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# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 02<sup>nd</sup> July 2025**



**ORWELL ROAD, BARRINGTON, CAMBRIDGE, CB22**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.38 acres		
Council Tax :	Band F		
Annual Estimate:	£3,488		
Title Number:	CB425608		

## Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	3 mb/s	56 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		



Planning records for: **3 Orwell Road Barrington Cambridge Cambridgeshire CB22 7SE**

Reference - S/0929/12/LB	
Decision:	Decided
Date:	26th June 2012
Description:	Alterations: repairs to brickwork quions roofing joinery flashings render replacing as required replace rwg remove paint install cast iron grille and other associated works

Reference - 24/0334/TTCA	
Decision:	Decided
Date:	15th March 2024
Description:	T1 Small Ash tree: fell.T2 Juniper: remove the two branches at the back which grow over the wall, reduce the height by 1.5m.T3 Twin-stemmed Holly tree: remove the stem closest to the house and lightly shape the remaining stem.

Reference - 24/00980/FUL	
Decision:	Awaiting decision
Date:	15th March 2024
Description:	Sub-division of existing residential site to create a new site for a one and a half storey detached dwelling with associated on site parking and private rear residential garden, following demolition of the existing detached single storey garage and car port.

Planning records for: **4 Orwell Road Barrington Cambridge Cambridgeshire CB22 7SE**

Reference - S/0846/13/FL	
Decision:	Decided
Date:	07th May 2013
Description:	Single Storey Extension

Planning records for: **4 Orwell Road Barrington Cambridgeshire CB22 7SE**

Reference - 22/04970/HFUL	
Decision:	Decided
Date:	15th November 2022
Description:	Two detached single storey sheds.

Reference - 22/03394/CONDA	
Decision:	Decided
Date:	15th November 2022
Description:	Discharge of condition 10 (Surface and Foul Water Drainage) of planning permission 22/03394/S73

Reference - S/0882/19/TC	
Decision:	-
Date:	04th March 2019
Description:	1 Conifer tree (possibly leylandii) - cutting down Reason - small ornamental tree with poor/ no growth on the shaded side. 2 Dead tree - cutting down 3 Field Maple - crown reduction (by less than 30%) Reason - encroaching on house and neighbouring apple tree. 4 Conifer tree (possibly larch) - cutting down Reason - encroaching on telephone line to neighbouring house plus plans to reconfigure garden. Planting replacement trees On reconfiguring our garden we plan to plant a native tree such as English oak or beech.

Planning records for: **5 Orwell Road Barrington Cambridge CB22 7SE**

Reference - S/1282/19/TC	
Decision:	Decided
Date:	29th March 2019
Description:	T1 Silver Birch Reduce long lateral over drive by up to 2.0 metres reduce smaller limb over fence by 2.0 metres and clear phone lines by approximately 0.25 to 0.5 metres. T2 Sycamore Clear phone lines by removing one small stem. T3 Ash Prune to clear property by 2.0 metres including removal of 2 small lateral limbs.



Planning records for: **6 Orwell Road Barrington Cambridge Cambridgeshire CB22 7SE**

Reference - S/0664/18/FL	
Decision:	Decided
Date:	20th February 2018
Description:	Construction of orangery to North West elevation

Planning records for: **Westgate Cottage 7 Orwell Road Barrington Cambridge Cambridgeshire CB22 7SE**

Reference - S/3153/18/TP	
Decision:	Decided
Date:	13th August 2018
Description:	<p>Our neighbours in 10 Old Mill Close Barrington have asked if it's possible to have a crown lift on a single Ash Tree that borders our properties. The tree is on our land 7 Orwell Road. See attached plan - tree marked in orange. No impact to other trees. Neighbours are concerned that tree is looking unsafe/unbalanced and 2 branches cover 1/3 of their garden restricting most of the light. HERTS &amp; CAMBS GROUNDS MAINTENANCE have looked at the tree and have suggested that by performing a crown lift of two of the lower limbs the tree would be much better balanced and would remove any immediate risk. They said this would cause no issues to the health of the tree. Neighbours in adjoining properties are aware and have no concerns. We are very happy to support this request and provide access to our land. We would ask that HERTS &amp; CAMBS GROUNDS MAINTENANCE carry out the work. They are qualified tree surgeons.</p>

Planning records for: **10 Orwell Road Barrington Cambridge Cambridgeshire CB22 7SE**

Reference - S/0911/14/FL	
Decision:	Decided
Date:	14th April 2014
Description:	Pitched roof over existing bedrooms

Planning records for: **14 Orwell Road Barrington Cambridgeshire CB22 7SE**

Reference - 22/02579/TELNOT	
Decision:	Withdrawn
Date:	27th May 2022
Description:	<p>Installation of H3G Phase 8 high street pole c/w wrap-around cabinet and 3 further additional equipment cabinets</p>

MIP - Material Info

Planning records for: **Land At Walnut Cottage 14 Orwell Road Barrington Cambridge Cambridgeshire CB22 7SE**

Reference - S/3291/19/DC
<b>Decision:</b> Decided
<b>Date:</b> 23rd September 2019
<b>Description:</b> Discharge of conditions 3 (Traffic management plan) and 4 (Tree details) of planning permission S/1613/16/FL
Reference - S/4120/18/FL
<b>Decision:</b> Withdrawn
<b>Date:</b> 29th October 2018
<b>Description:</b> New vehicle access to serve both existing cottage and new dwelling approved under application S/1613/16/FL.
Reference - S/0555/19/DC
<b>Decision:</b> Decided
<b>Date:</b> 11th February 2019
<b>Description:</b> Discharge of conditions 3 (External materials) 4 (Hard and soft landscaping) 7 (Surface water drainage) and 8 (Contamination) pursuant to planning permission S/1519/18/FL
Reference - S/0308/18/FL
<b>Decision:</b> Withdrawn
<b>Date:</b> 31st January 2018
<b>Description:</b> Demolition of existing extension and erection of two storey extension. Creation of new private vehicle access adjacent existing private vehicle access which is to be given over to new approved dwelling adjacent.

Planning records for: ***Land Lying To The North West Of 14 Orwell Road Barrington Cambridgeshire CB22 7SE***

Reference - 22/04352/FUL
<b>Decision:</b> Decided
<b>Date:</b> 03rd October 2022
<b>Description:</b> Demolition of a detached storage building and erection of a detached dwellinghouse

Reference - 22/04334/FUL
<b>Decision:</b> Withdrawn
<b>Date:</b> 03rd October 2022
<b>Description:</b> Erection of one new build detached dwelling.

Reference - S/0485/18/LB
<b>Decision:</b> Withdrawn
<b>Date:</b> 08th February 2018
<b>Description:</b> Demolition of existing extension and erection of two storey extension. Creation of new private vehicle access adjacent existing private vehicle access which is to be given over to new approved dwelling adjacent.

Reference - 22/02527/FUL
<b>Decision:</b> Withdrawn
<b>Date:</b> 27th May 2022
<b>Description:</b> Erection of 1 No. new detached dwelling and a new access for Walnut Cottage.



Planning records for: **Walnut Cottage 14 Orwell Road Barrington Cambridge Cambridgeshire CB22 7SE**

Reference - S/4121/18/LB	
Decision:	Withdrawn
Date:	29th October 2018
Description:	New vehicle access to serve both existing cottage and new dwelling approved under application S/1613/16/FL.

Reference - S/1613/16/FL	
Decision:	Decided
Date:	03rd August 2016
Description:	Erection of new dwellinghouse and associated development to include new access and removal of Walnut Tree on land adjacent to 14 Orwell Road Barrington.

Reference - S/2764/19/DC	
Decision:	Decided
Date:	05th August 2019
Description:	Discharge of conditions 3 (Traffic management plan) and 4 (Tree details) of planning permission S/1613/16/FL

Planning records for: **17 Orwell Road Barrington Cambridge Cambridgeshire CB22 7SE**

Reference - S/1839/12/DC	
Decision:	Decided
Date:	07th September 2012
Description:	Discharge of Conditions 2 Materials 9 Nest Boxes 10 Contamination 11 Foul Water 12 Surface Water and Informative Demolition Method Statement of approved application S/1454/09/FL

Planning records for: **17 Orwell Road Barrington Cambridge Cambridgeshire CB22 7SE**

Reference - S/2431/12/NM
<b>Decision:</b> Decided
<b>Date:</b> 18th December 2012
<b>Description:</b> Minor revisions to the siting of the dwelling (as approved under S/1454/09)

Reference - S/1757/11
<b>Decision:</b> Decided
<b>Date:</b> 02nd September 2011
<b>Description:</b> Dwelling and Garage

Reference - S/0179/15/VC
<b>Decision:</b> Decided
<b>Date:</b> 23rd January 2015
<b>Description:</b> Variation of Condition 2 of Planning Application S/1972/14/FL) - Re-position of dwelling further back from the highway additional rooflights air source heat pump minor amendments to the roof on the rear elevation and additional glazing panel to ground floor window.

Reference - S/1628/08/F
<b>Decision:</b> Decided
<b>Date:</b> 19th September 2008
<b>Description:</b> Proposed Detached Dwelling

Planning records for: **17 Orwell Road Barrington Cambridgeshire CB22 7SE**

Reference - S/0379/09/F
<b>Decision:</b> Decided
<b>Date:</b> 31st March 2009
<b>Description:</b> Extensions & cartlodge

Reference - S/0550/14/FL
<b>Decision:</b> Decided
<b>Date:</b> 27th March 2014
<b>Description:</b> Retention of trellis to an overall height of 3.3 metres along 4.0 metres of the north-west flank boundary

Reference - S/1704/09/F
<b>Decision:</b> Decided
<b>Date:</b> 23rd November 2009
<b>Description:</b> Dwelling and garage

Reference - S/1972/14/FL
<b>Decision:</b> Decided
<b>Date:</b> 09th September 2014
<b>Description:</b> New Detatched Dwelling & Garage

Planning records for: **Land to South-East of 17 Orwell Road Barrington Cambridgeshire CB22 7SE**

Reference - S/0056/15/DC	
Decision:	Decided
Date:	09th January 2015
Description:	Discharge of Conditions 4 6 and 7 of S/1972/14 - Traffic Management Plan Landscape and Boundaries

Reference - S/2346/13/VC	
Decision:	Decided
Date:	15th November 2013
Description:	Variation Of Condition 2 of Planning Permission S/1424/12/FL - Revised Design of Dwelling

Reference - S/1424/12/FL	
Decision:	Decided
Date:	16th July 2012
Description:	Dwelling and Garage

Planning records for: **Trinity Farm 21 ORWELL ROAD BARRINGTON CAMBRIDGE Cambridgeshire CB22 7SE**

Reference - S/0788/12/FL	
Decision:	Decided
Date:	11th April 2012
Description:	Erecton of a three storey extension to East side of dwelling in place of existing two storey element including related internal alterations.

Planning records for: *Trinity Farm 21 Orwell Road Barrington Cambridge Cambridgeshire CB22 7SE*

Reference - S/2098/10	
Decision:	Decided
Date:	25th November 2010
Description:	Extension to dwellinghouse.

## Central Heating

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LPG gas supply



### Cooke Curtis & Co

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

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

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

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

### Testimonial 1



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

### Testimonial 2



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

### Testimonial 3



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

### Testimonial 4



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



/cookecurtisco



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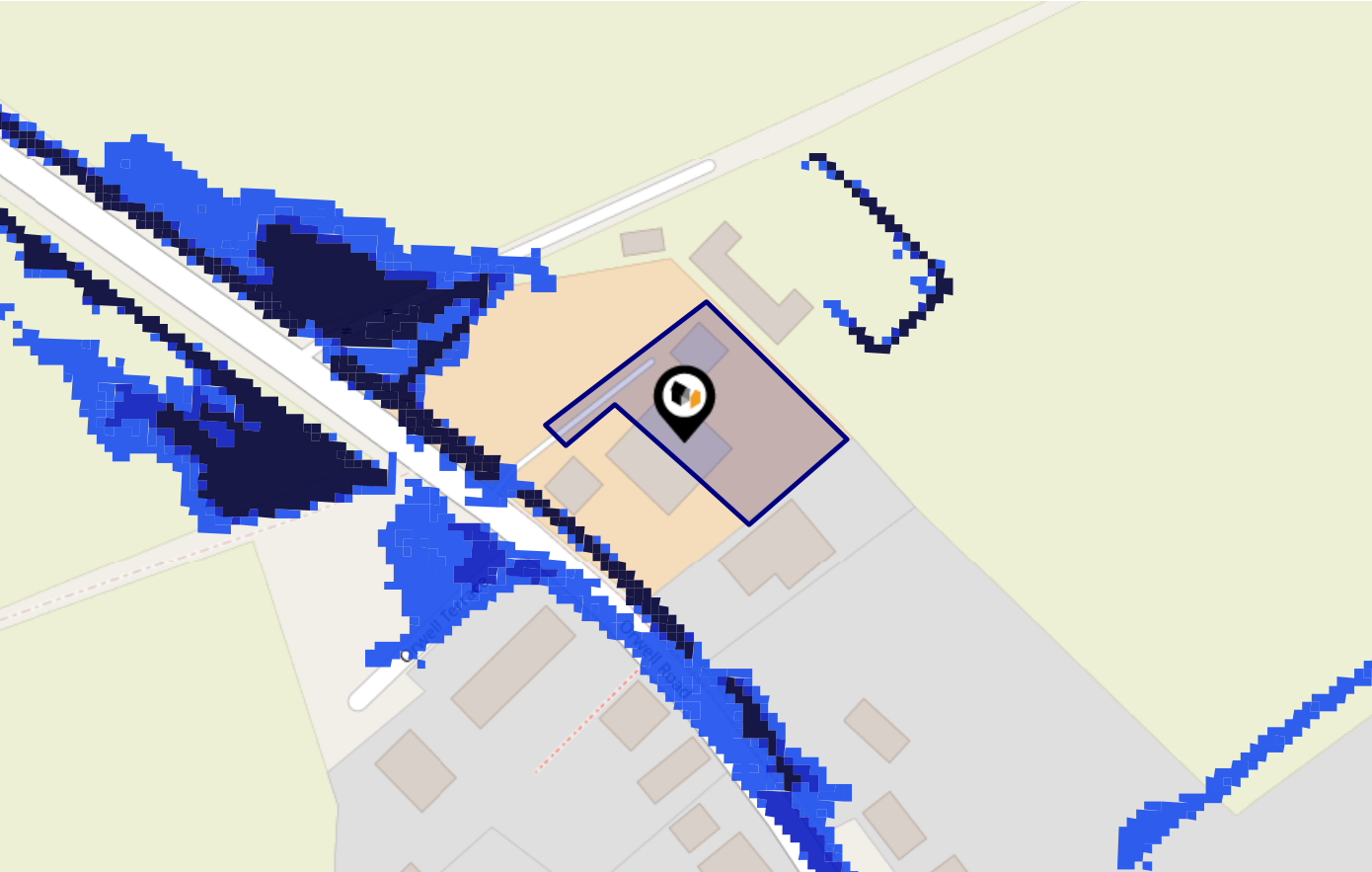


# Flood Risk

## 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:

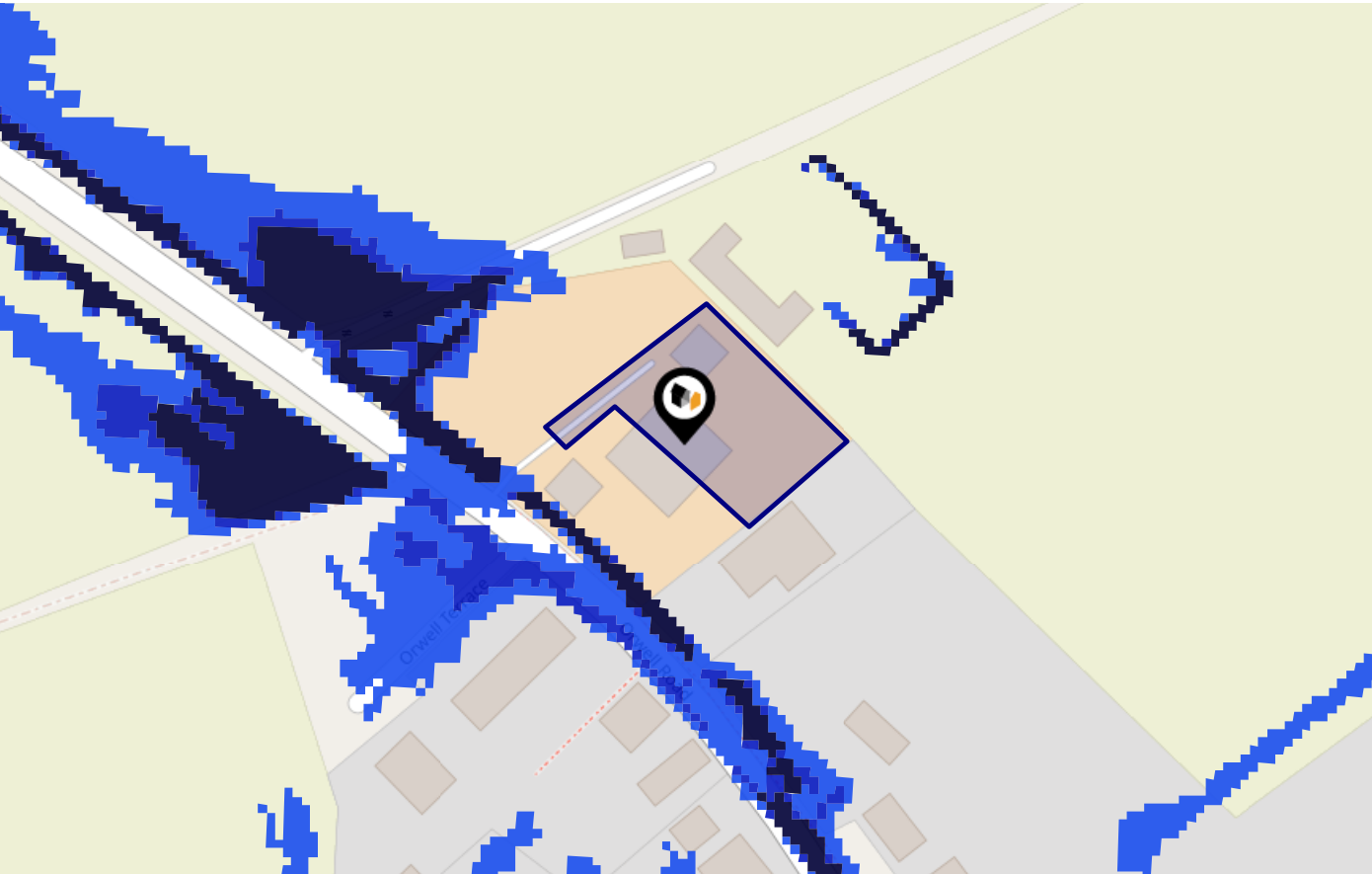


# Flood Risk

## 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.

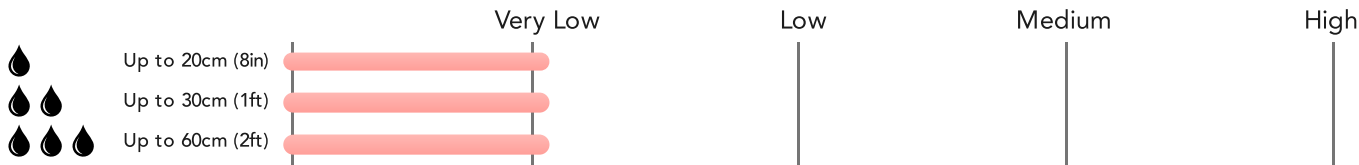


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Chance of flooding to the following depths at this property:

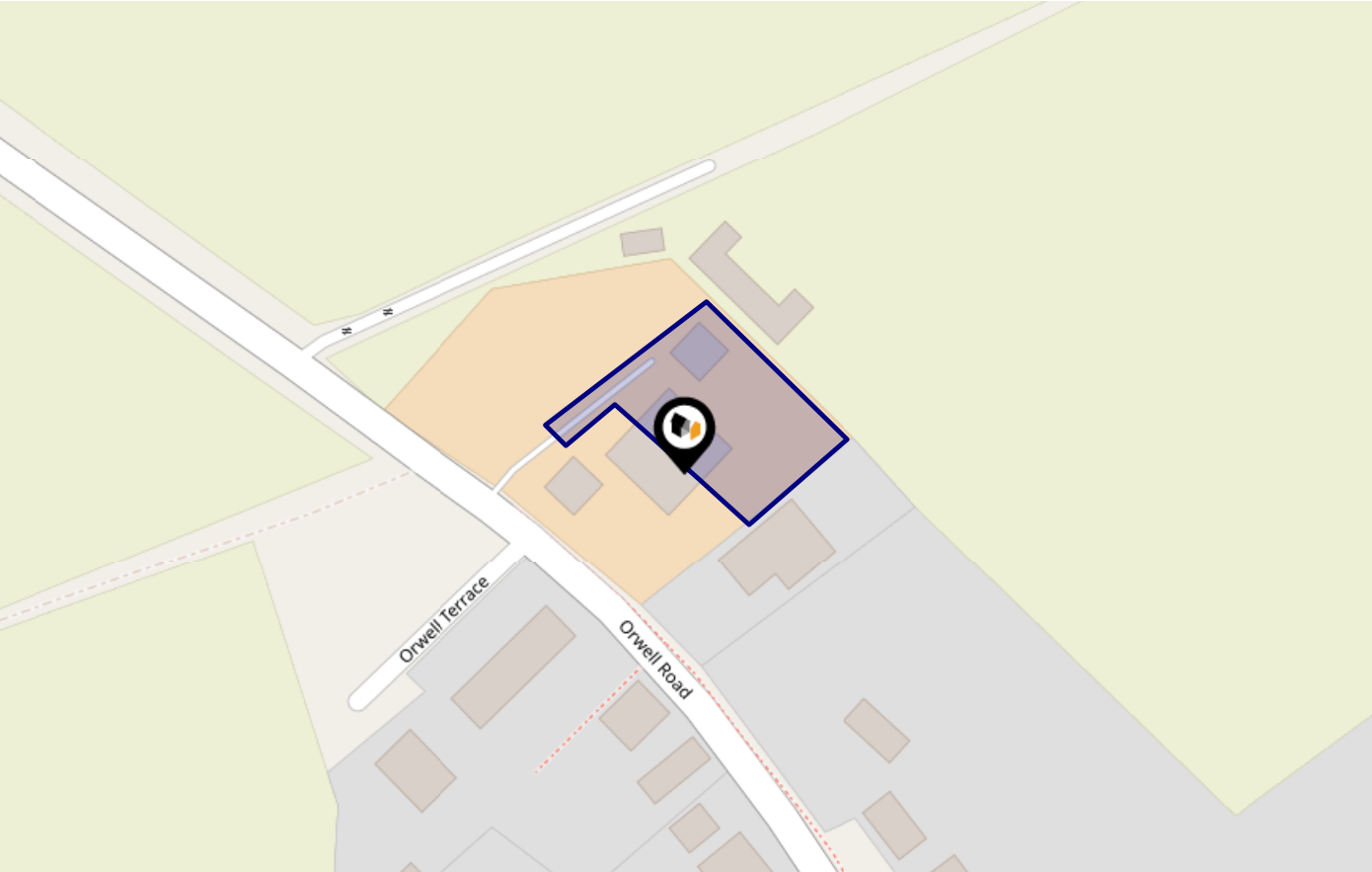


# Flood Risk

## 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.

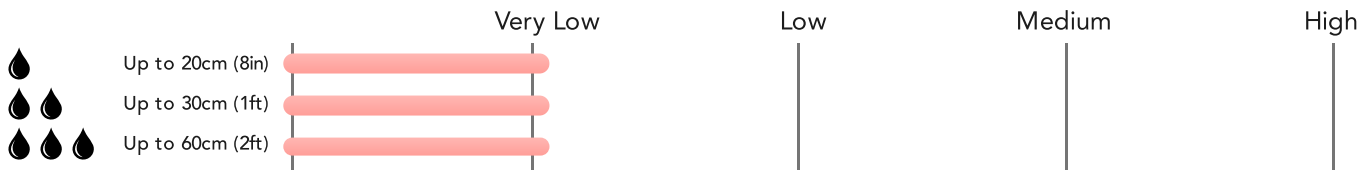


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

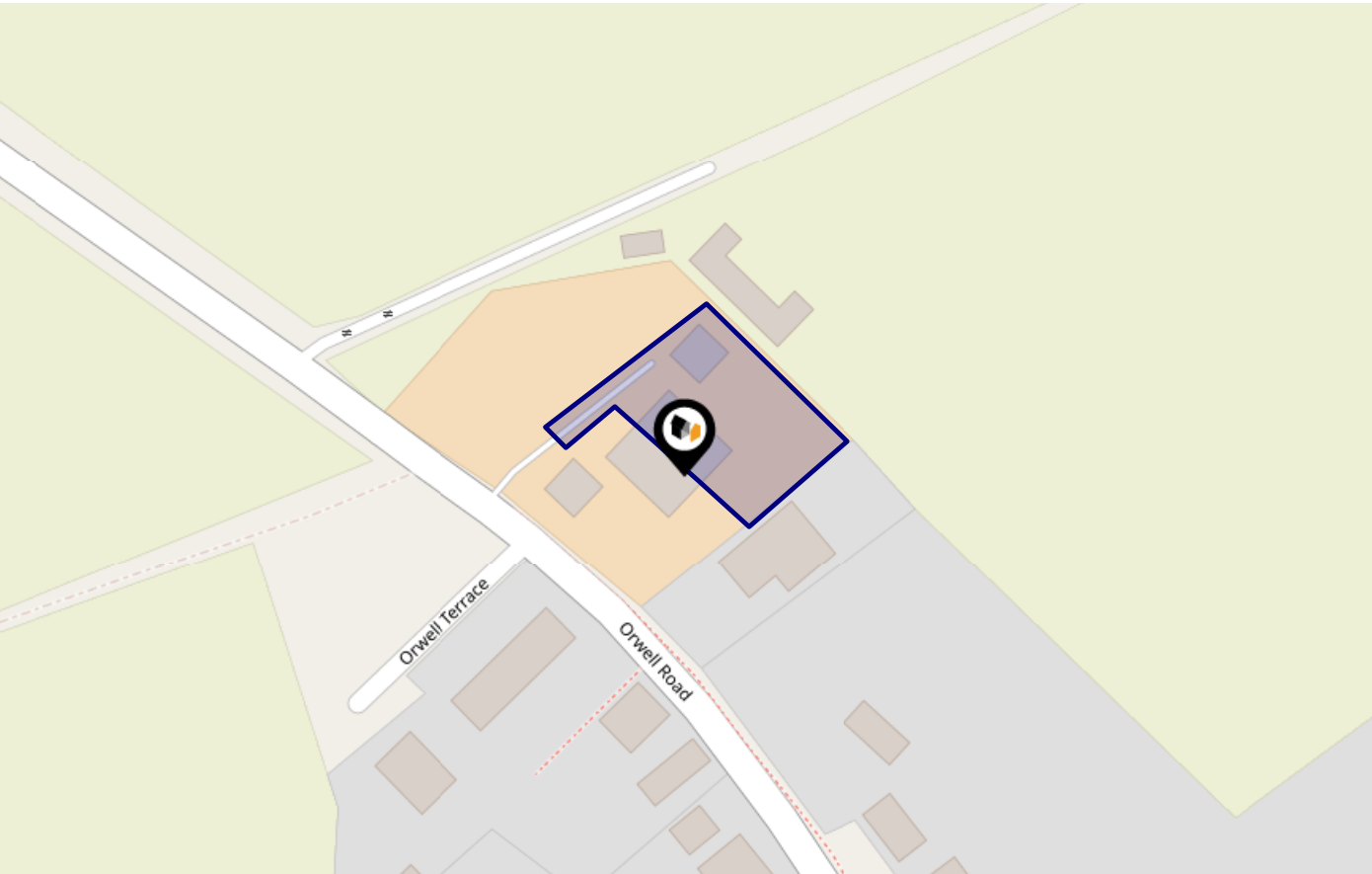


# Flood Risk

## 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.

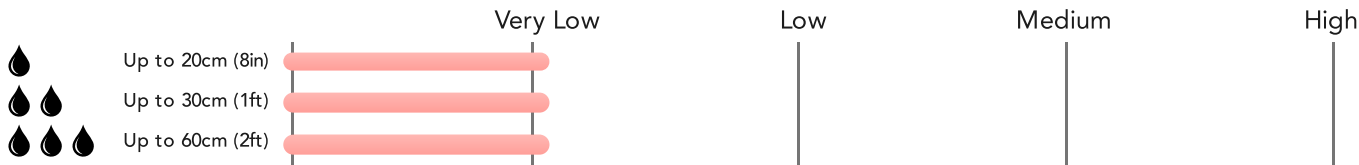


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Chance of flooding to the following depths at this property:



# Maps

## Conservation Areas

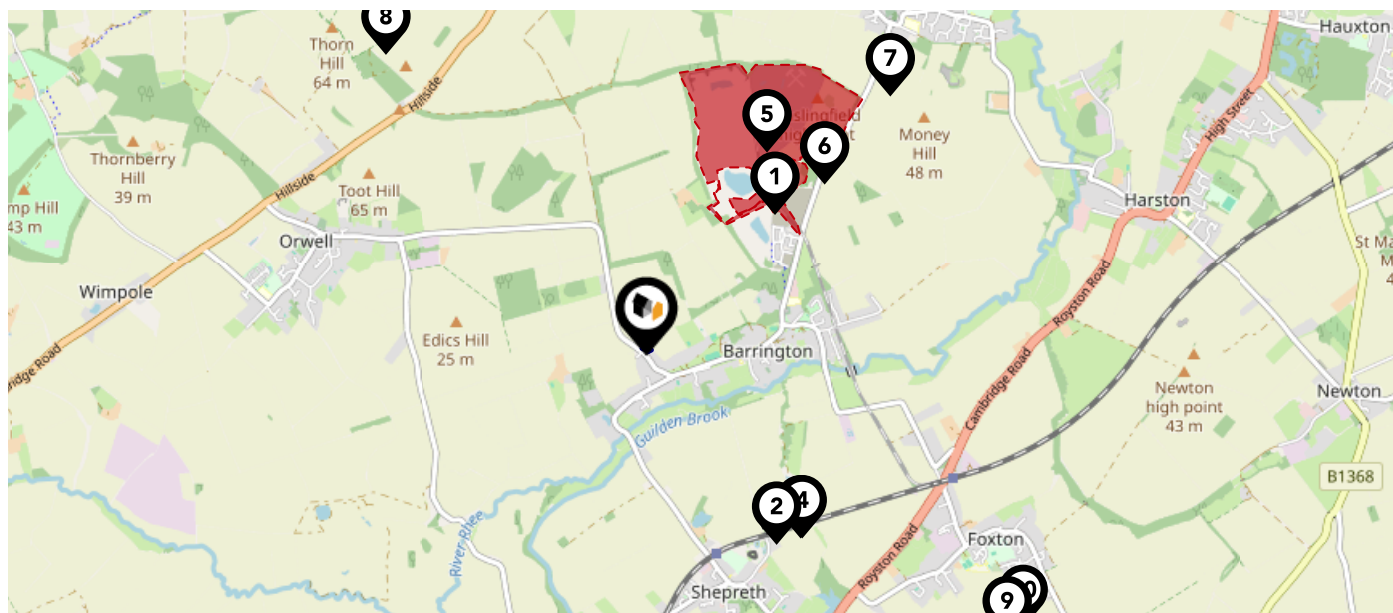


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Barrington
2	Shepreth
3	Orwell
4	Foxton
5	Harlton
6	Haslingfield
7	Meldreth
8	Fowlmere
9	Hauxton
10	Thriplow

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.

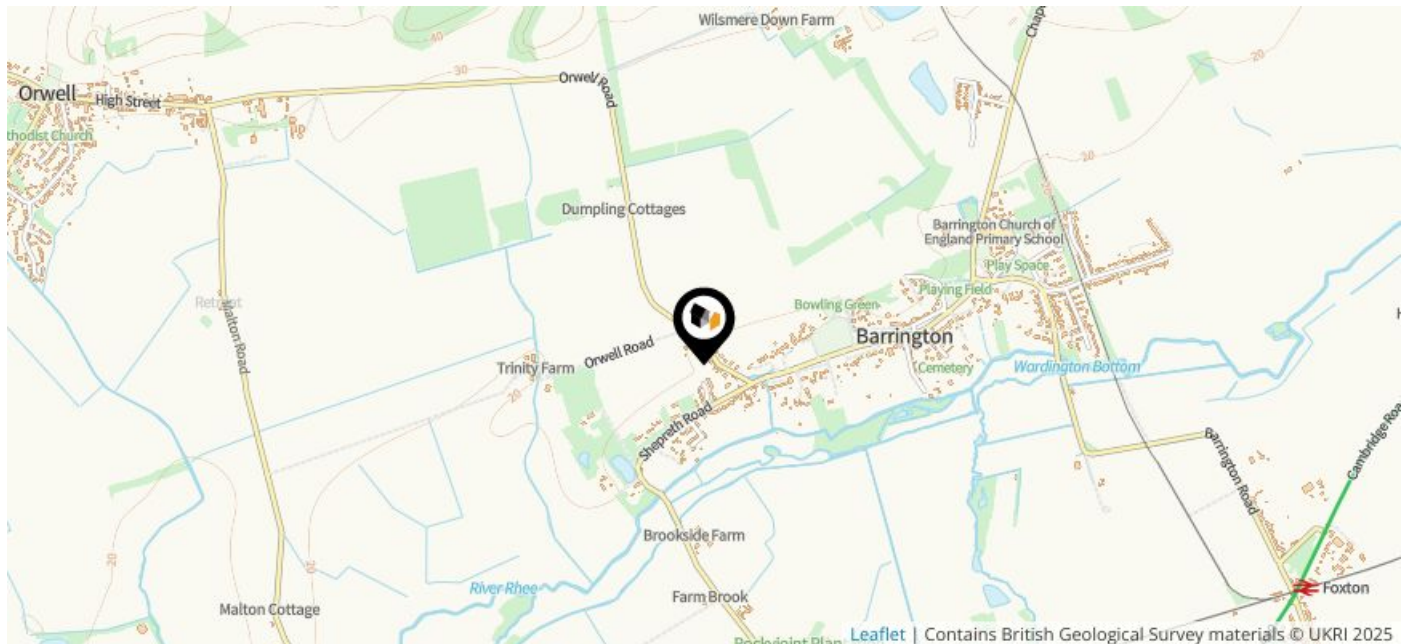


### Nearby Landfill Sites

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



This map displays nearby coal mine entrances and their classifications.



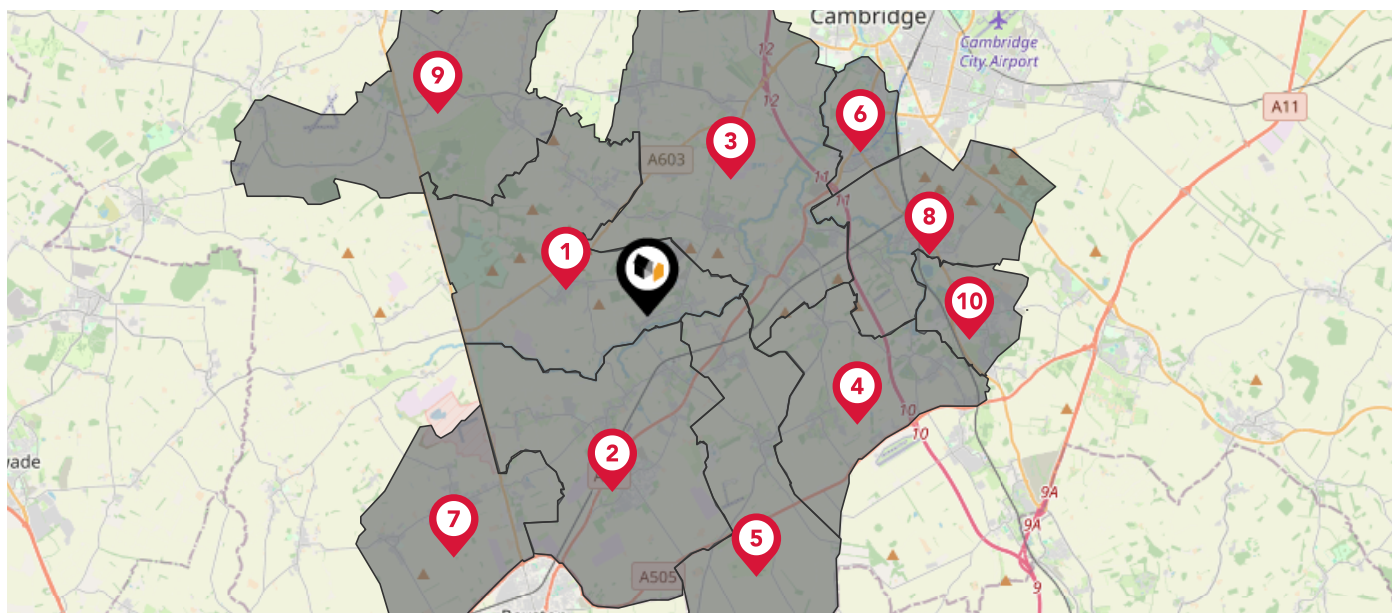
### Mine Entry

- ✕ 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

Barrington Ward

2

Melbourn Ward

3

Harston & Comberton Ward

4

Whittlesford Ward

5

Foxton Ward

6

Trumpington Ward

7

Bassingbourn Ward

8

Shelford Ward

9

Caldecote Ward

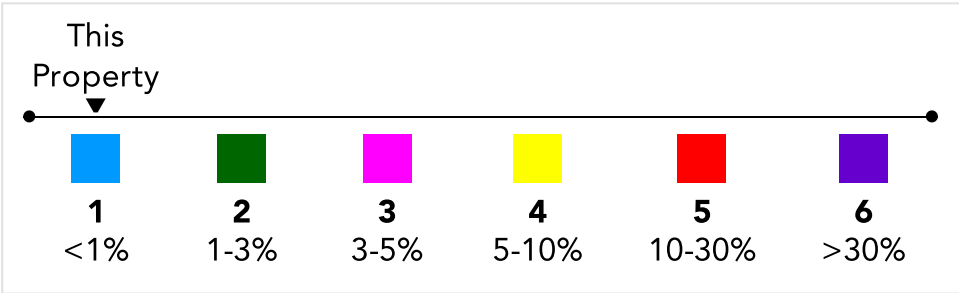
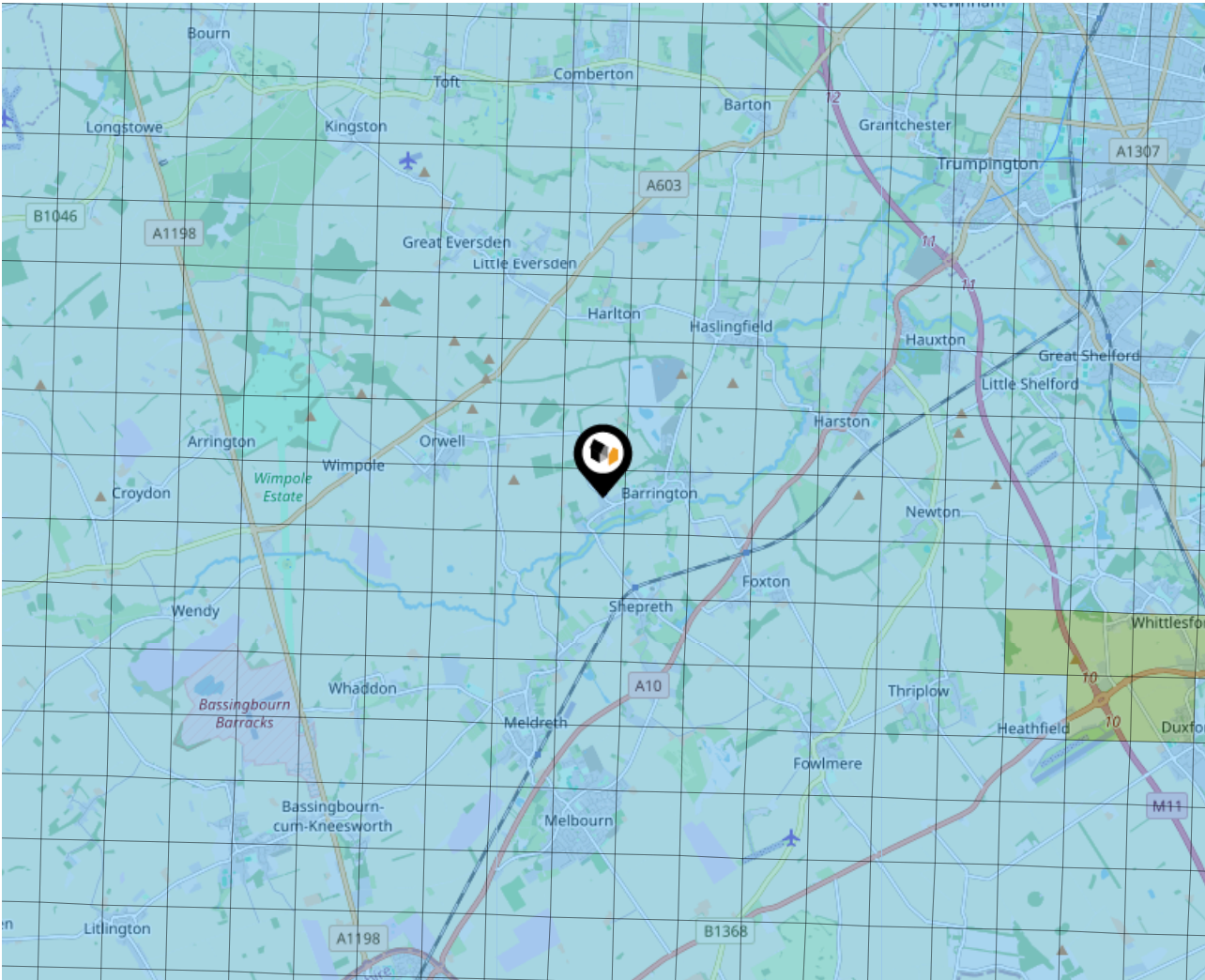
10

Sawston Ward



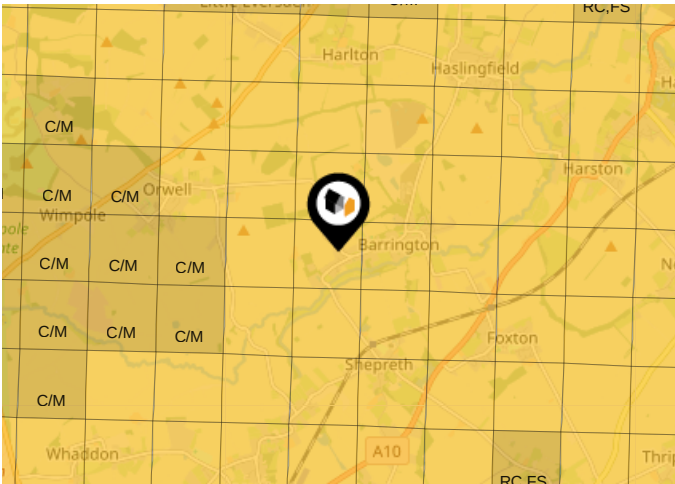
### What is Radon?

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)

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY CLAY TO CHALKY
<b>Parent Material Grain:</b>	ARGILLIC		LOAM
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY	<b>Soil Depth:</b>	DEEP-INTERMEDIATE

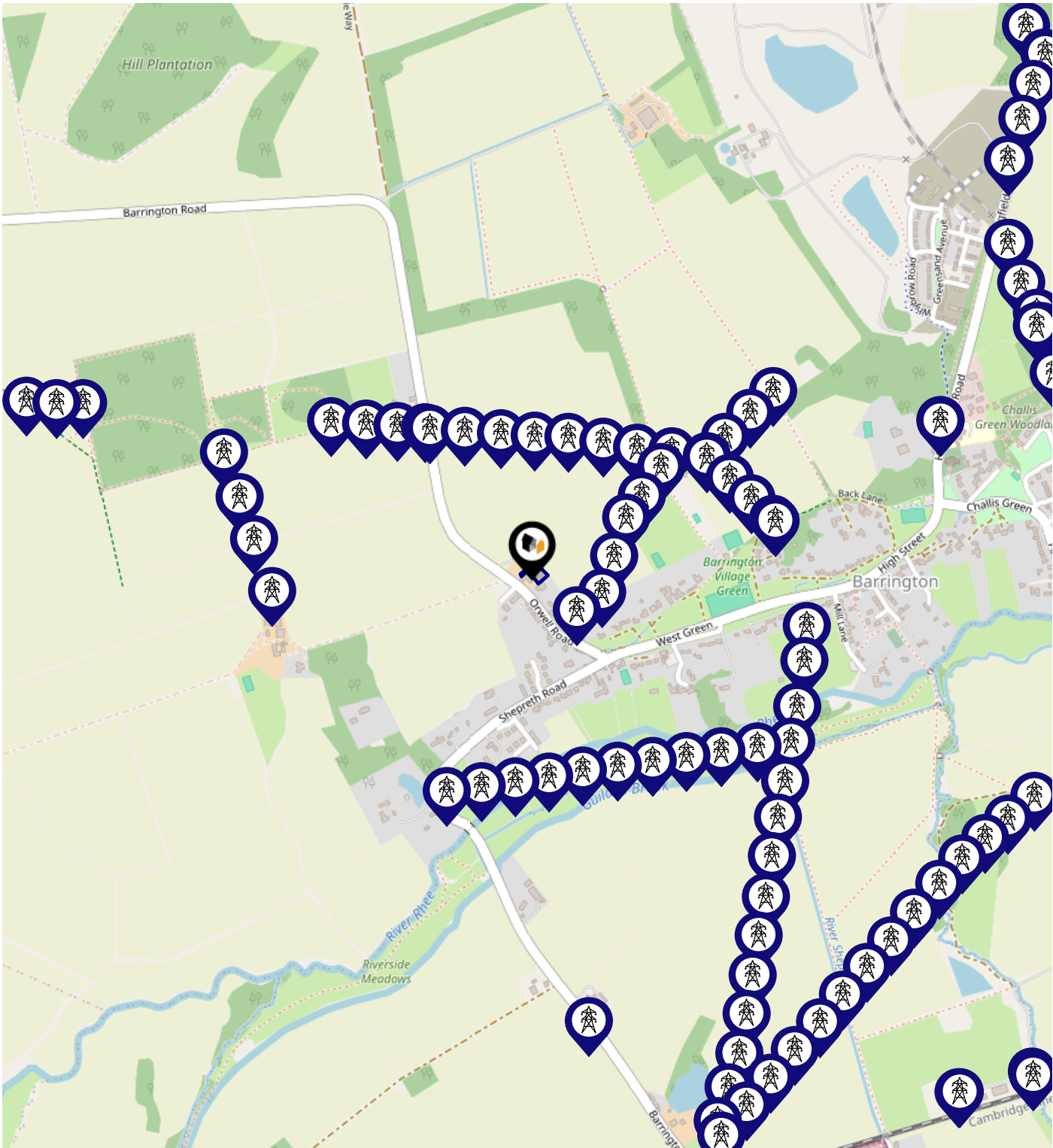


Primary Classifications (Most Common Clay Types)



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

# Local Area

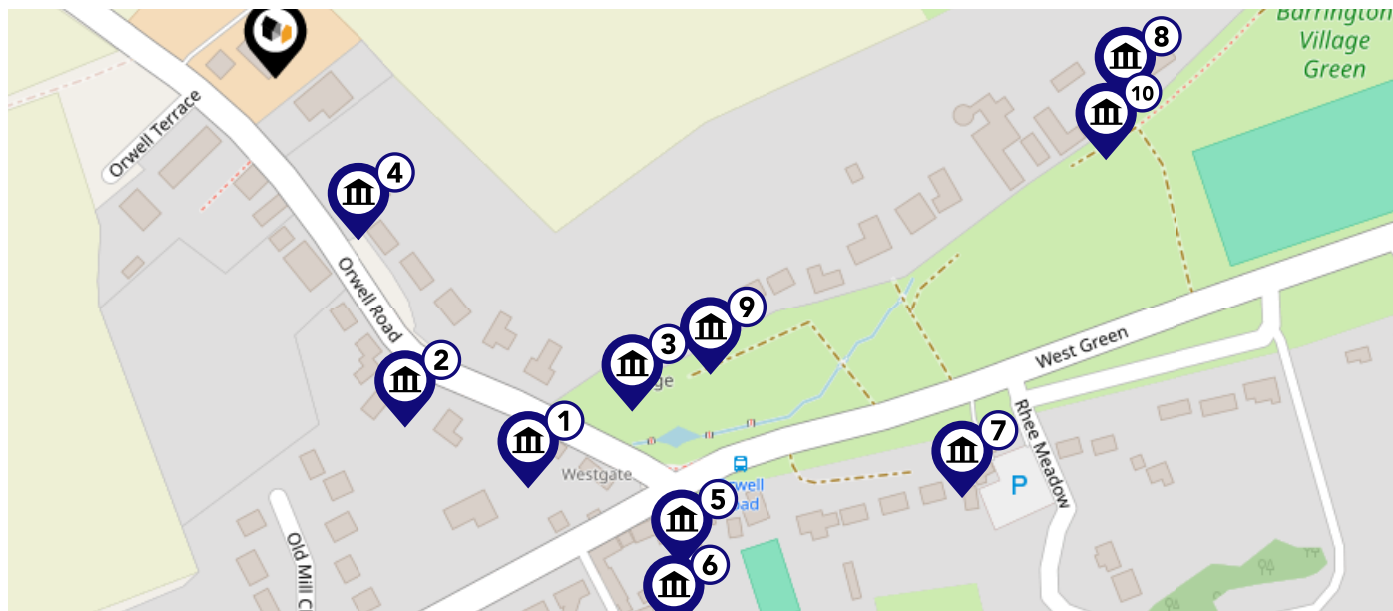
## Masts & Pylons



**Key:**

-  Power Pylons
-  Communication Masts

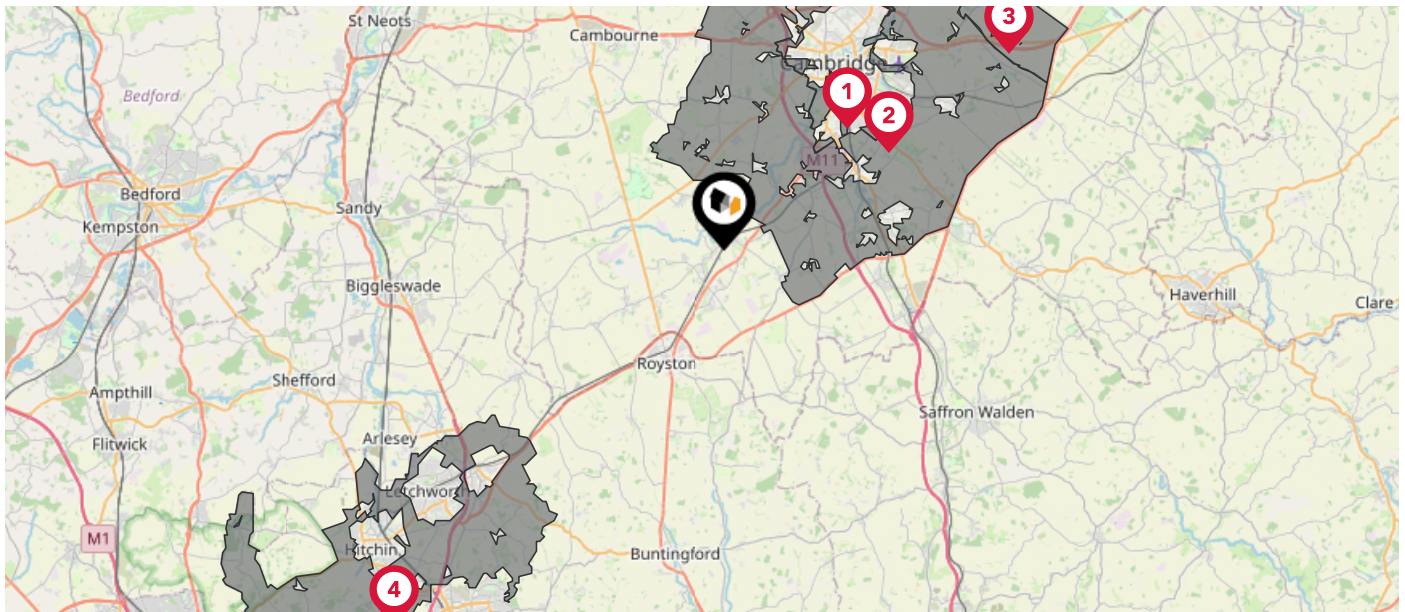
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1127640 - Westgate House	Grade II	0.1 miles
	1161862 - 7, Orwell Road	Grade II	0.1 miles
	1161989 - West Thatch	Grade II	0.1 miles
	1331181 - 14, Orwell Road	Grade II	0.1 miles
	1127607 - Westgate Farmhouse	Grade II	0.2 miles
	1127608 - Outbuildings Immediately South West Of Number 43 West Green	Grade II	0.2 miles
	1127606 - Royal Oak Inn	Grade II	0.2 miles
	1127642 - West Green Farmhouse	Grade II	0.2 miles
	1331183 - Old Webb's	Grade II	0.2 miles
	1127643 - Outbuilding To Number 20 West Green Farmhouse	Grade II	0.2 miles



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

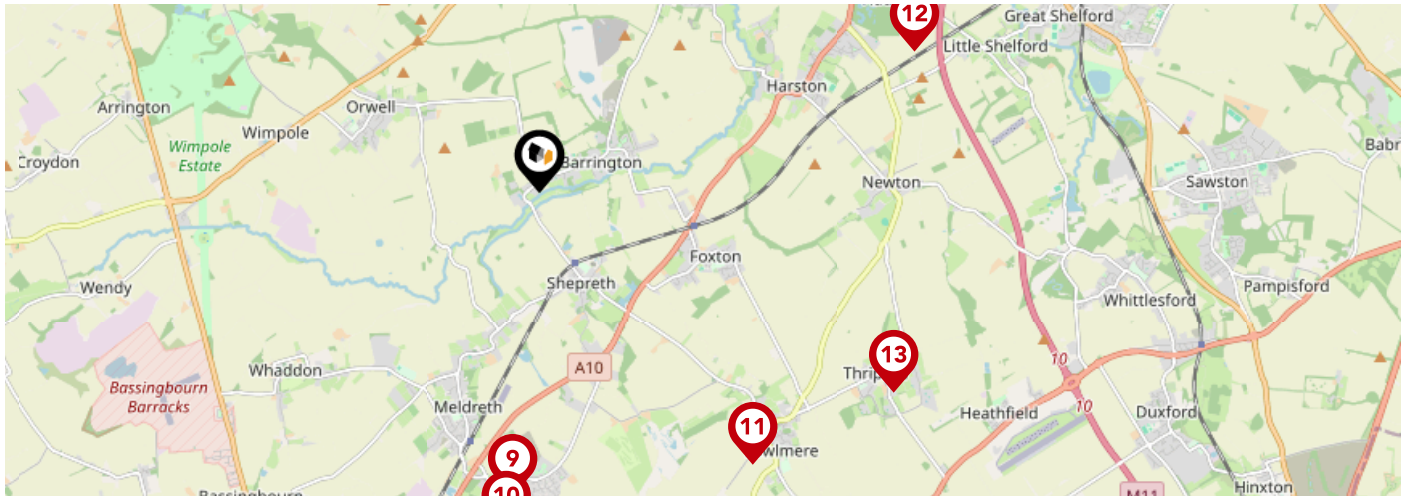










### Nearby Green Belt Land

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



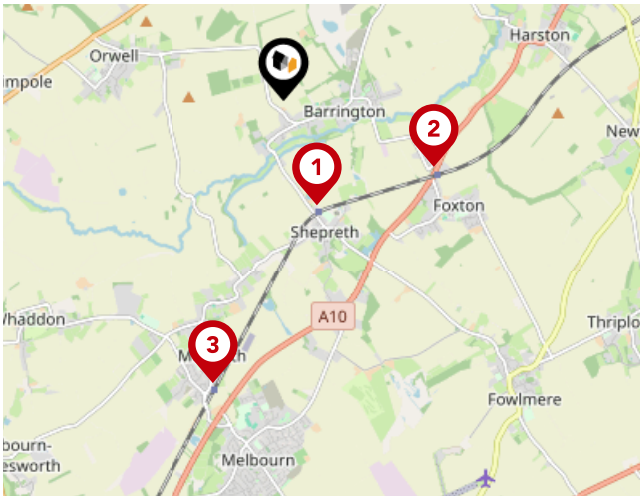
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Barrington CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 157   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Selwyn Hall School</b> Ofsted Rating: Good   Pupils: 10   Distance:1.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Foxton Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Petersfield CofE Aided Primary School</b> Ofsted Rating: Good   Pupils: 121   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Haslingfield Endowed Primary School</b> Ofsted Rating: Good   Pupils: 137   Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Aurora Meldreth Manor School</b> Ofsted Rating: Good   Pupils: 45   Distance:2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Meldreth Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Harston and Newton Community Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Melbourn Village College</b> Ofsted Rating: Serious Weaknesses   Pupils: 638   Distance:2.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Melbourn Primary School</b> Ofsted Rating: Good   Pupils: 393   Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fowlmere Primary School</b> Ofsted Rating: Good   Pupils: 87   Distance:3.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hauxton Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:3.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thriplow CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:3.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Comberton Village College</b> Ofsted Rating: Outstanding   Pupils: 1930   Distance:3.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barton CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:4.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meridian Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:4.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

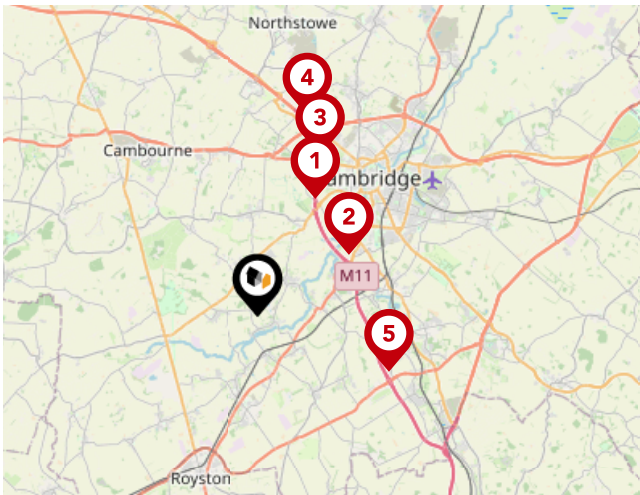
# Area

## Transport (National)



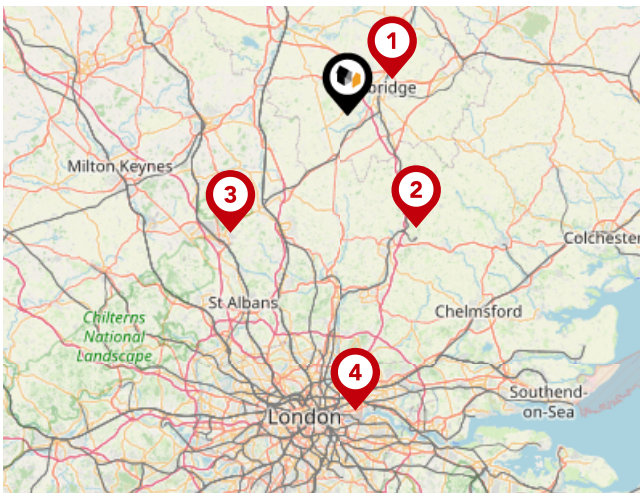
### National Rail Stations

Pin	Name	Distance
	Shepreth Rail Station	0.99 miles
	Foxton Rail Station	1.49 miles
	Meldreth Rail Station	2.65 miles



### Trunk Roads/Motorways

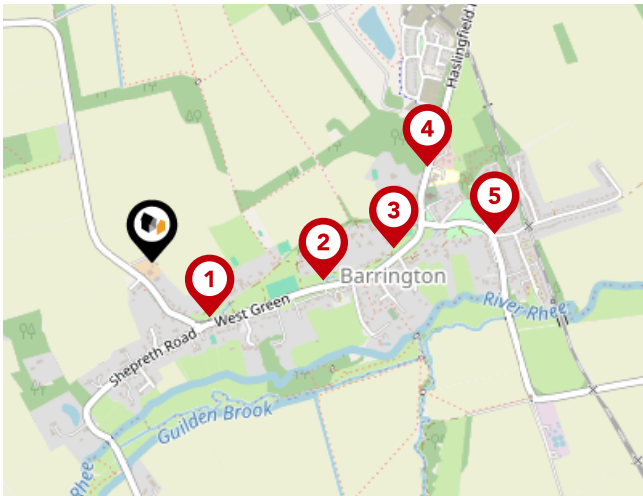
Pin	Name	Distance
	M11 J12	4.78 miles
	M11 J11	4.04 miles
	M11 J13	6.27 miles
	M11 J14	7.54 miles
	M11 J10	5.24 miles



### Airports/Helipads

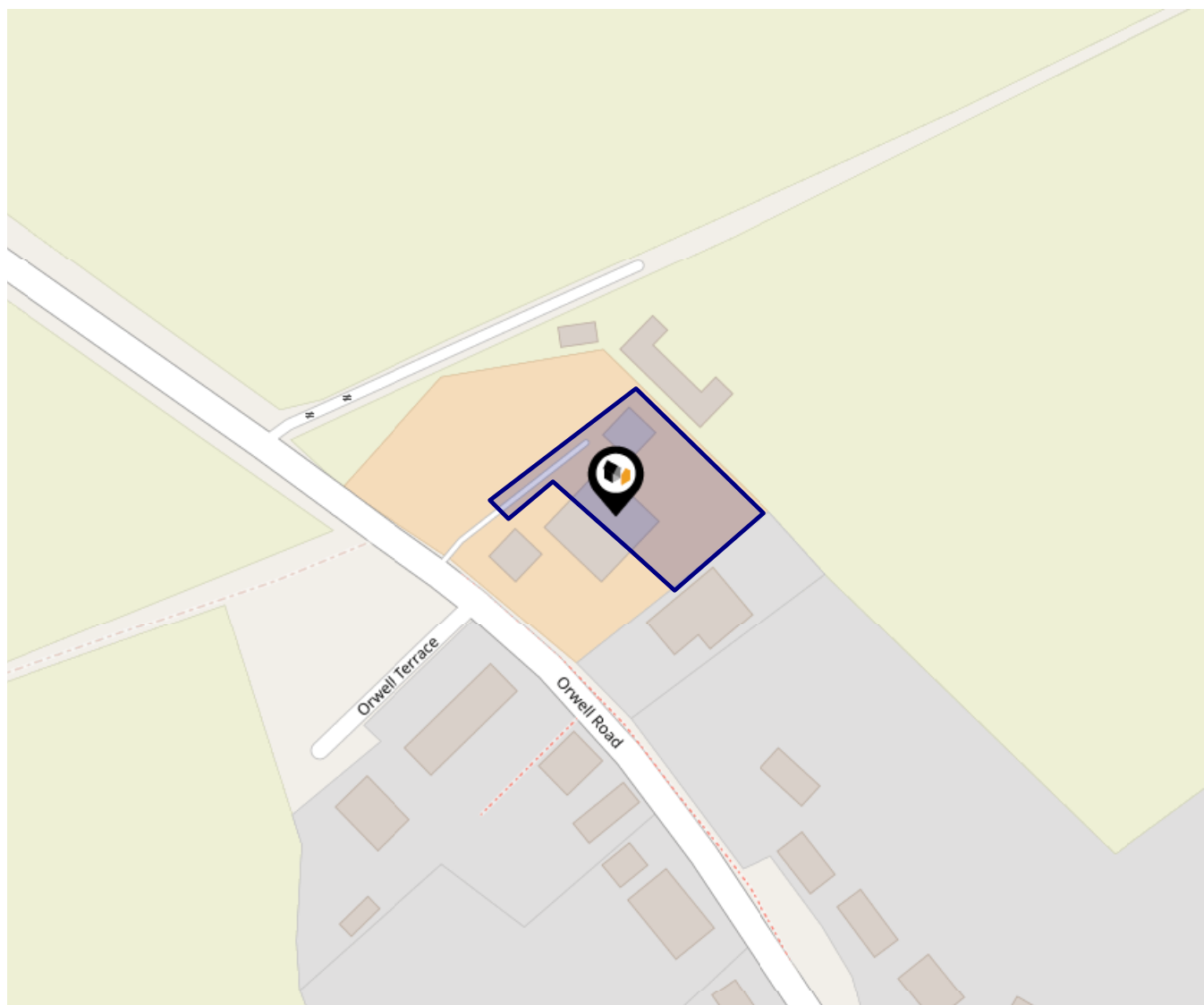
Pin	Name	Distance
	Cambridge	8.37 miles
	Stansted Airport	19.25 miles
	Luton Airport	24.23 miles
	Silvertown	43.21 miles










Bus Stops/Stations

Pin	Name	Distance
1	Orwell Road	0.18 miles
2	Mill Lane	0.39 miles
3	Slid Lane	0.55 miles
4	Primary School	0.67 miles
5	Glebe Road	0.78 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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Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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