



See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 23rd July 2025



HIGH STREET, FOXTON, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.13 acres		
Council Tax :	Band F		
Annual Estimate:	£3,488		
Title Number:	CB309087		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	Foxton			
Flood Risk:				
• Rivers & Seas	Very low	7 mb/s	71 mb/s	- mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Planning History

This Address



Planning records for: *High Street, Foxton, Cambridge, CB22*

Reference - S/0530/13/FL	
Decision:	Decided
Date:	09th March 2013
Description:	Log cabin / study

Planning records for: **51 High Street Foxton Cambridge Cambridgeshire CB22 6RP**

Reference - 21/0623/TTCA	
Decision:	Decided
Date:	14th May 2021
Description:	T 1 - Yew Remove T2 Bay Reduce by 50%

Planning records for: **44 High Street Foxton Cambridge Cambridgeshire CB22 6RP**

Reference - 22/0126/TTPO	
Decision:	Decided
Date:	08th February 2022
Description:	Cherry tree - Crown lift to 3 metersWillow tree - Fell

Reference - S/3360/19/TC	
Decision:	Decided
Date:	27th September 2019
Description:	T1- Mature Weeping Willow - Tree is causing excessive shading and complaints have been filed from locals regarding leaf litter and dead wood on path. Tree also showing signs of Anthracnose. To be re-pollarded in winter and removal of any rotten/deadwood.

Planning records for: **51 High Street Foxton Cambridgeshire CB22 6RP**

Reference - S/0590/09/F	
Decision:	Decided
Date:	29th April 2009
Description:	Detached Garage and Conversion of Former Cow Barn to Living Accommodation

Planning records for: **51 High Street Foxton Cambridgeshire CB22 6RP**

Reference - S/0591/09/LB	
Decision:	Decided
Date:	29th April 2009
Description:	Alterations and conversion of brick cattle building to 3 bed dwelling with conservatory extension.

Reference - S/0690/10/F	
Decision:	Decided
Date:	04th May 2010
Description:	Alterations & conversion of barn to dwelling with workshop

Reference - S/0691/10/LB	
Decision:	Decided
Date:	04th May 2010
Description:	Alter and convert brick barn to 2 bed dwelling with workshop

Planning records for: **52 High Street Foxton Cambridge Cambridgeshire CB22 6RP**

Reference - S/1654/19/TC	
Decision:	Decided
Date:	06th May 2019
Description:	(T1) Yew - reduce and shape by approximately 2 meters to make an oval shape. (T2) Bay - reduce in height by approximately 2-2.5 meters. This is to maintain these trees in their current location.

Planning records for: **52 High Street Foxton Cambridgeshire CB22 6RP**

Reference - 25/0221/TTCA	
Decision:	Decided
Date:	25th February 2025
Description:	T1- Yew- Reduce and shape by 2.5 meters to maintain in its current location.

Planning records for: **53 High Street Foxton Cambridgeshire CB22 6RP**

Reference - 24/0564/TTCA	
Decision:	Decided
Date:	24th May 2024
Description:	T.1 Cherry - Fell to ground level due to recent storm damage from failure of stem from the same union. Stability of the remaining tree is compromised as a result.

Reference - S/0018/18/DC	
Decision:	Decided
Date:	05th January 2018
Description:	Discharge of conditions 3 (Details of proposed doors) and 4 (Details of underfloor heating and extractor fans) of planning permission S/3712/17/LB

Reference - S/3712/17/LB	
Decision:	Decided
Date:	16th October 2017
Description:	Internal and minor fenestration alterations

Planning records for: **Land Belonging To Church And Adjoining 54 High Street Foxton Cambridge Cambridgeshire CB22 6RP**

Reference - S/4340/18/TC	
Decision:	Decided
Date:	12th November 2018
Description:	I wish to apply for consent under section 211 of the Town and Country Planning Act 1990 to cut down a walnut tree on land I rent from St Laurence's Church Foxton which adjoins my property (54 High Street). The approximate position of the tree is shown with an X on the enclosed plan. I am intending to surrender my tenancy to the church shortly as the church intends to use the land as an extension to the churchyard (for which it will be applying for permission in due course) and I am required to remove this mature tree first. My property and this piece of land are now within the extended Conservation Area of Foxton and hence my application. I planted this tree as a sapling about 25 years ago and it is now full grown and very large.

Reference - S/3013/19/TC	
Decision:	Decided
Date:	28th August 2019
Description:	Lime x3 (G1) - Reduce entire crown by 3m reducing back to suitable pruning points where possible. Crown lift to 3m above ground level..Elm (small group) (G2) - Fell to ground level small self-set within waste pile. Crown lift remaining group to 3m above ground level. .Sycamore (T1) - Crown lift to 3m above ground level Reduce branch encroaching street lamp to allow a 2m clearance.

Reference - 21/0197/TTCA	
Decision:	Decided
Date:	12th February 2021
Description:	Sycamore T1 Clear BT line by 1M removing secondary and tertiary branches only.

Planning records for: **57 High Street Foxton Cambridgeshire CB22 6RP**

Reference - 25/0129/TTCA	
Decision:	Decided
Date:	06th February 2025
Description:	T1 - Self set sycamore - Request removal to near ground level. To be replaced with native species in more suitable location away from the wall. T2 - Self set sycamore - Request removal to near ground level. To be replaced with native species in more suitable location away from the wall. T3 - Self set sycamore - Request removal to near ground level. To be replaced with native species in more suitable location away from the wall. T4 - Self set sycamore - Request removal to near ground level. To be replaced with native species in more suitable location away from the wall.

Planning records for: **63 High Street Foxton CB22 6RP**

Reference - S/1227/10	
Decision:	Decided
Date:	28th July 2010
Description:	Single storey rear extension

Planning records for: **65 High Street Foxton Cambridge Cambridgeshire CB22 6RP**

Reference - S/0346/16/LB	
Decision:	Decided
Date:	03rd February 2016
Description:	Conversion of existing 2 storey Garage into living accommodation and storage

Reference - 23/0970/TTCA	
Decision:	Decided
Date:	29th August 2023
Description:	T.1 Silver Birch - Fell to ground level due to wind damage (broken top) and close proximity to listed building.

Reference - S/0345/16/FL	
Decision:	Decided
Date:	03rd February 2016
Description:	Conversion of existing 2 storey Garage into living accommodation and storage

Planning records for: **65 High Street Foxton Cambridge Cambridgeshire CB22 6RP**

Reference - S/3966/18/FL
Decision: Decided
Date: 17th October 2018
Description: Demolish and replace single storey Lean-to store to existing detached garage

Reference - S/3014/18/LB
Decision: Decided
Date: 06th August 2018
Description: replace existing lean-to store to existing garage

Reference - S/1434/16/DC
Decision: Decided
Date: 31st May 2016
Description: Discharge of Conditions 3 (details of doors) Condition 4 (details of windows) and Condition 5 (details of soil vent pipes and vent/extract terminals) of listed building ref S/0346/16/LB

Reference - 23/0963/TTCA
Decision: Decided
Date: 29th August 2023
Description: T1 Cherry - Crown reduce to previous 1m to allow more light to garden.

Planning records for: **69 High Street Foxton Cambridgeshire CB22 6RP**

Reference - 24/1107/TTCA	
Decision:	Decided
Date:	04th October 2024
Description:	Sycamore x 2 - Crown lift to approx 4-5m above ground level and thin by approx 10%

Planning records for: **Land At 71A High Street Foxton Cambridgeshire CB22 6RP**

Reference - 23/04570/FUL	
Decision:	Decided
Date:	29th November 2023
Description:	Conversion of garden barn to 1 No. detached dwelling

Reference - 21/01922/FUL	
Decision:	Decided
Date:	27th April 2021
Description:	Conversion of storage barn to form detached two storey dwelling.

Reference - 23/04570/CONDA	
Decision:	Decided
Date:	20th November 2024
Description:	Discharge of Condition 5 (NE Licence) of planning permission 23/04570/FUL - A licence issued by Natural England pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development.

Planning records for: **75 High Street Foxton Cambridge Cambridgeshire CB22 6RP**

Reference - S/1027/15/FL	
Decision:	Decided
Date:	21st April 2015
Description:	Replacement Fencing including Driveway Gates

Reference - S/1028/15/LB	
Decision:	Decided
Date:	21st April 2015
Description:	Proposed Fencing changes

Planning records for: **45 High Street Foxton CB22 6RP**

Reference - 21/1258/TTCA	
Decision:	Decided
Date:	27th September 2021
Description:	Leyland cypress (T1) - fell as tree is damaging third party wall (see report).

Reference - 23/01208/ADV	
Decision:	Decided
Date:	28th March 2023
Description:	Installation of illuminated and non illuminated signs to the exterior of the building.

Planning records for: **45 High Street Foxton Cambridgeshire CB22 6RP**

Reference - 22/03812/CONDB	
Decision:	Withdrawn
Date:	28th March 2023
Description:	Submission of details required by condition 19 c-e (Contamination) of planning permission 22/03812/S73

Planning records for: **55A High Street Foxton Cambridge Cambridgeshire CB22 6RP**

Reference - 21/02514/HFUL	
Decision:	Decided
Date:	28th May 2021
Description:	Single storey rear extension, internal alterations, changes to fenestration, relocate entrance hall and construct canopy, installation of air heat source pump and close garden gate off.

Reference - S/0305/08/F	
Decision:	Decided
Date:	19th February 2008
Description:	Conversion of Carport Roof to form Playroom/Guestroom

Planning records for: **46 High Street Foxton Cambridgeshire CB22 6RP**

Reference - S/0596/13/LB	
Decision:	Decided
Date:	18th March 2013
Description:	Alterations - change of use to tea room insertion of vents to toilet and kitchen removal of toilet partition new signage and altered side gate.

Planning records for: **46 High Street Foxton CB22 6RP**

Reference - 20/02120/HFUL	
Decision:	Decided
Date:	20th April 2020
Description:	Replacement of boundary fence and side gate that run along the footpath of Hardman Road, increasing the fence height to 1.8 meters. Removal of derelict garden shed in back garden and replacement of boundary line fence.

Reference - S/0593/13/FL	
Decision:	Decided
Date:	18th March 2013
Description:	Change of use from residential dwelling to tea room business (A3) at ground floor and non-food retail use at first floor (A1) with proposed widening of gate and external signage.

Planning records for: **48 High Street Foxton Cambridgeshire CB22 6RP**

Reference - 24/1233/TTCA	
Decision:	Decided
Date:	29th October 2024
Description:	T1 and T2 - Acacia Fell to allow adjacent prunus sufficient room for growth

Reference - 23/0214/TTCA	
Decision:	Decided
Date:	23rd February 2023
Description:	T1 & T2 Acacia Reduce height by 3m, back to previous reduction T3 Copper Beech Reduce height by 3m, back to previous reduction

Planning records for: **81A High Street Foxton Cambridge Cambridgeshire CB22 6RP**

Reference - S/0922/09/F	
Decision:	Decided
Date:	24th June 2009
Description:	Installation of 8 Rooflights

Reference - S/0177/09/F	
Decision:	Withdrawn
Date:	10th February 2009
Description:	Installation of 8 roof lights



HIGH STREET, FOXTON, CAMBRIDGE, CB22



Electricity Supply

Octopus Energy

Central Heating

Oil Fired 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.



/cookecurtisco



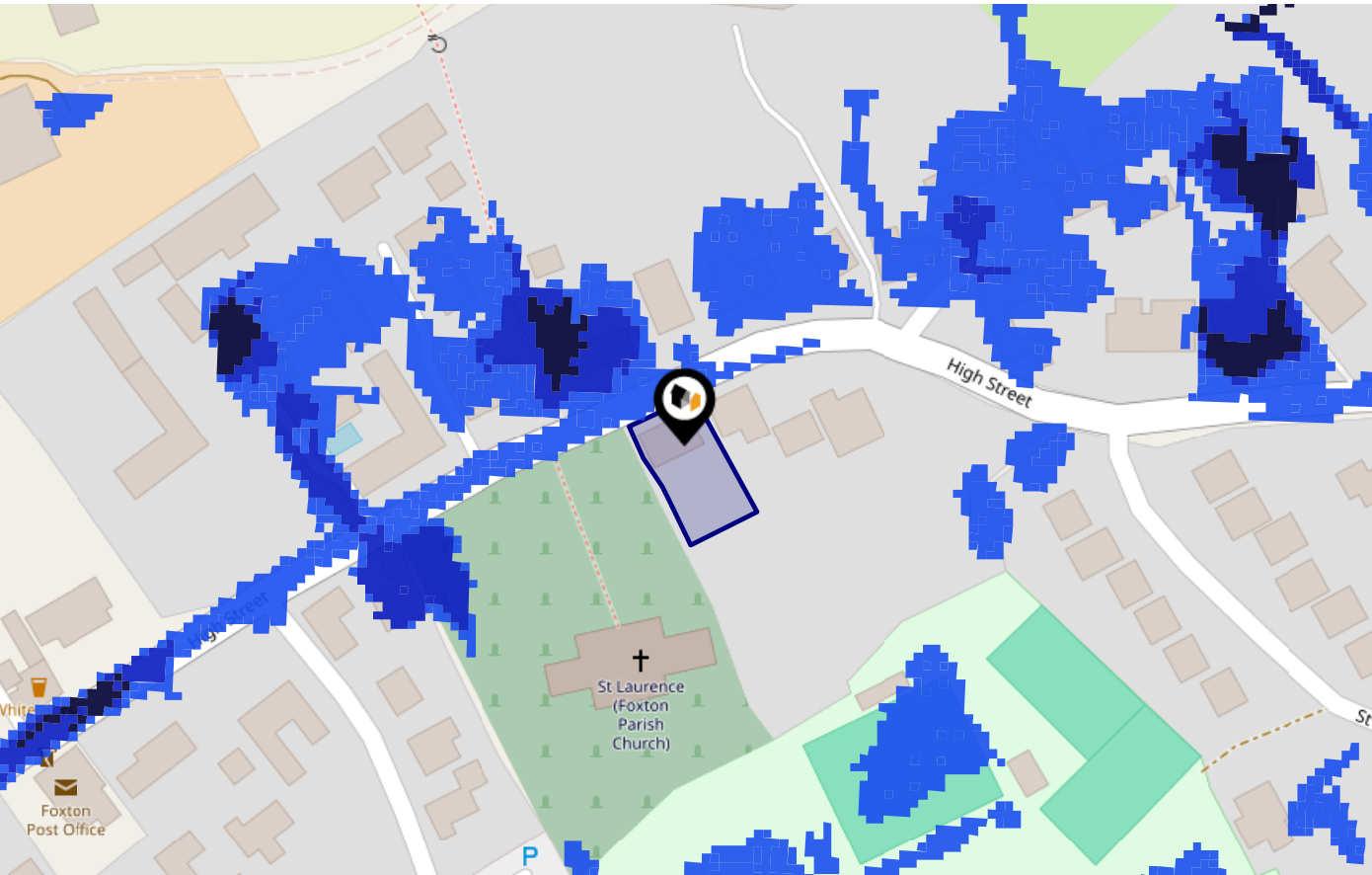
/cookecurtisco

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.

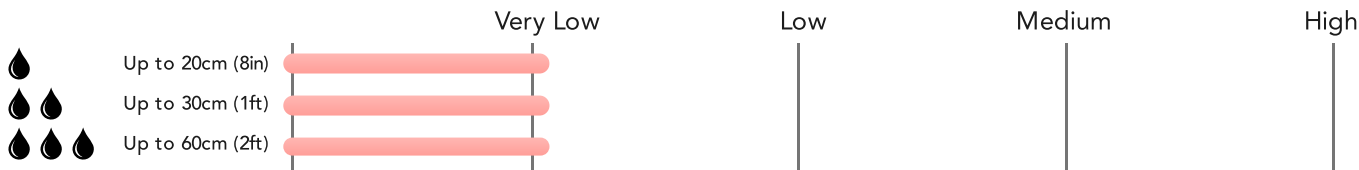


Risk Rating: Very low

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 (0.1%) 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:

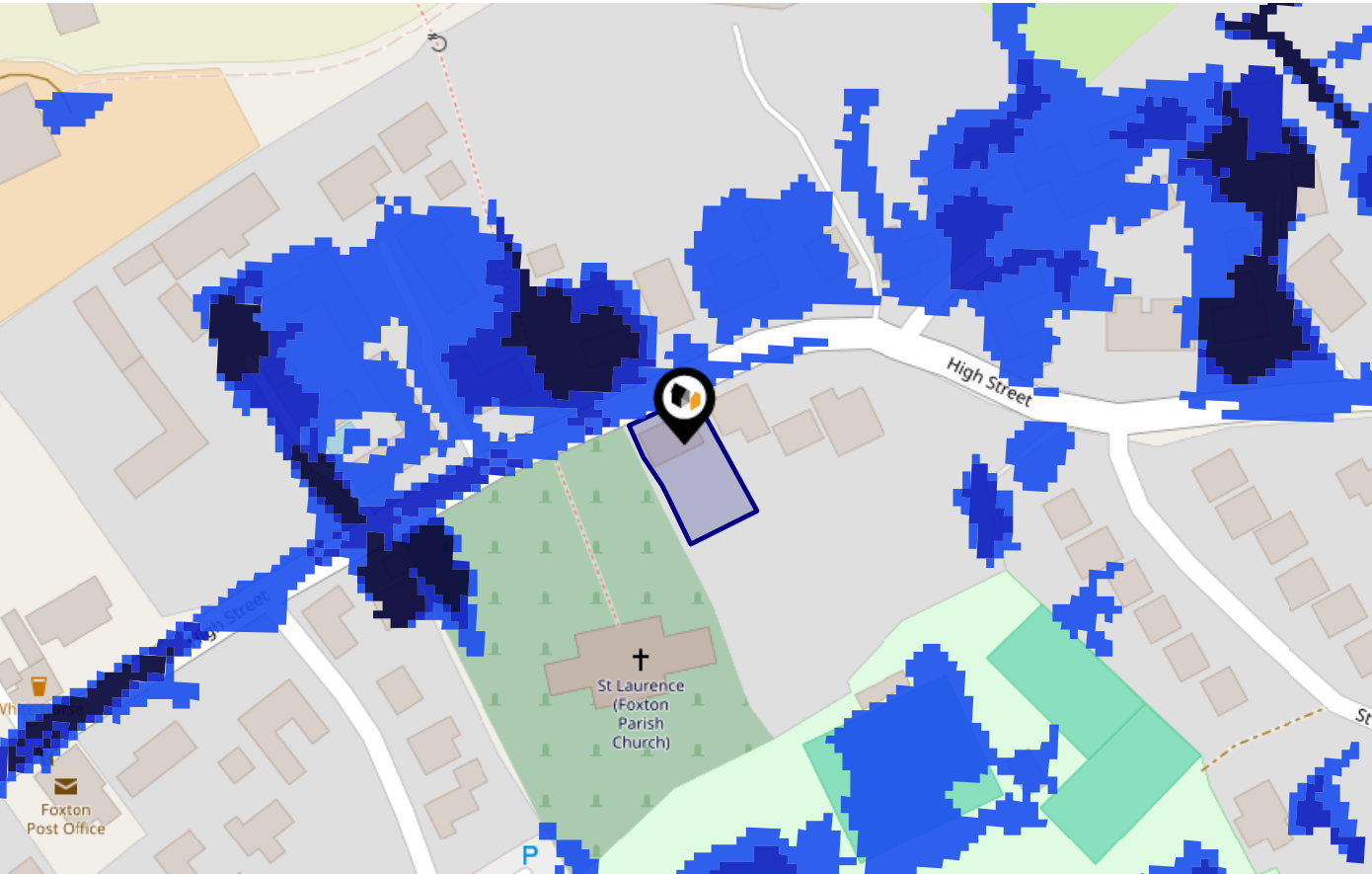


Flood Risk

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.

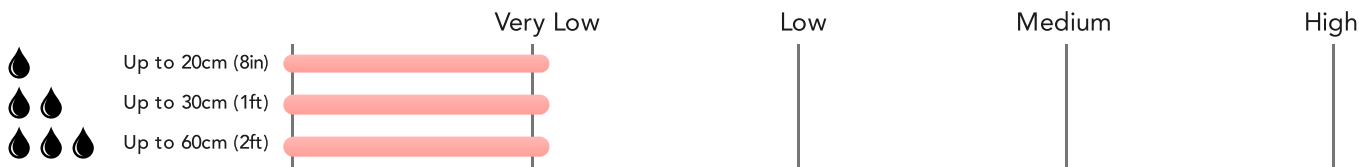


Risk Rating: Very low

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:

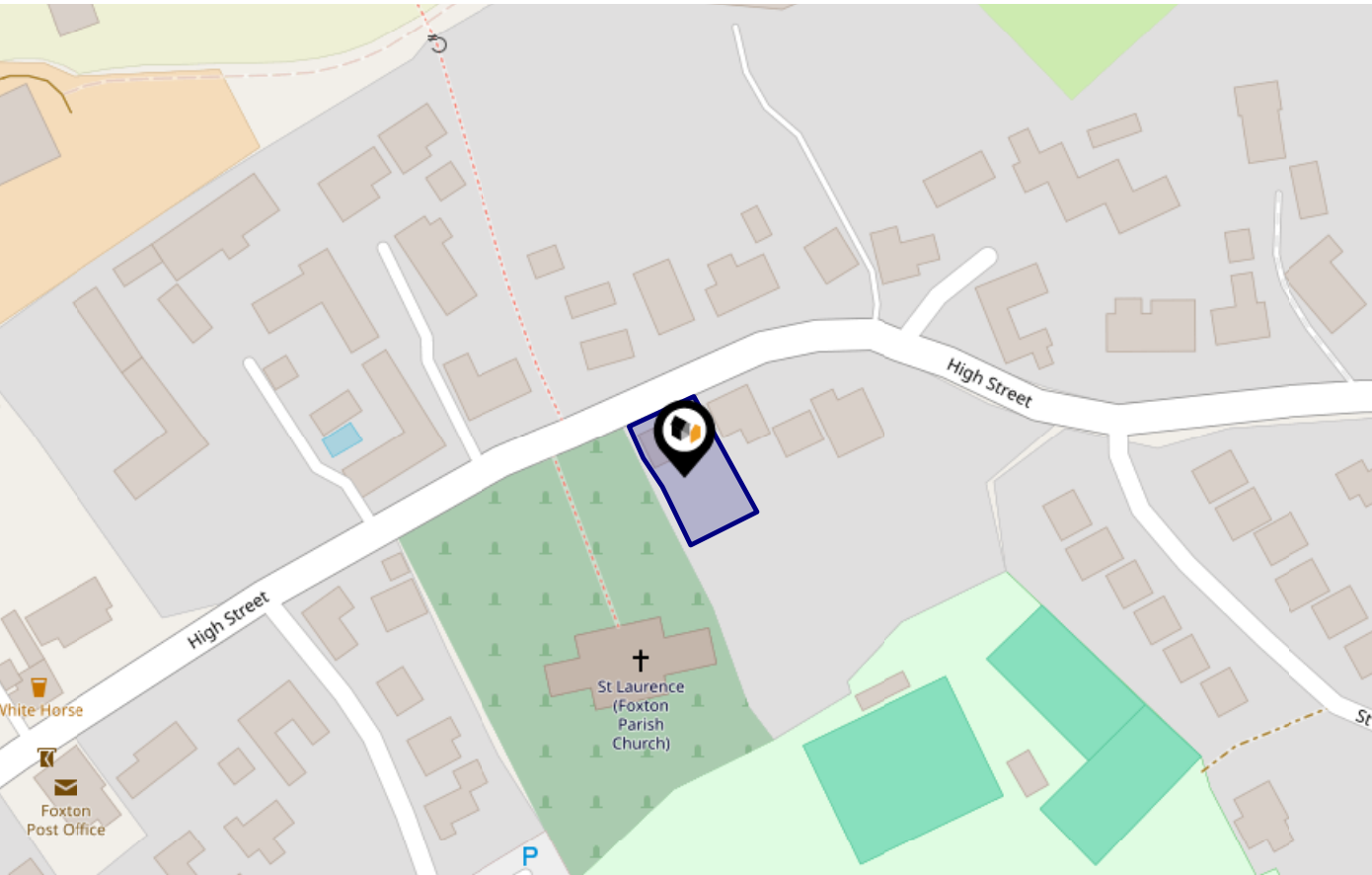


Flood Risk

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.

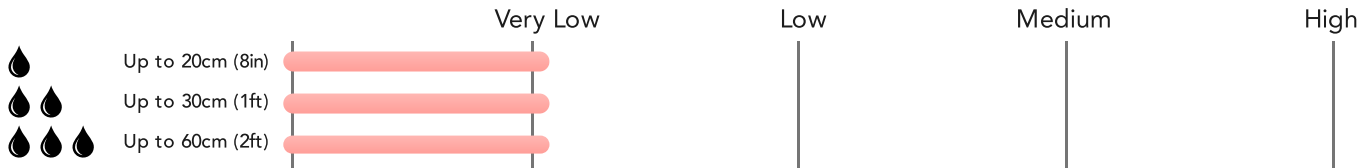


Risk Rating: Very low

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:

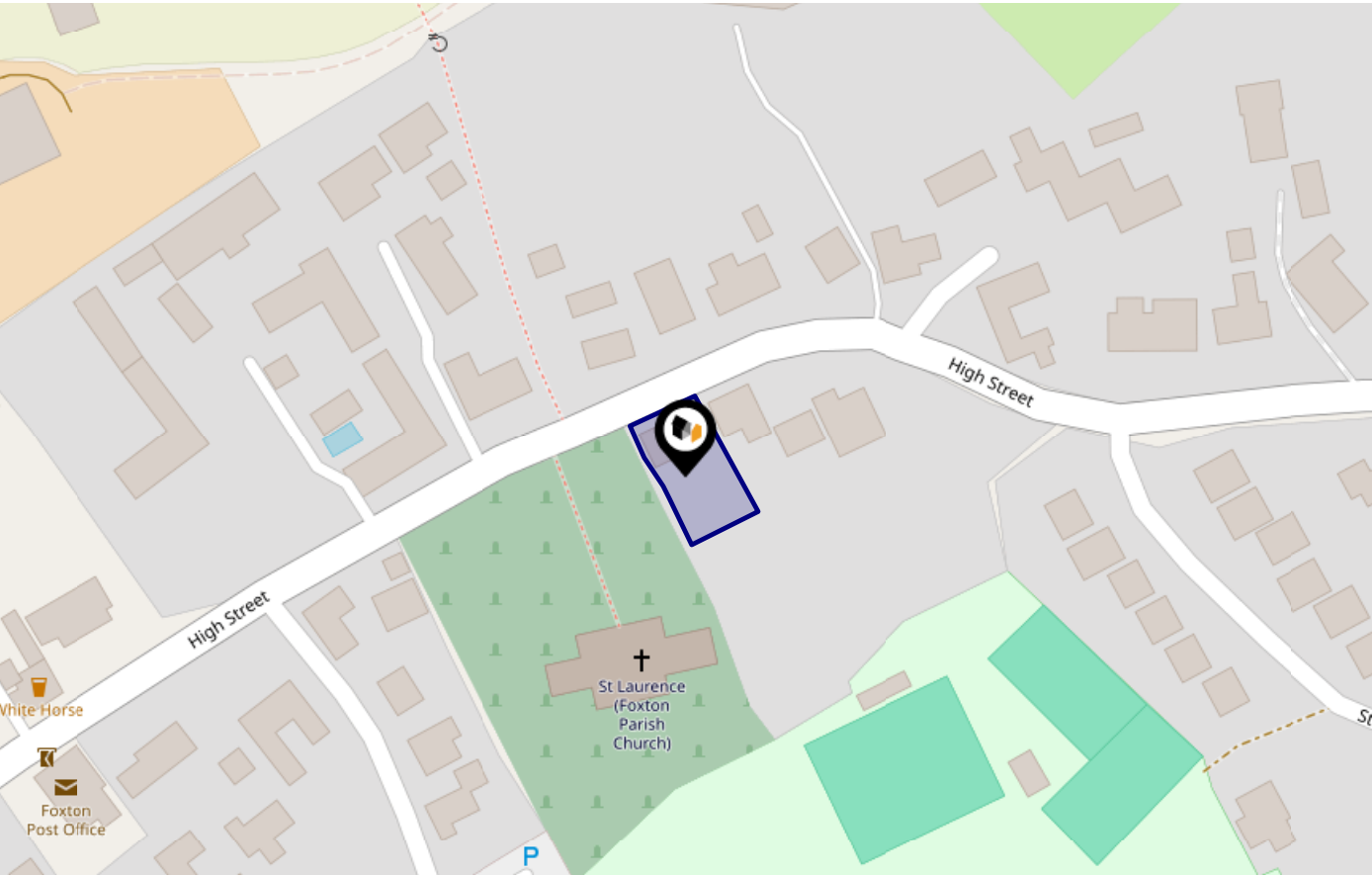


Flood Risk

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.

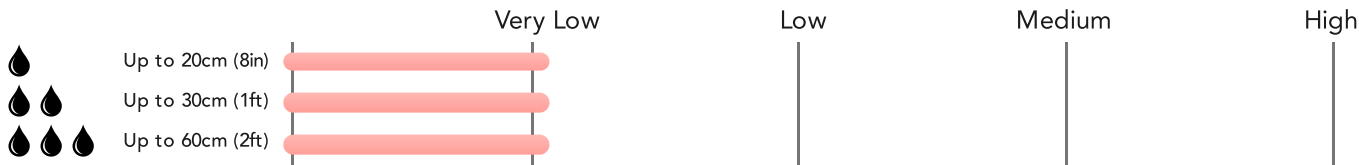


Risk Rating: Very low

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.
- 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:

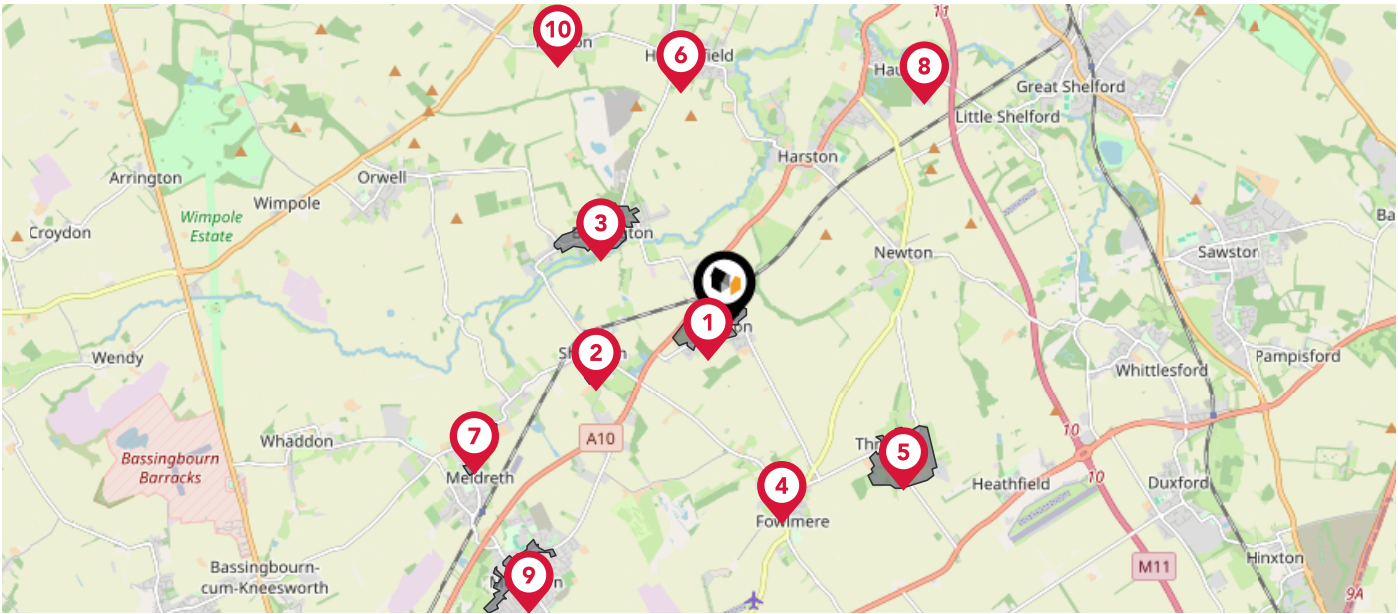


Maps

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	Foxton
2	Shepreth
3	Barrington
4	Fowlmere
5	Thriplow
6	Haslingfield
7	Meldreth
8	Hauxton
9	Melbourn
10	Harlton

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

This map displays nearby coal mine entrances and their classifications.



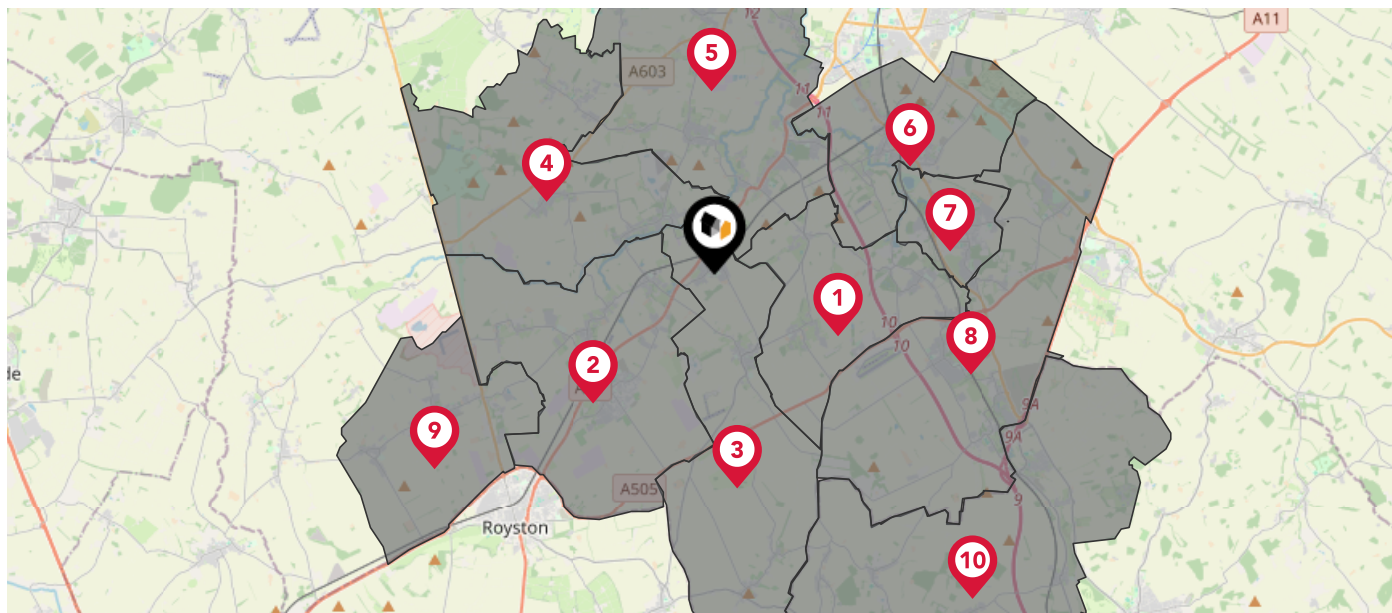
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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

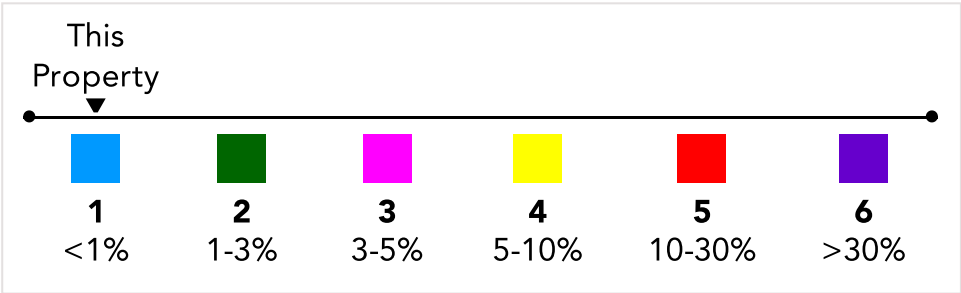
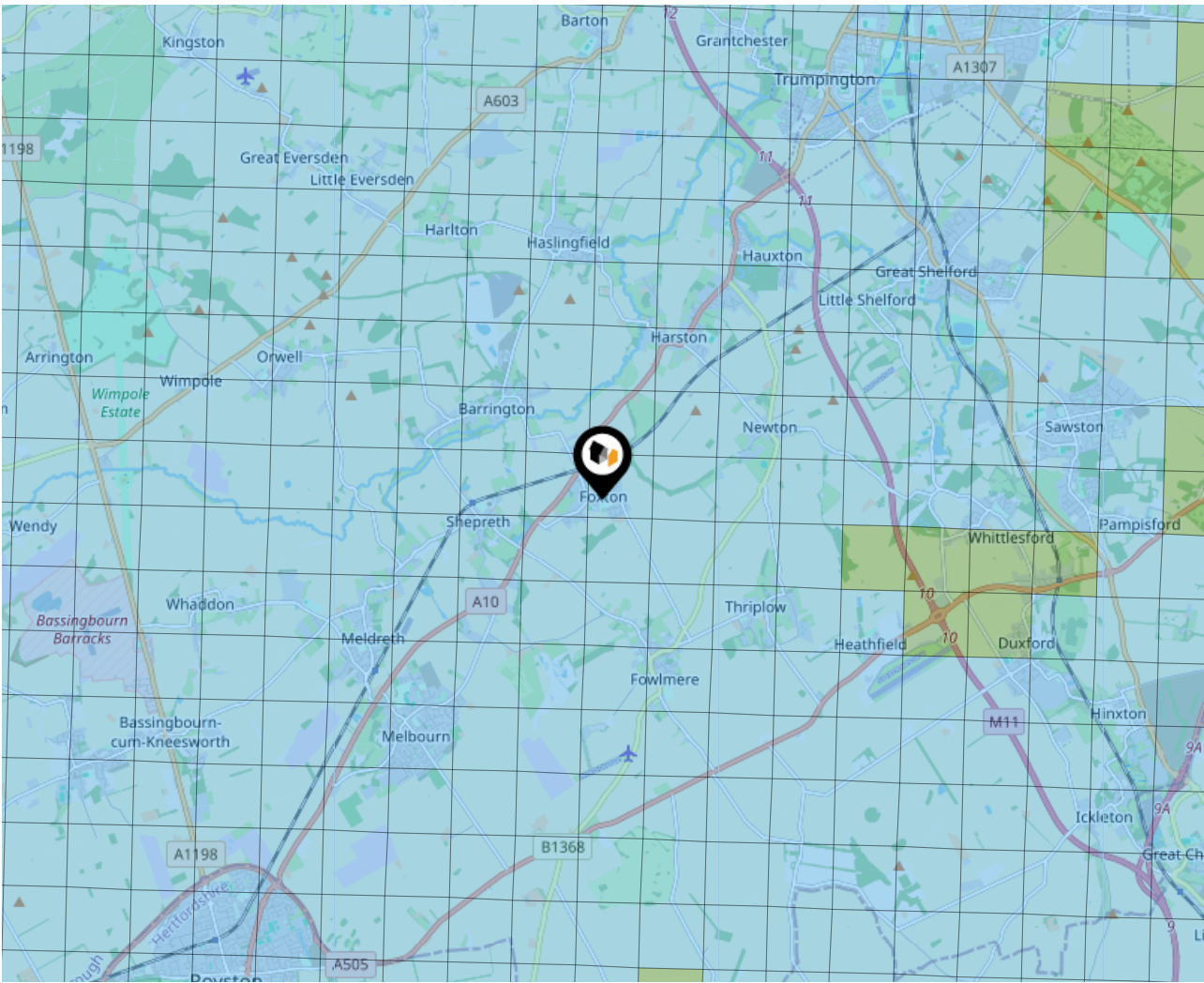


Nearby Council Wards

- | | |
|---|---|
|  | Whittlesford Ward |
|  | Melbourn Ward |
|  | Foxton Ward |
|  | Barrington Ward |
|  | Harston & Comberton Ward |
|  | Shelford Ward |
|  | Sawston Ward |
|  | Duxford Ward |
|  | Bassingbourn Ward |
|  | Littlebury, Chesterford & Wenden Lofts Ward |

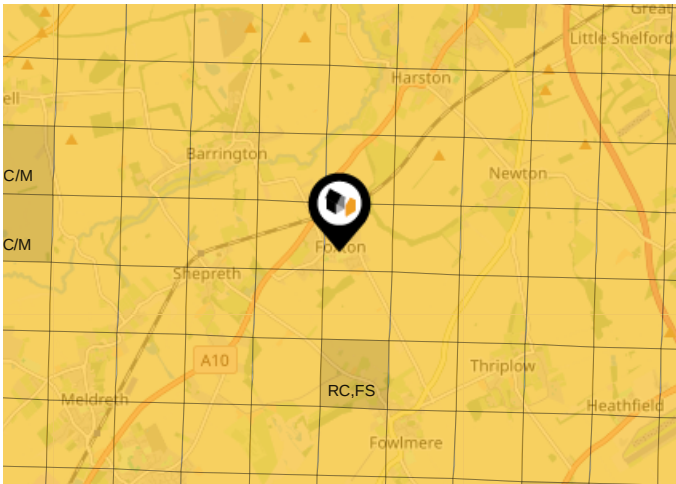
What is Radon?

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

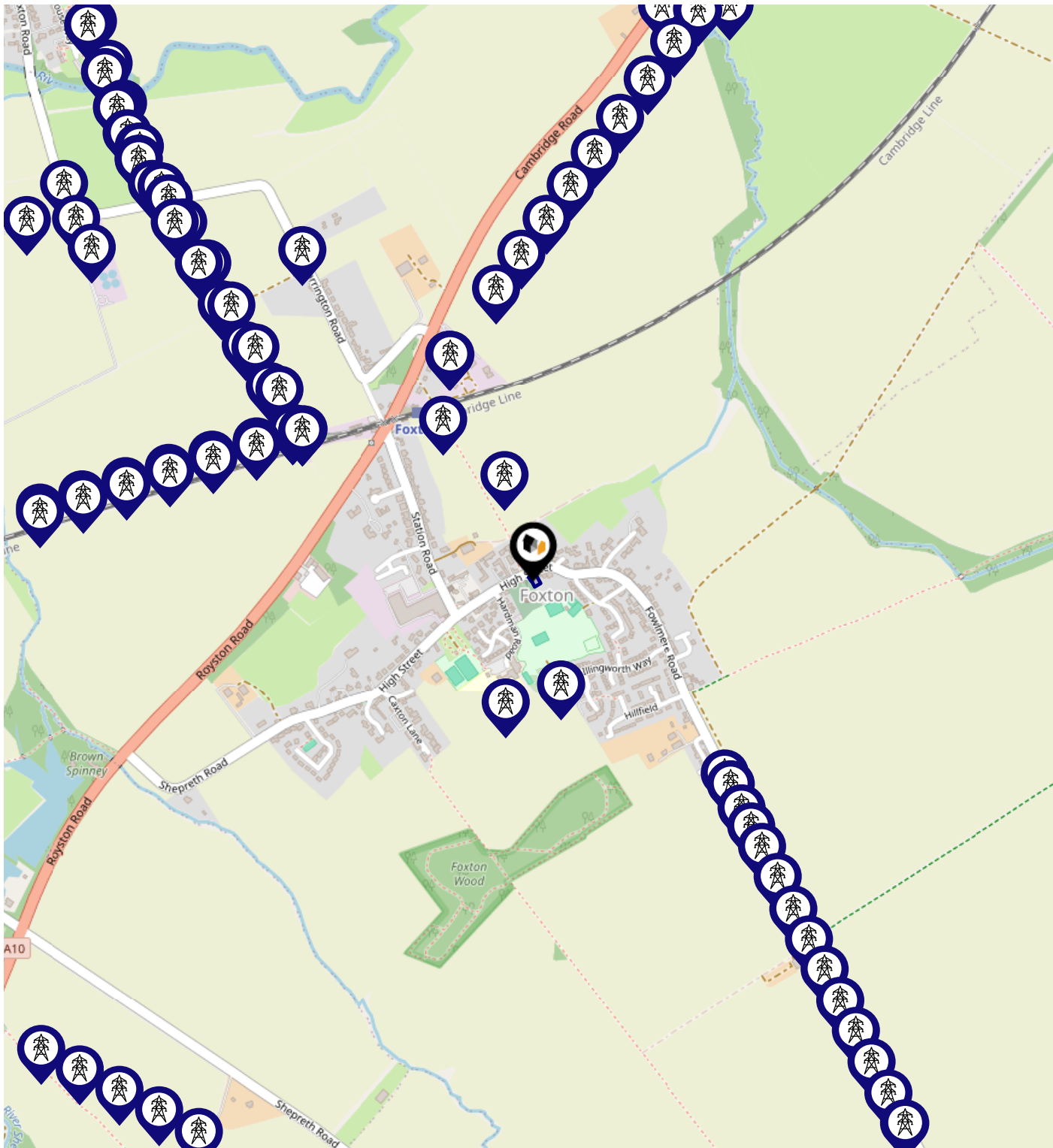


Primary Classifications (Most Common Clay Types)

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

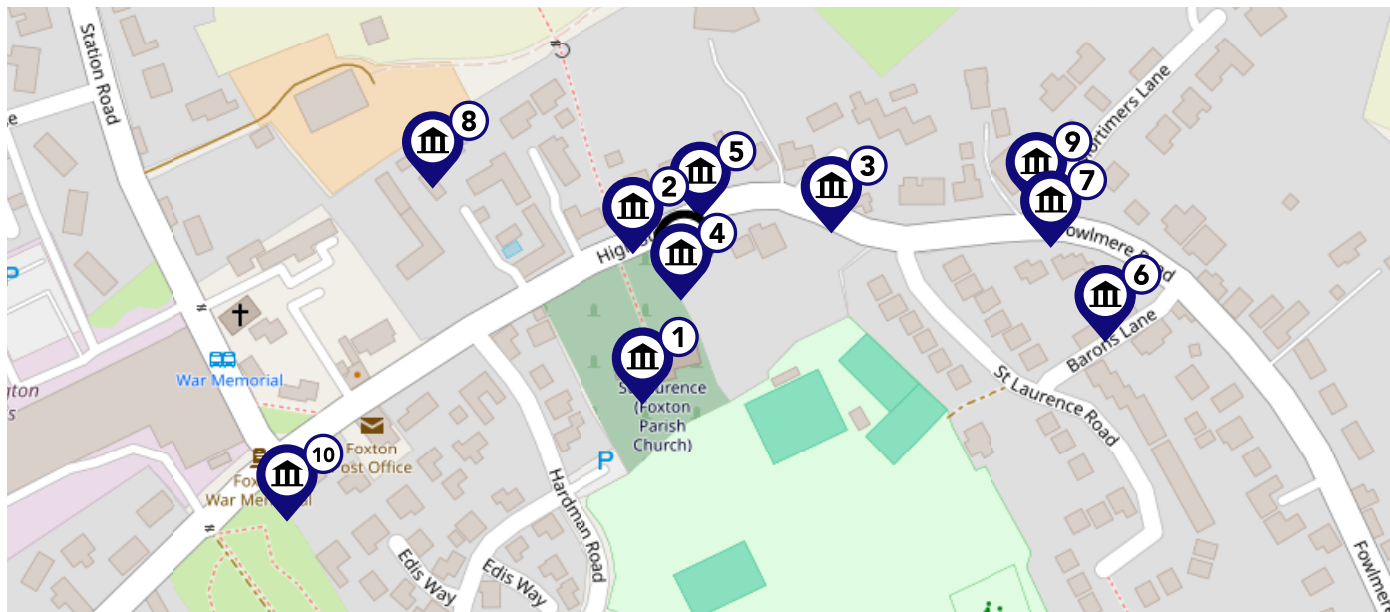
Masts & Pylons



Key:

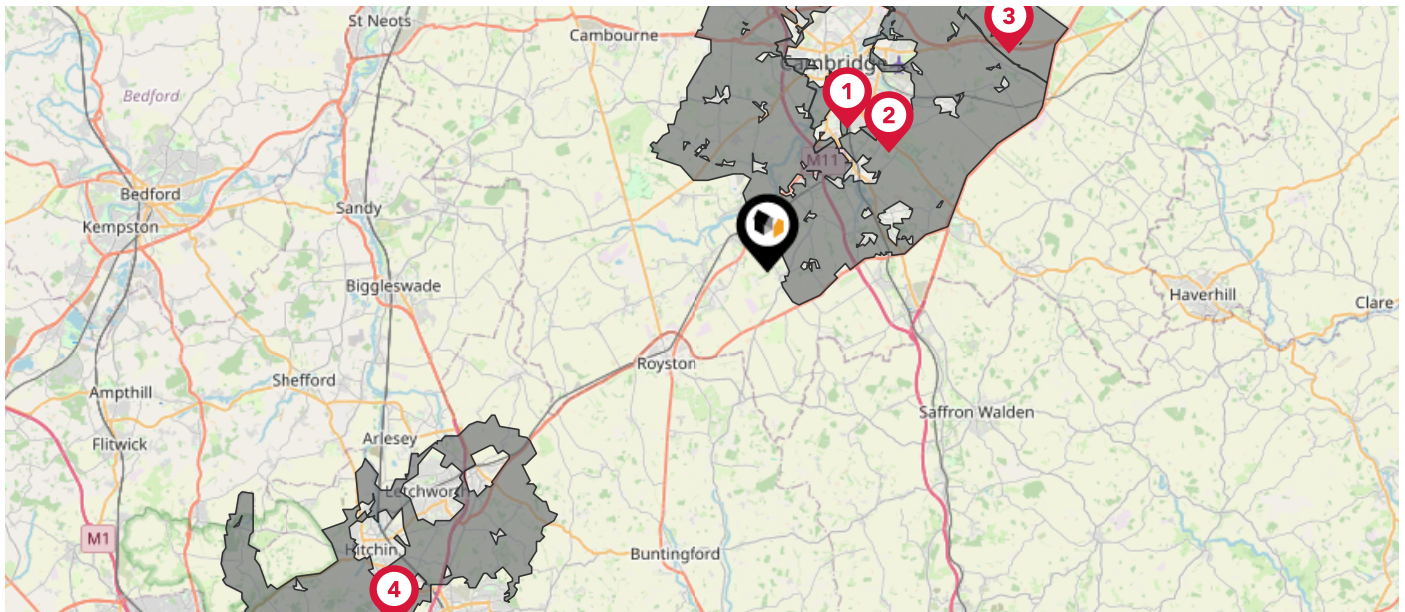
-  Power Pylons
-  Communication Masts

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
	1162382 - Church Of St Laurence	Grade I	0.0 miles
	1309693 - Pound Cottage	Grade II	0.0 miles
	1309702 - 73 And 75, High Street	Grade II	0.0 miles
	1331169 - Severalls	Grade II	0.0 miles
	1331208 - Orchard Cottage	Grade II	0.0 miles
	1127609 - Baron's Farmhouse	Grade II	0.1 miles
	1309655 - Water Pump	Grade II	0.1 miles
	1127616 - Barn At Number 59	Grade II	0.1 miles
	1127619 - 1 And 3, Mortimers Lane	Grade II	0.1 miles
	1162343 - 32, 34, High 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 - South Cambridgeshire



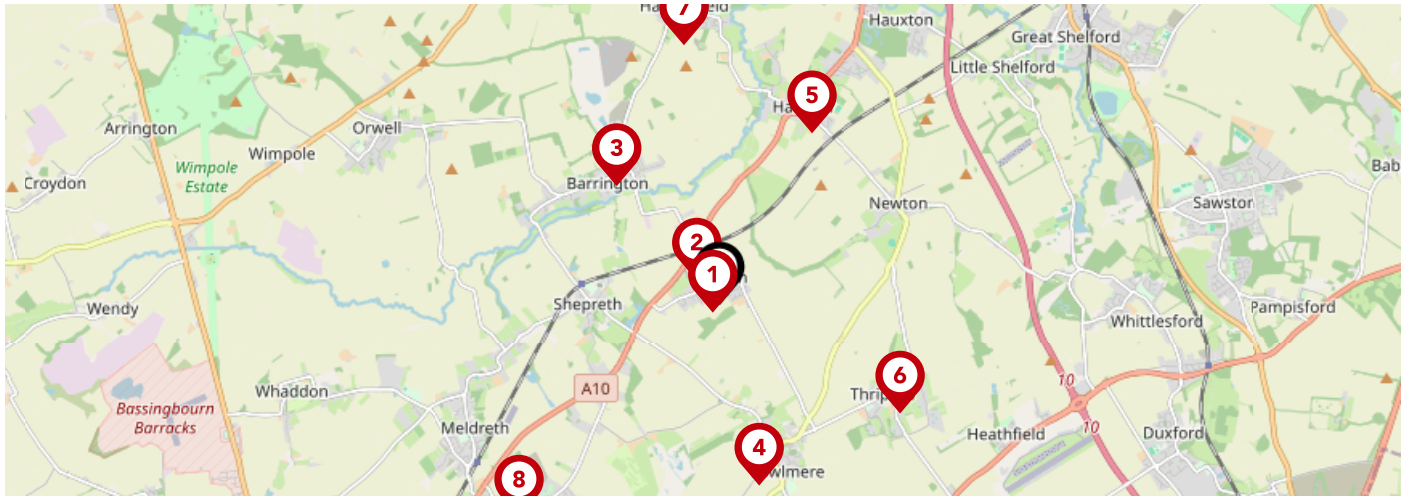
Cambridge Green Belt - Cambridge



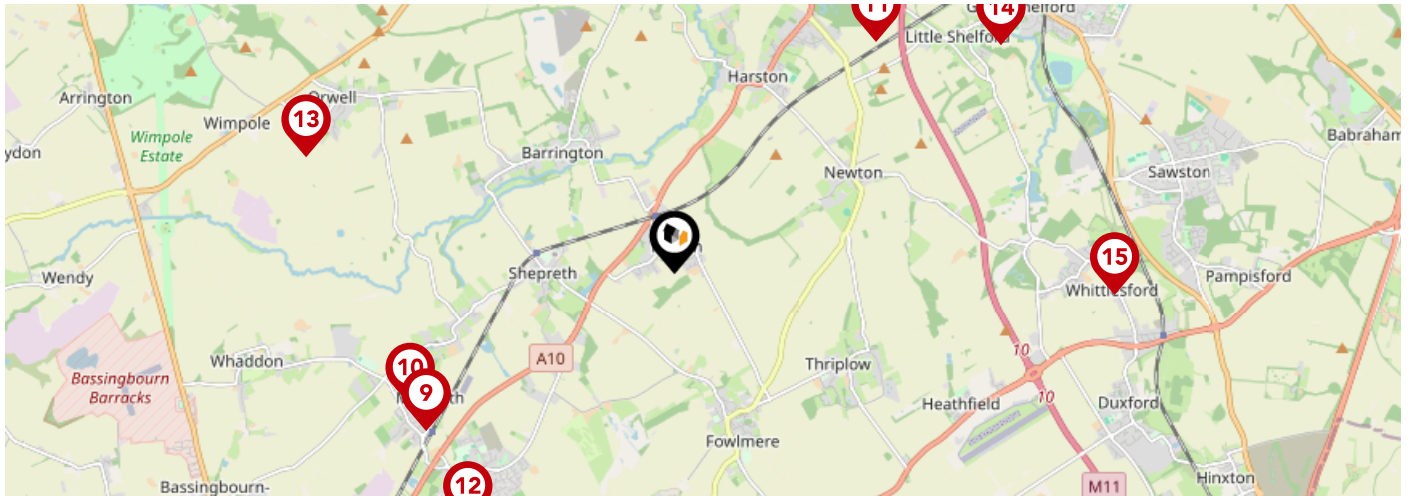
Cambridge Green Belt - East Cambridgeshire



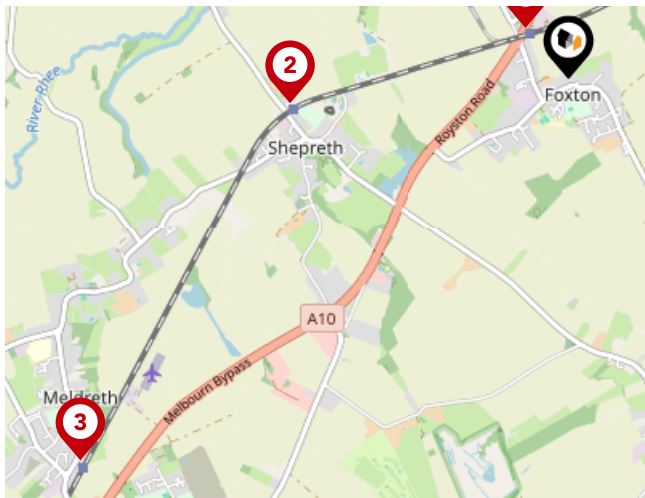
London Green Belt - North Hertfordshire



		Nursery	Primary	Secondary	College	Private
1	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:0.09	☐	☒	☐	☐	☐
2	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:0.3	☐	☐	☒	☐	☐
3	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:1.43	☐	☒	☐	☐	☐
4	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:1.68	☐	☒	☐	☐	☐
5	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:1.77	☐	☒	☐	☐	☐
6	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:1.93	☐	☒	☐	☐	☐
7	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:2.38	☐	☒	☐	☐	☐
8	Melbourn Village College Ofsted Rating: Serious Weaknesses Pupils: 638 Distance:2.67	☐	☐	☒	☐	☐

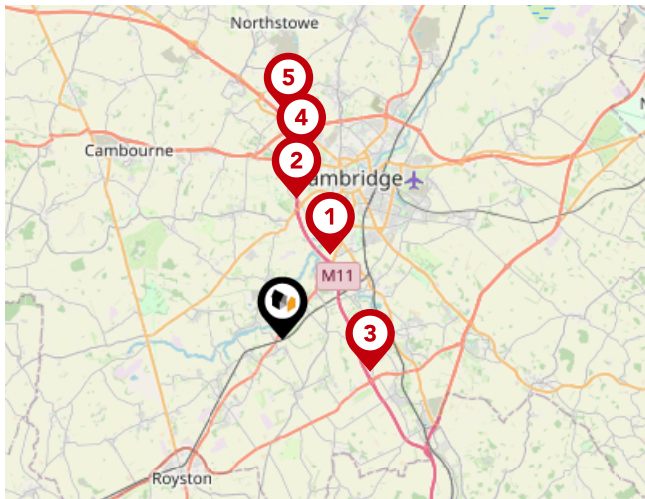


		Nursery	Primary	Secondary	College	Private
	Meldreth Primary School Ofsted Rating: Good Pupils: 208 Distance:2.68	☐	☒	☐	☐	☐
	Aurora Meldreth Manor School Ofsted Rating: Good Pupils: 45 Distance:2.69	☐	☐	☒	☐	☐
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:2.8	☐	☒	☐	☐	☐
	Melbourn Primary School Ofsted Rating: Good Pupils: 393 Distance:2.95	☐	☒	☐	☐	☐
	Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 121 Distance:3.52	☐	☒	☐	☐	☐
	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:3.63	☐	☒	☐	☐	☐
	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:4.01	☐	☒	☐	☐	☐
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:4.13	☐	☒	☐	☐	☐



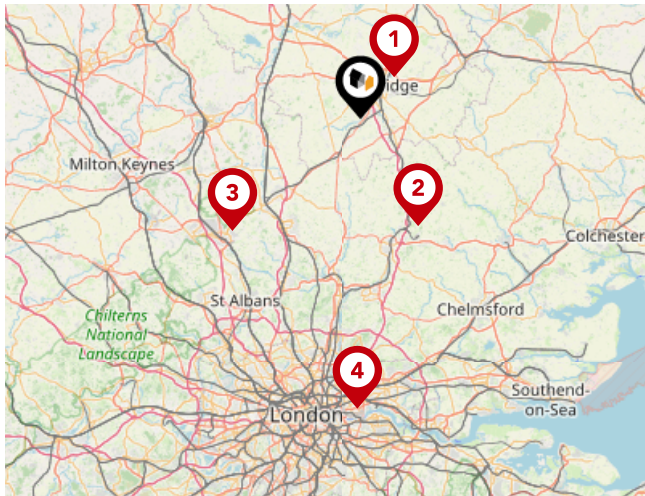
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	0.31 miles
2	Shepreth Rail Station	1.28 miles
3	Meldreth Rail Station	2.82 miles



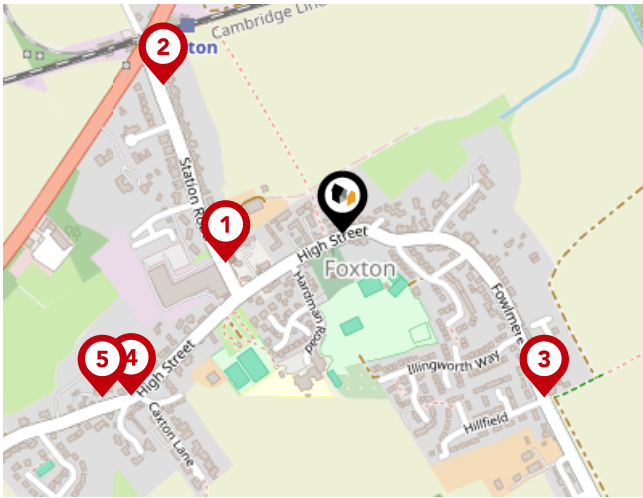
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.57 miles
2	M11 J12	5.15 miles
3	M11 J10	3.48 miles
4	M11 J13	6.71 miles
5	M11 J14	8.15 miles



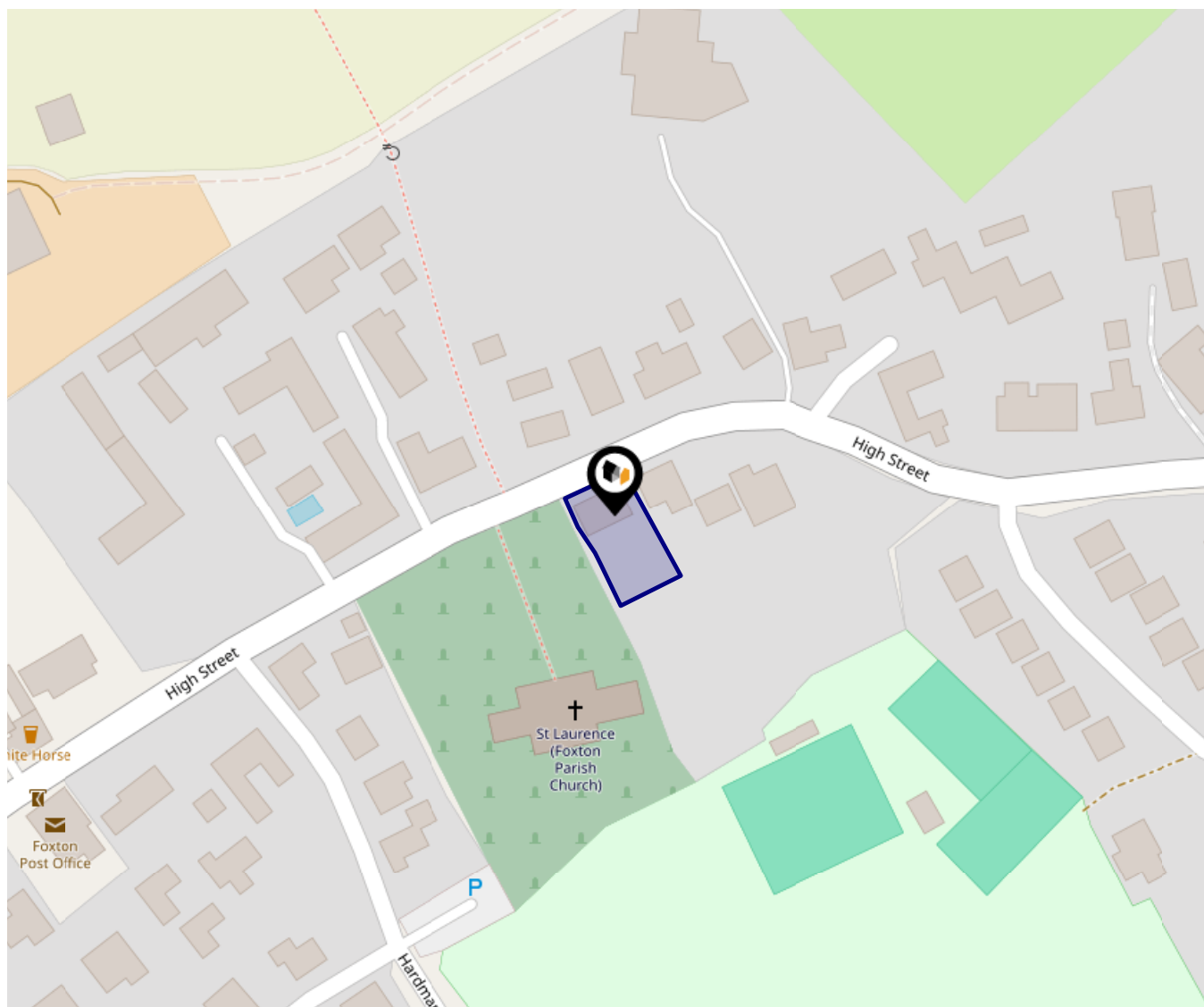
Airports/Helipads

Pin	Name	Distance
1	Cambridge	7.88 miles
2	Stansted Airport	17.74 miles
3	Luton Airport	24.81 miles
4	Silvertown	42.36 miles



Bus Stops/Stations

Pin	Name	Distance
1	War Memorial	0.14 miles
2	Hall Close	0.26 miles
3	Hillfield	0.3 miles
4	The Green	0.3 miles
5	The Green	0.33 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

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.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

