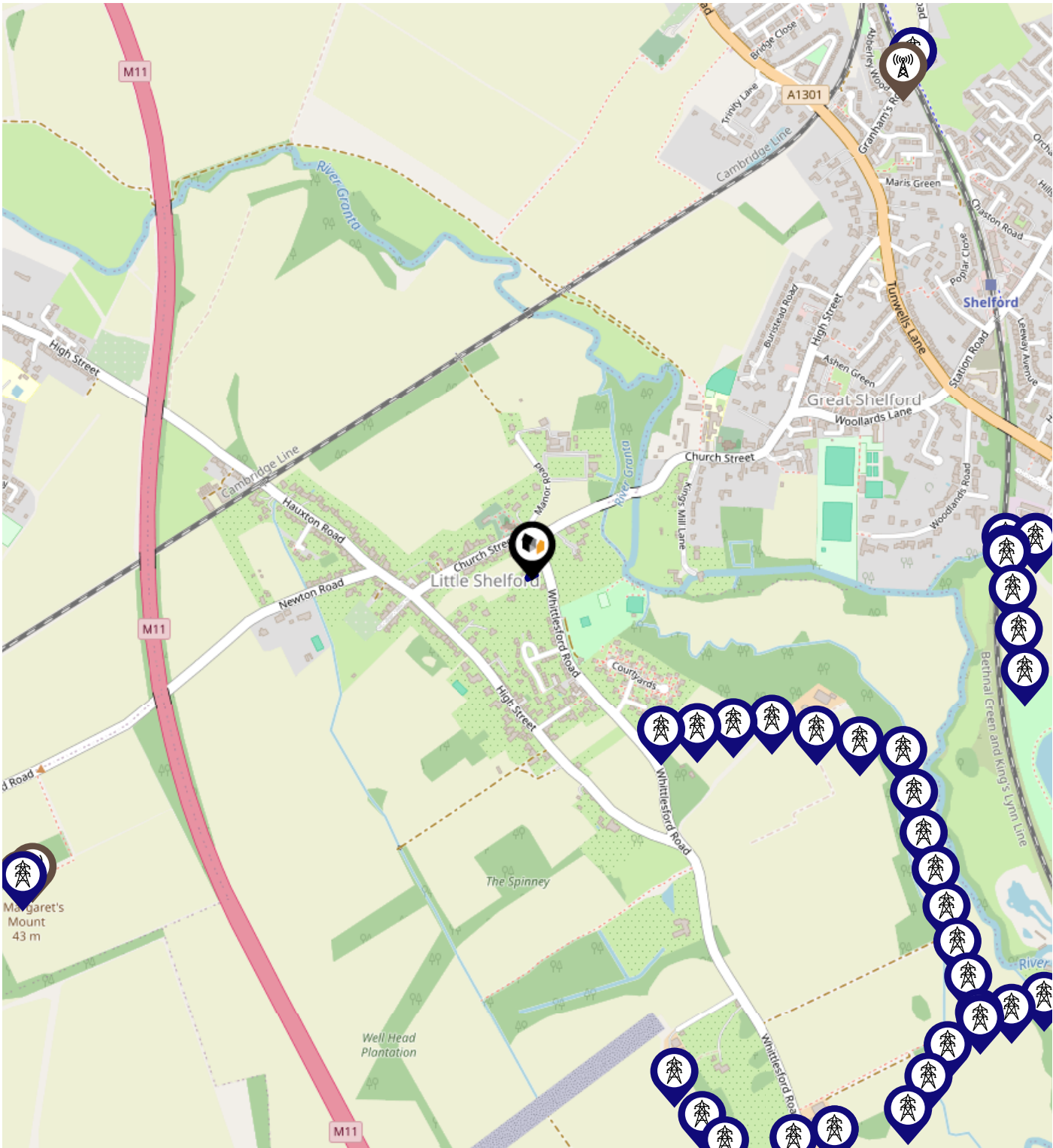


Primary Classifications (Most Common Clay Types)

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

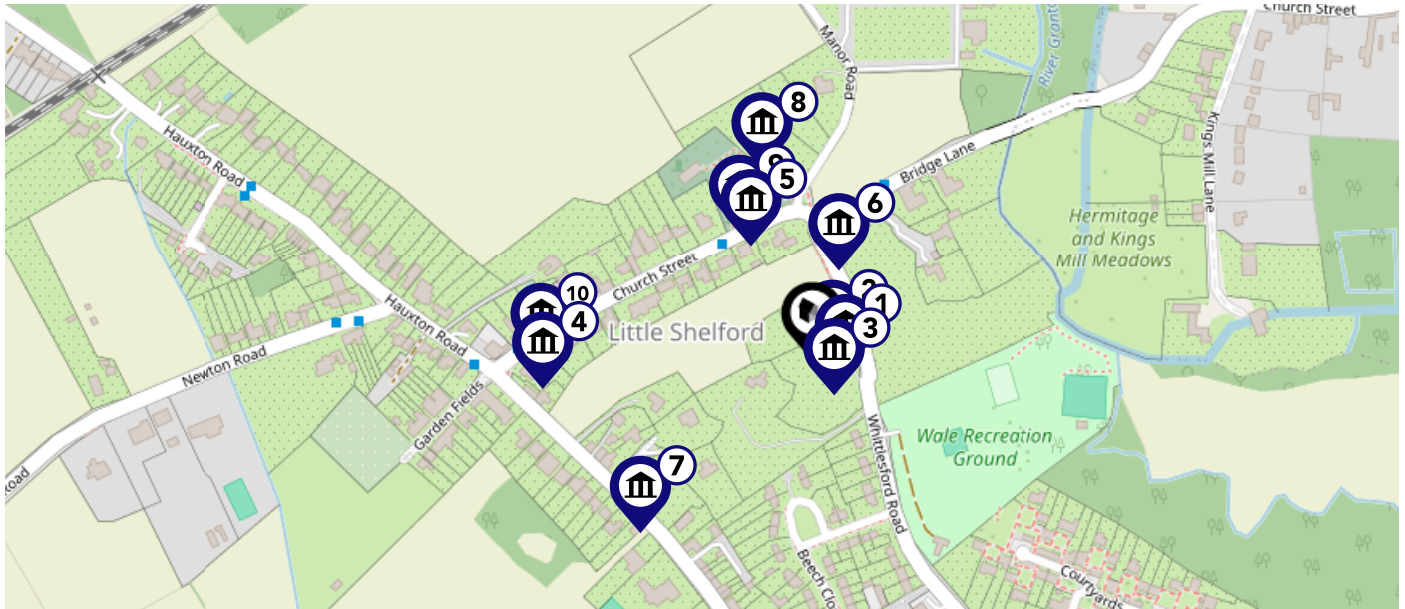
Masts & Pylons



Key:

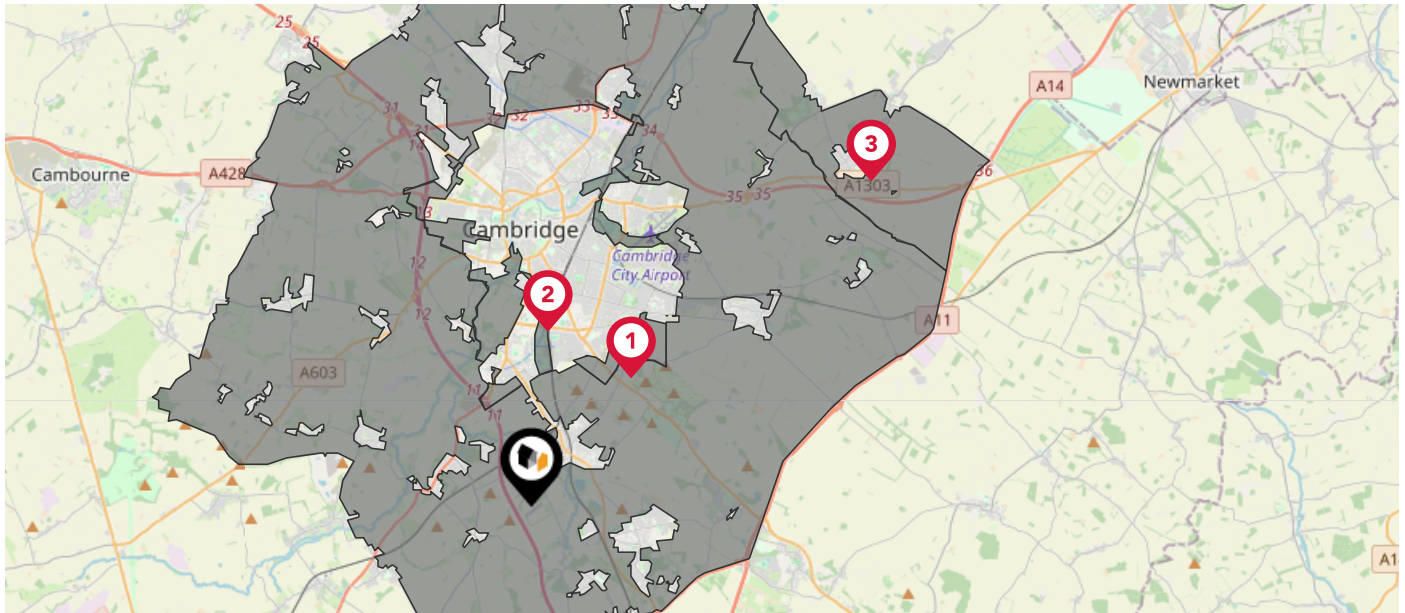
-  Power Pylons
-  Communication Masts

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
	1127853 - Milestone At Number 16 Whittlesford Road	Grade II	0.0 miles
	1331086 - 14, Whittlesford Road	Grade II	0.0 miles
	1165003 - Ivy Cottage	Grade II	0.0 miles
	1164864 - 6, Church Street	Grade II	0.1 miles
	1127843 - Cross In Churchyard Of Church Of All Saints	Grade II	0.1 miles
	1165010 - The Old House	Grade II	0.1 miles
	1317569 - King's Farmhouse	Grade II	0.1 miles
	1164855 - 33, Church Street	Grade II	0.1 miles
	1164832 - Church Of All Saints	Grade II	0.1 miles
	1127842 - 7, Church Street	Grade II	0.1 miles

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



Nearby Green Belt Land



Cambridge Green Belt - Cambridge



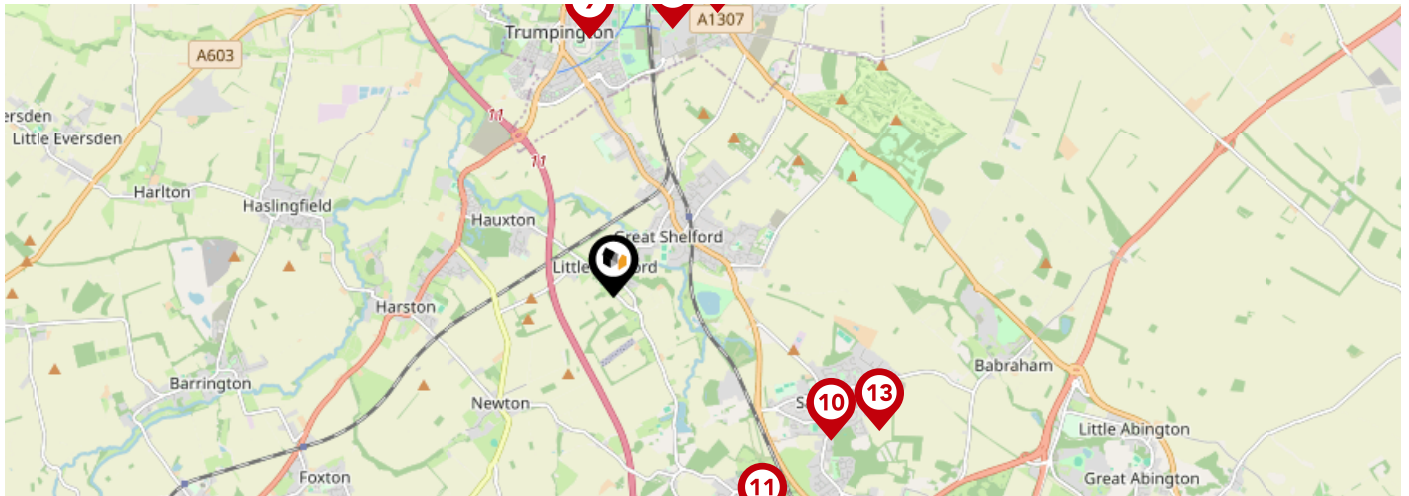
Cambridge Green Belt - South Cambridgeshire



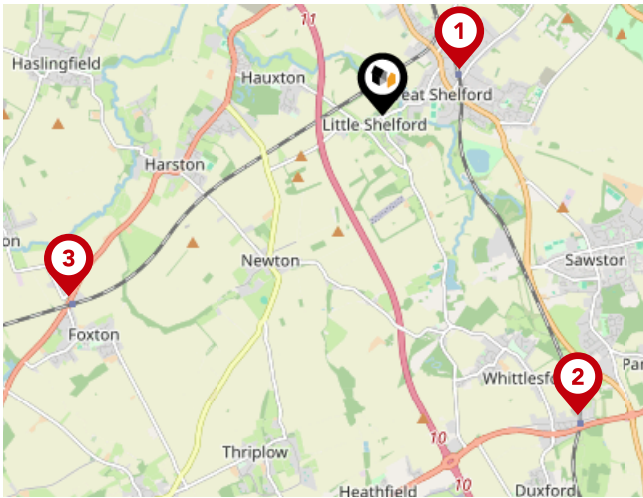
Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Great and Little Shelford CoFE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:0.37	☐	☒	☐	☐	☐
2	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:0.85	☐	☒	☐	☐	☐
3	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:1.23	☐	☒	☐	☐	☐
4	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:1.83	☐	☒	☐	☐	☐
5	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:1.92	☐	☒	☐	☐	☐
6	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:1.95	☐	☒	☐	☐	☐
7	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:2.06	☐	☐	☒	☐	☐
8	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:2.29	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:2.37	☐	☒	☐	☐	☐
10	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:2.38	☐	☒	☐	☐	☐
11	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:2.48	☐	☒	☐	☐	☐
12	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:2.51	☐	☐	☒	☐	☐
13	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:2.7	☐	☒	☐	☐	☐
14	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:2.71	☐	☐	☒	☐	☐
15	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:2.76	☒	☐	☐	☐	☐
16	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:2.97	☐	☒	☐	☐	☐



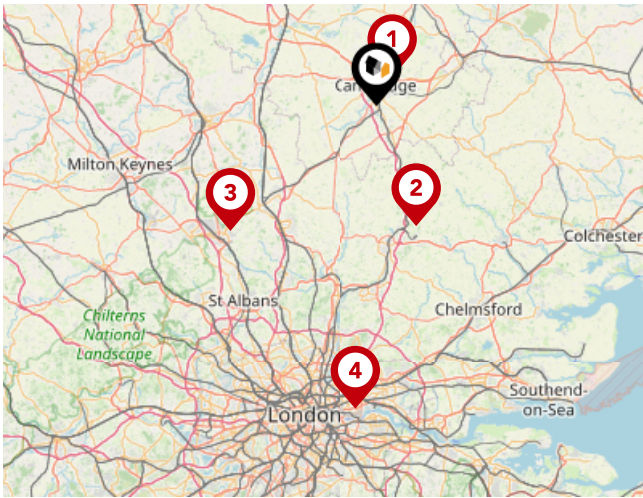
National Rail Stations

Pin	Name	Distance
1	Shelford (Cambs) Rail Station	0.82 miles
2	Whittlesford Parkway Rail Station	3.26 miles
3	Foxton Rail Station	3.29 miles



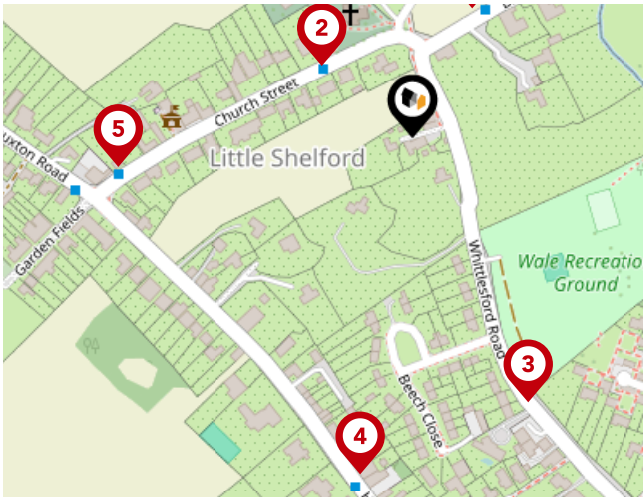
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.47 miles
2	M11 J10	3.14 miles
3	M11 J12	3.84 miles
4	M11 J13	5.16 miles
5	M11 J9	6.06 miles



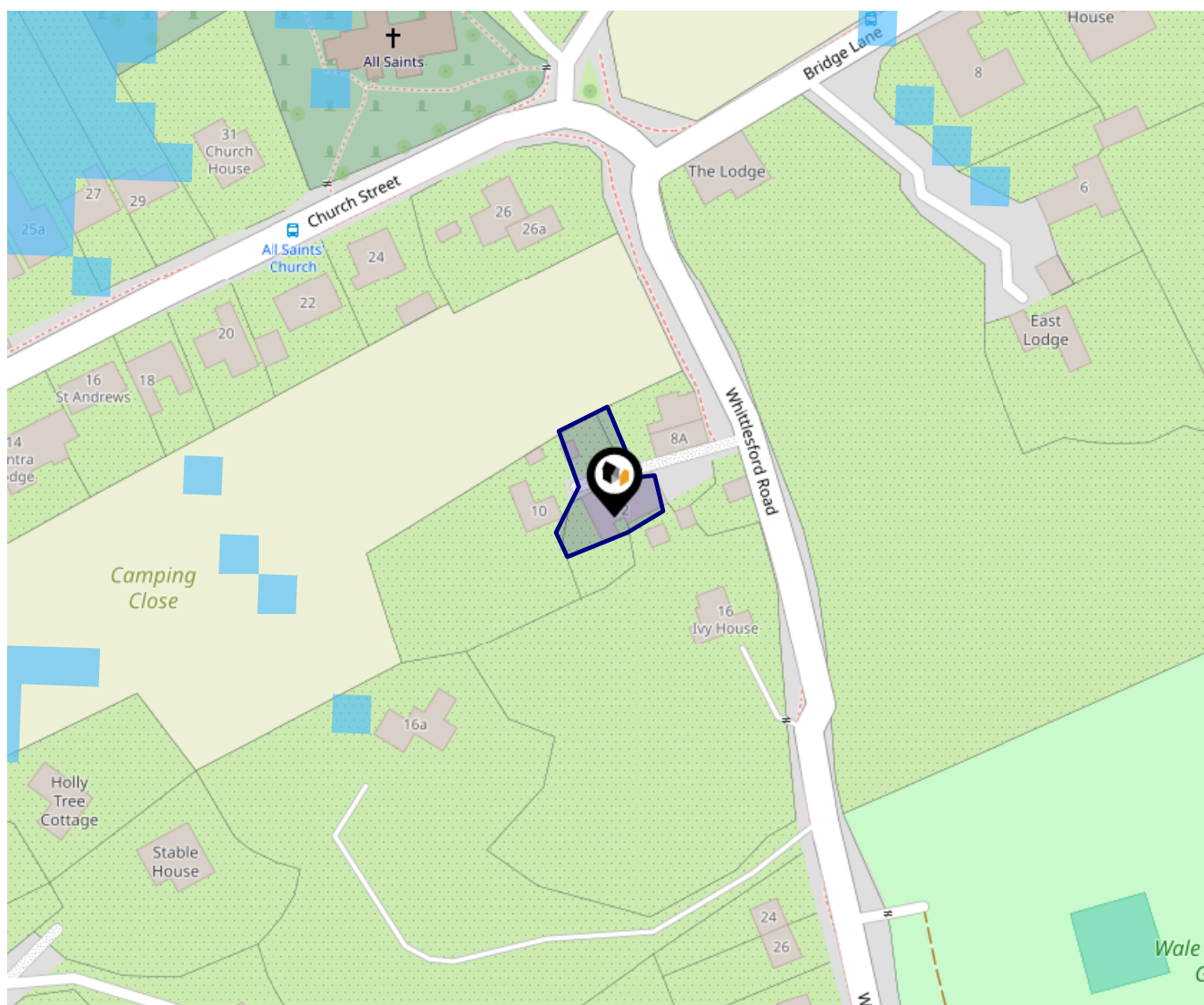
Airports/Helipads

Pin	Name	Distance
1	Cambridge	4.86 miles
2	Stansted Airport	18.41 miles
3	Luton Airport	28.05 miles
4	Silvertown	44.36 miles



Bus Stops/Stations

Pin	Name	Distance
1	All Saints' Church	0.08 miles
2	All Saints' Church	0.07 miles
3	Whittlesford Road	0.16 miles
4	The Navigator	0.19 miles
5	High Street	0.17 miles



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

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

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

Cooke Curtis & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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Valuation Office
Agency

