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MIR: Material Info

The Material Information Affecting this Property

Monday 04th August 2025



HASLINGFIELD ROAD, HARLTON, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

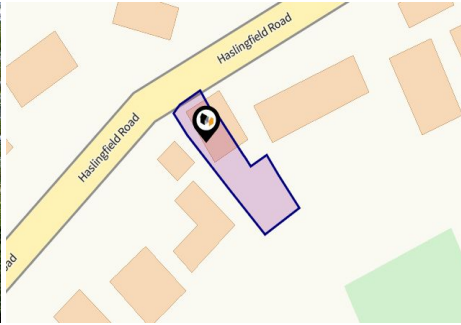
01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,054 ft ² / 98 m ²		
Plot Area:	0.09 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,146		
Title Number:	CB214009		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		25	1800
● Rivers & Seas	Very low	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: *Haslingfield Road, Harlton, Cambridge, CB23*

Reference - S/0592/09/F	
Decision:	Decided
Date:	29th April 2009
Description:	Extensions

Reference - S/1756/09/F	
Decision:	Decided
Date:	30th November 2009
Description:	Erection of first floor & single storey extensions to rear of the propoerty

Planning records for: **4 Haslingfield Road Harlton Cambridgeshire CB23 1ER**

Reference - 23/01640/FUL
Decision: Decided
Date: 02nd May 2023
Description: Demolition of an existing linked-detached bungalow and the erection of a replacement detached two-storey house and alteration to access.
Reference - 22/04984/FUL
Decision: Withdrawn
Date: 16th November 2022
Description: Demolition of an existing linked-detached bungalow and the erection of a replacement detached two-storey house and alteration to access.
Reference - S/2036/13/COND54
Decision: Withdrawn
Date: 16th November 2022
Description: Submission of details required by condition 54 (Detailed Waste Management Plan) of planning permission S/2036/13/VC (Lots S1 and S2)
Reference - 23/01640/NMA1
Decision: Decided
Date: 04th October 2024
Description: Non material amendment on application 23/01640/FUL for changes to design/materials of bay-window, minor changes to fenestration, additional oak cladding at ground floor level and removal of chimney and carport.

Planning records for: **4 Haslingfield Road Harlton Cambridgeshire CB23 1ER**

Reference - 23/00393/FUL
Decision: Withdrawn
Date: 02nd February 2023
Description: Demolition of an existing linked-detached bungalow and the erection of a replacement detached two-storey house and alteration to access. (Resubmission of 22/04984/FUL)

Reference - 23/01640/CONDB
Decision: Decided
Date: 14th April 2025
Description: Discharge of condition 6 (hard and soft landscape works) of planning permission 23/01640/FUL

Reference - 23/03674/FUL
Decision: Decided
Date: 27th September 2023
Description: Demolition of an existing linked-detached bungalow and the erection of a replacement detached two-storey house and a bungalow. Alteration to access.

Reference - 23/01640/CONDA
Decision: Decided
Date: 06th September 2024
Description: Discharge of conditions 3 (surface water), 4 (construction environmental management plan), 5 (biodiversity net gain plan), 6 (hard and soft landscaping), 8 (arboricultural method statement), 9 (ecological enhancement), 13 (energy statement), 14 (water efficiency specification) and 15 (cycle parking) of planning permisison 23/01640/FUL

Planning records for: **4 Haslingfield Road Harlton Cambridgeshire CB23 1ER**

Reference - 23/00392/LBC	
Decision:	Withdrawn
Date:	02nd February 2023
Description:	2 No. additional rainwater pipes to the East and West elevations and replace/repair damaged gutters and downpipes

Reference - 23/03677/CL2PD	
Decision:	Decided
Date:	27th September 2023
Description:	Certificate of lawfulness under S192 for a proposed single storey rear extension.

Reference - 23/01640/NMA2	
Decision:	Decided
Date:	31st March 2025
Description:	Non material amendment of planning permission 23/01640/FUL for the addition of an entirely opaque external door to the south-west elevation.

Planning records for: **6 Haslingfield Road Harlton Cambridge Cambridgeshire CB23 1ER**

Reference - S/0450/13/FL	
Decision:	-
Date:	03rd March 2013
Description:	Single story extension to the rear dormer windows to front elevation..

Planning records for: **6 Haslingfield Road Harlton Cambridge Cambridgeshire CB23 1ER**

Reference - S/2554/12/FL	
Decision:	Decided
Date:	14th December 2012
Description:	Two storey rear extension with dormer windows

Reference - S/2238/13/FL	
Decision:	Decided
Date:	15th October 2013
Description:	Rear extension dormer windows and external alterations (Amendment to approved application S/1084/13/FL).

Reference - S/1084/13/FL	
Decision:	Decided
Date:	17th May 2013
Description:	Single storey extension to rear and front and rear dormer windows - revision to S/0450/13/FL

Planning records for: **8 Haslingfield Road Harlton Cambridge Cambridgeshire CB23 1ER**

Reference - S/0105/13/DC	
Decision:	Decided
Date:	18th January 2013
Description:	Discharge of conditions 3 (materials) 5 (landscaping) 11 (visibility splays 13 (driveway details) and 14 (closure of existing access) of planning permission reference S/1196/12/FL.

Planning records for: **8 Haslingfield Road Harlton Cambridge Cambridgeshire CB23 1ER**

Reference - S/1196/12/FL	
Decision:	Decided
Date:	06th June 2012
Description:	Demolition of existing bungalow with replacement 2 storey dwelling.

Reference - S/0321/13/NM	
Decision:	Decided
Date:	14th February 2013
Description:	Non Material Amendment for application S/1196/12/FL - Alterations to openings and additional windows.

Reference - S/1376/11	
Decision:	Decided
Date:	05th July 2011
Description:	Demolition of existing bungalow and erection of a two storey house

Planning records for: **Sycamore Cottage 9 Haslingfield Road Harlton Cambridge Cambridgeshire CB23 1ER**

Reference - S/2663/17/FL	
Decision:	Decided
Date:	24th July 2017
Description:	Two storey side and front extension

Planning records for: **9 Haslingfield Road Harlton Cambridge Cambridgeshire CB23 1ER**

Reference - S/2663/17/NMA1	
Decision:	Decided
Date:	06th October 2020
Description:	Non material amendment of planning permission S/2663/17/FL for an additional window to front elevation

Planning records for: **10 Haslingfield Road Harlton Cambridge Cambridgeshire CB23 1ER**

Reference - S/1897/13/FL	
Decision:	Decided
Date:	30th August 2013
Description:	Erection of a new dwelling to replace a bungalow

Planning records for: **12 Haslingfield Road Harlton Cambridge Cambridgeshire CB23 1ER**

Reference - S/1603/18/FL	
Decision:	Decided
Date:	25th April 2018
Description:	Proposed Detached Garage and Conversion of Existing Integral Garage Into Games Room

Planning records for: **15 Haslingfield Road Harlton Cambridgeshire CB23 1ER**

Reference - 25/02298/HFUL	
Decision:	Awaiting decision
Date:	11th June 2025
Description:	Single storey side extension

Planning records for: **15 Haslingfield Road Harlton Cambridgeshire CB23 1ER**

Reference - 22/05343/HFUL	
Decision:	Decided
Date:	09th December 2022
Description:	Single Storey Side and Front Porch Extensions

Planning records for: **16 Haslingfield Road Harlton Cambridge Cambridgeshire CB23 1ER**

Reference - S/0491/17/FL	
Decision:	Decided
Date:	13th February 2017
Description:	The proposal is to alter and further extend an existing two-storey rear extension at the back of the property the new extension to be also two-storey.

Planning records for: **18 Haslingfield Road Harlton Cambridge Cambridgeshire CB23 1ER**

Reference - S/1800/11	
Decision:	Decided
Date:	12th September 2011
Description:	Replacement Dwelling - Discharge of Conditions

Reference - S/0801/11	
Decision:	Decided
Date:	15th April 2011
Description:	Replacement Dwelling

Planning records for: **19 Haslingfield Road Harlton Cambridge Cambridgeshire CB23 1ER**

Reference - S/1201/18/FL	
Decision:	Decided
Date:	27th March 2018
Description:	First floor side extension and single storey rear extension

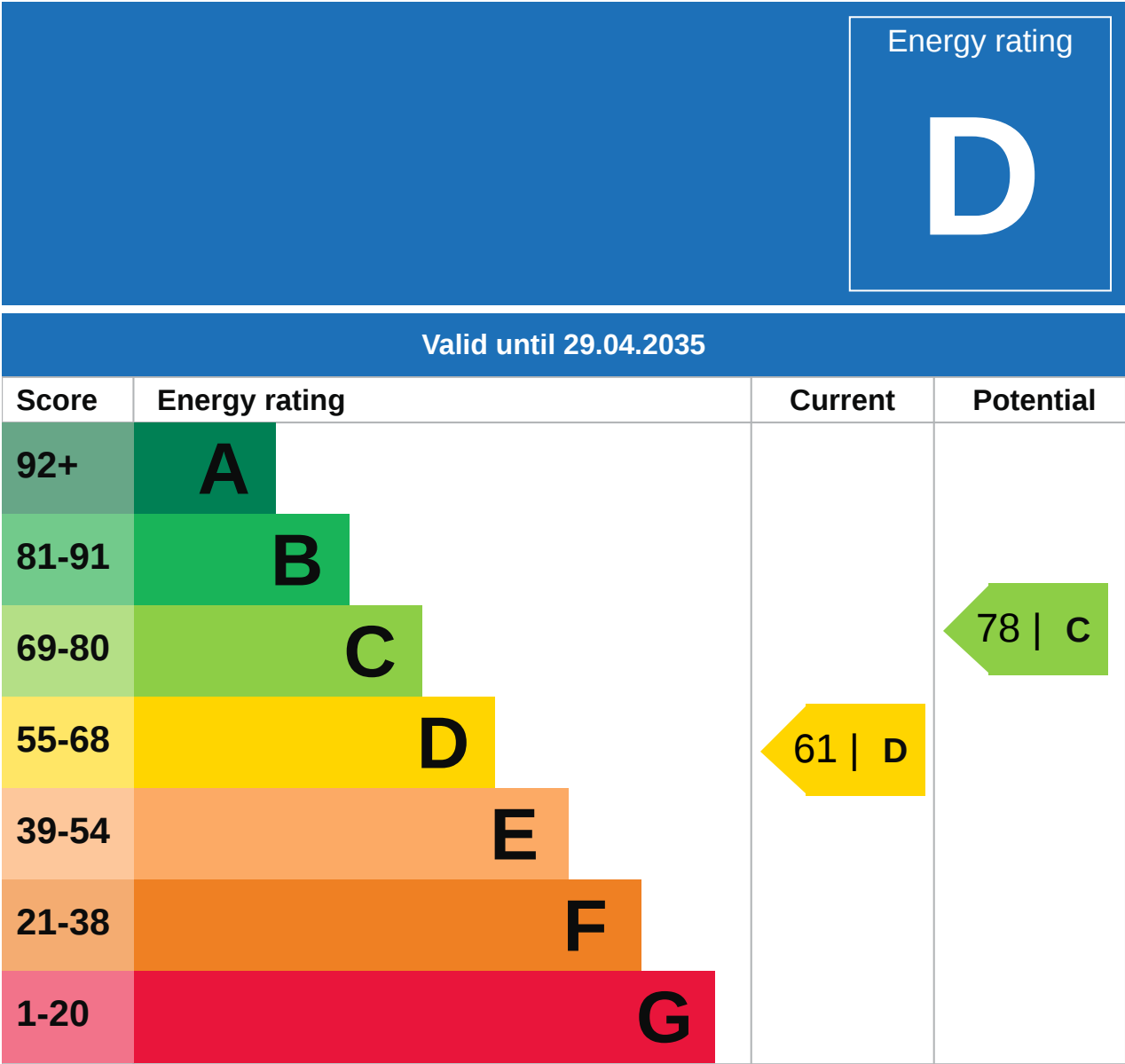
Planning records for: **Hillview House 20 Haslingfield Road Harlton Cambridge Cambridgeshire CB23 1ER**

Reference - S/3704/17/NM	
Decision:	Decided
Date:	17th October 2017
Description:	Non material amendment of planning permission S/1852/17/FL

Reference - S/1852/17/FL	
Decision:	Decided
Date:	25th May 2017
Description:	Two Storey side and rear extension

Planning records for: **39 Haslingfield Road Harlton Cambridge Cambridgeshire CB23 1ER**

Reference - S/1235/08/F	
Decision:	Decided
Date:	15th July 2008
Description:	Extension



Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
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:	From main system
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	98 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.



/cookecurtisco



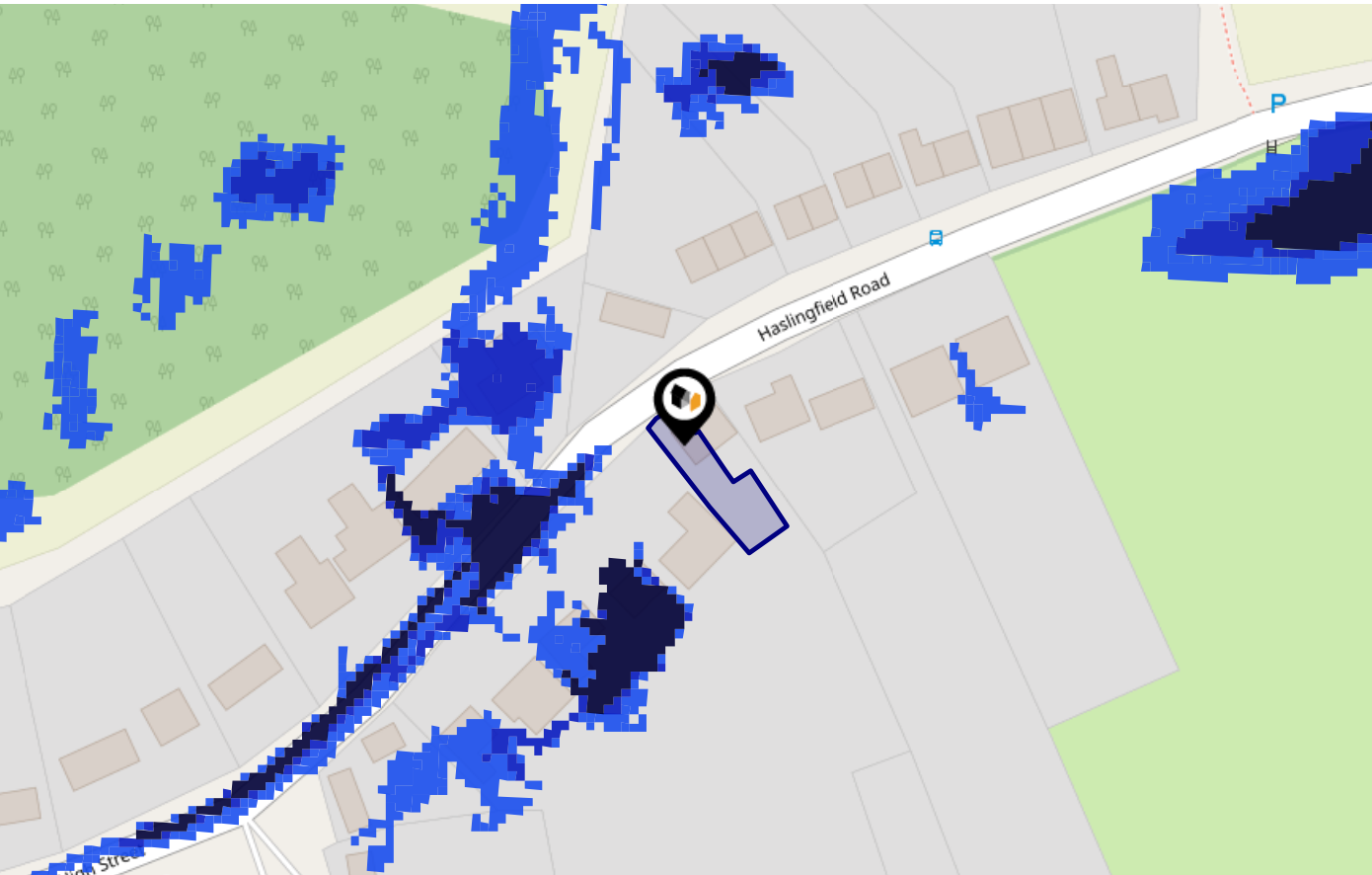
/cookecurtisco

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.

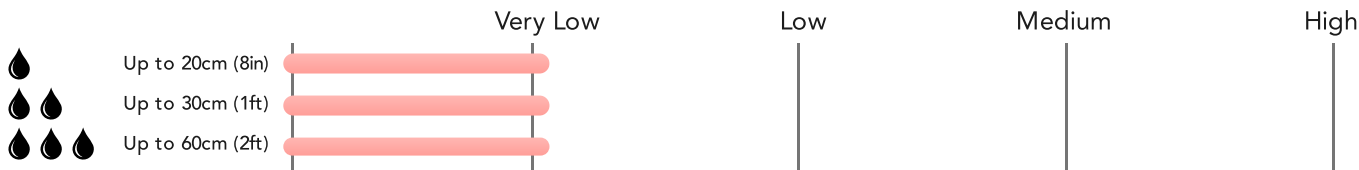


Risk Rating: Very low

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:

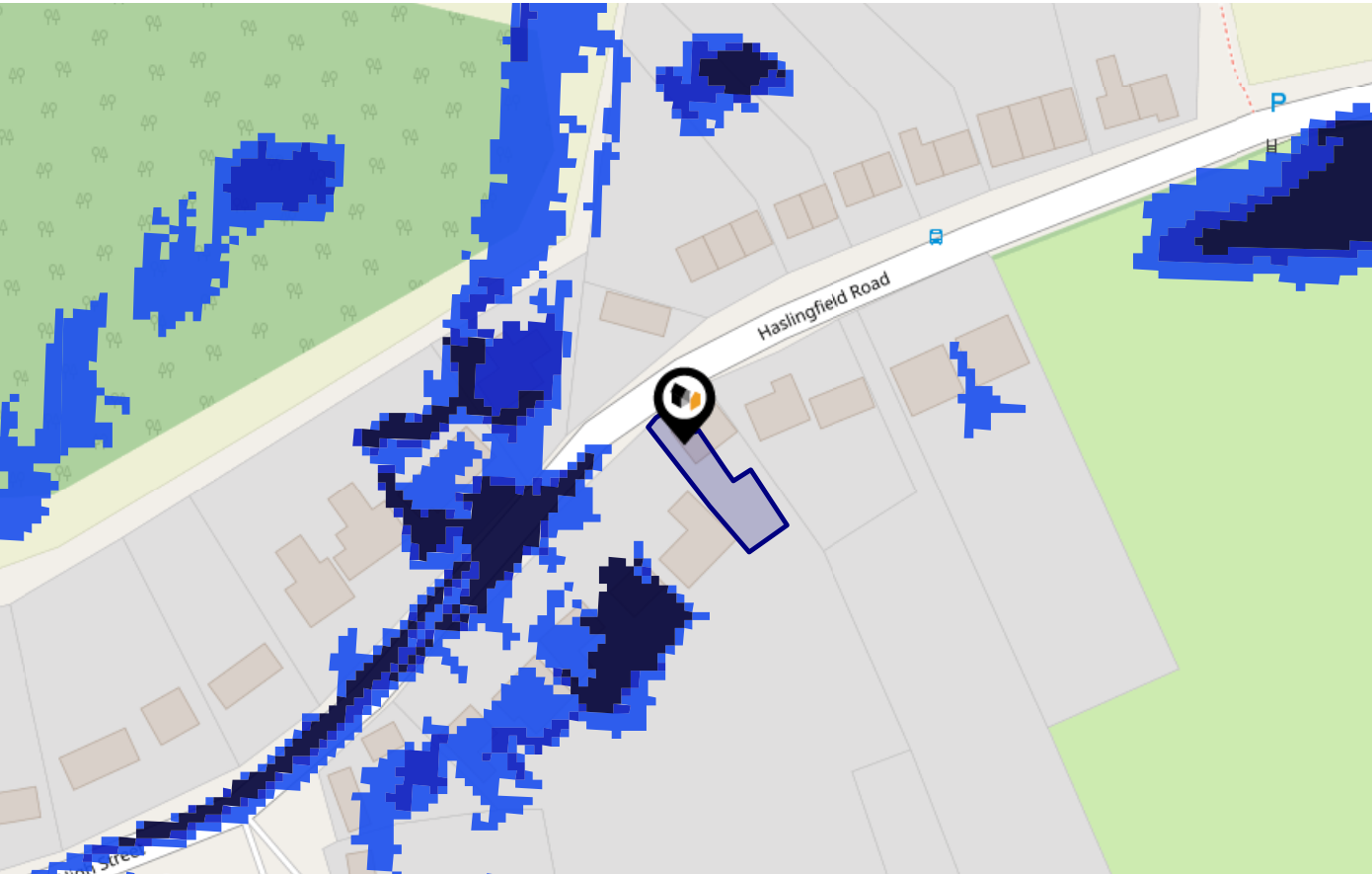


Flood Risk

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.

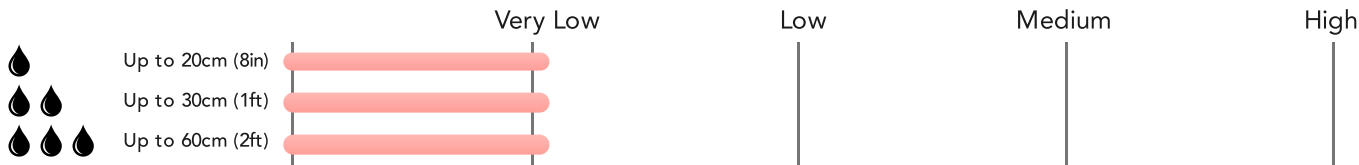


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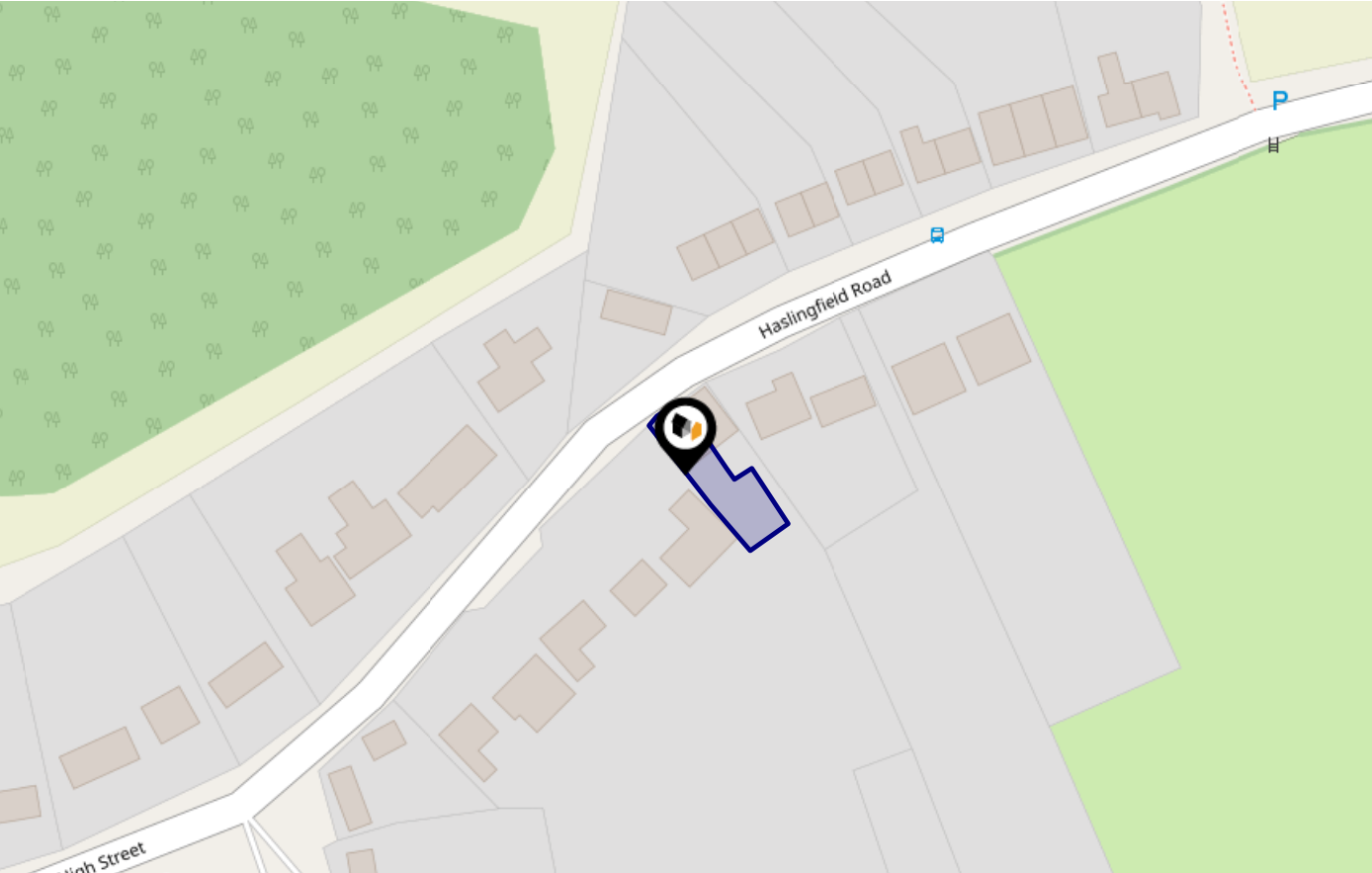
Chance of flooding to the following depths at this property:



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.

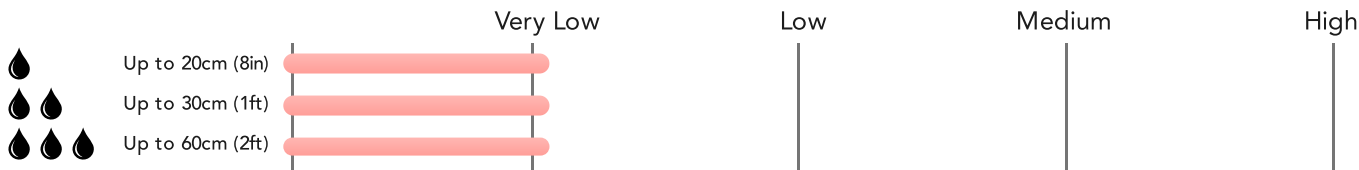


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

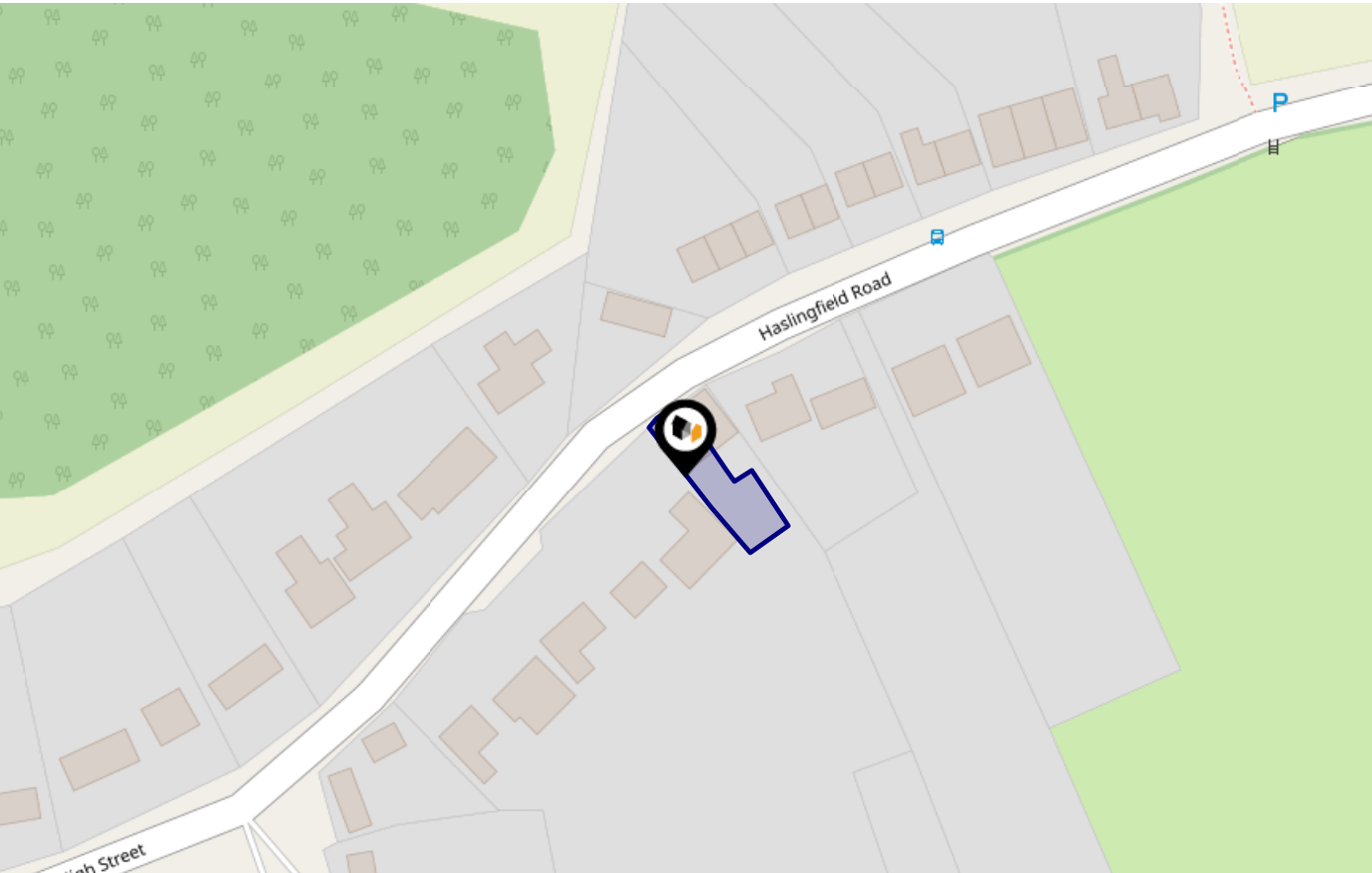


Flood Risk

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.

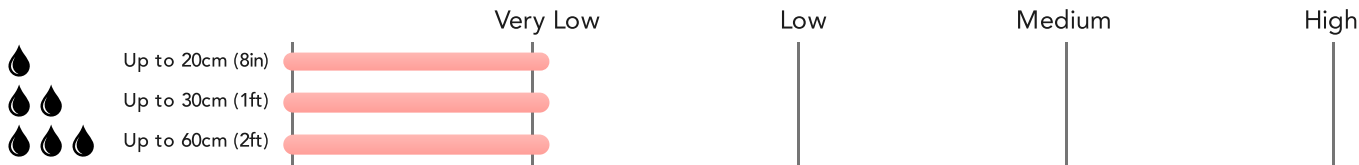


Risk Rating: Very low

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.
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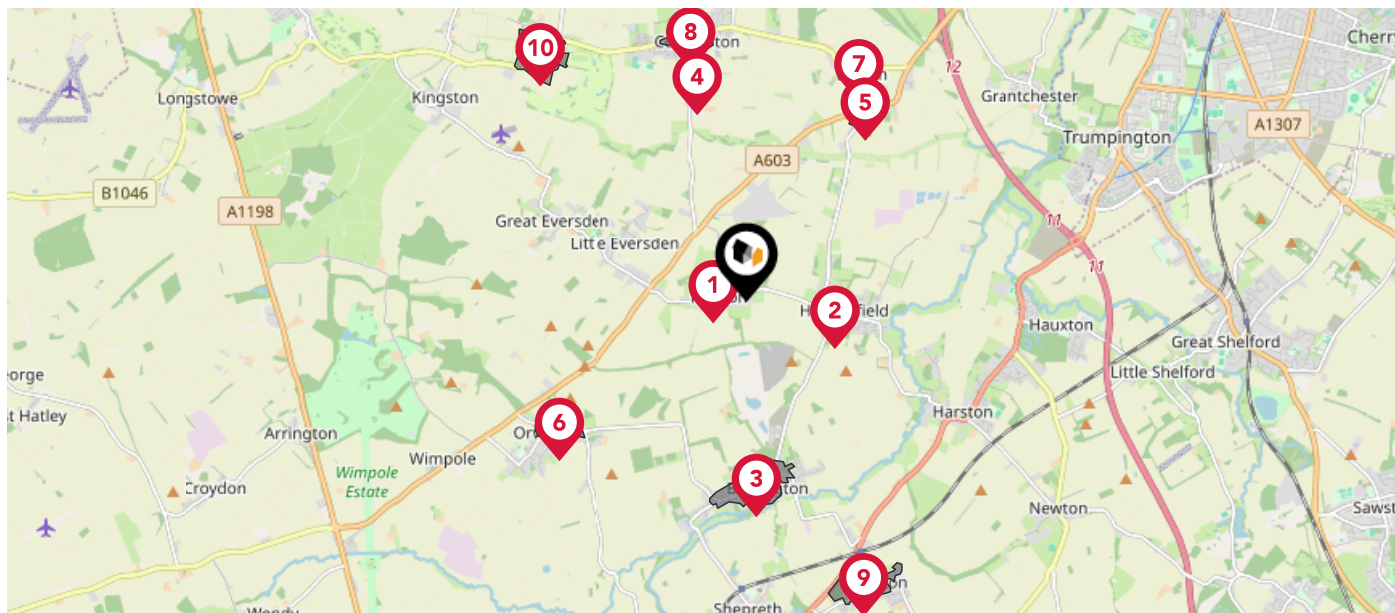


Maps

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



Harlton



Haslingfield



Barrington



Comberton St Mary's



Barton Wimpole Road



Orwell



Barton St Peter's



Comberton Village



Foxton



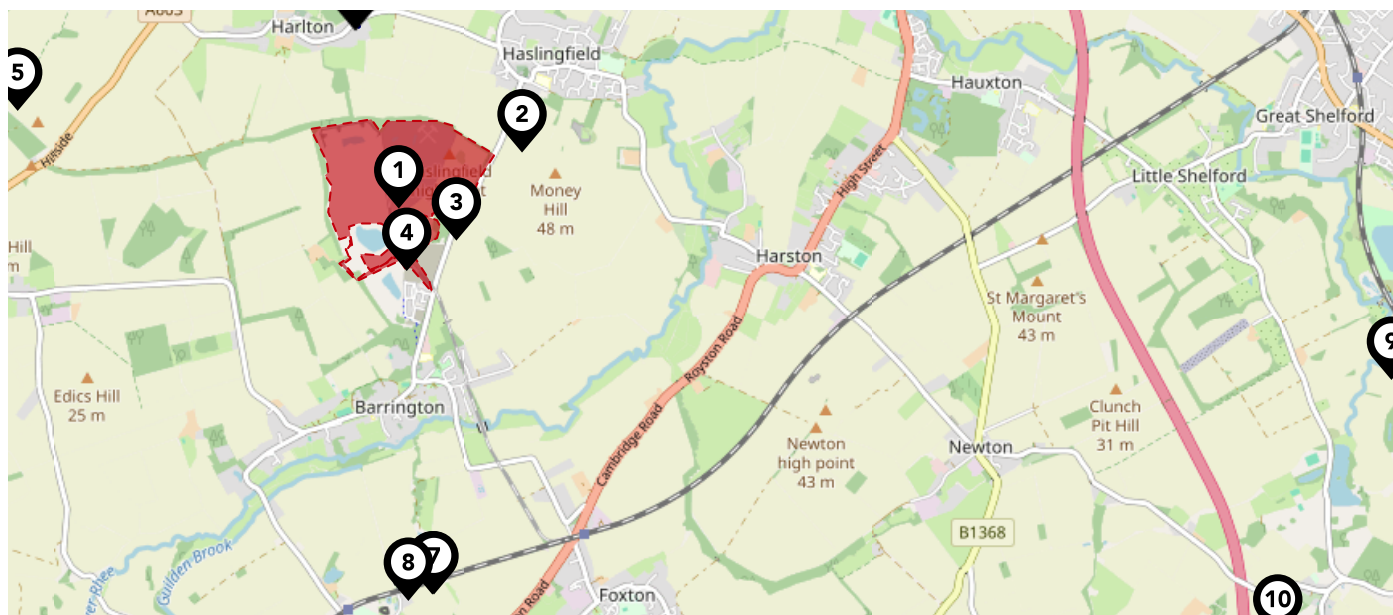
Toft

Maps

Landfill Sites



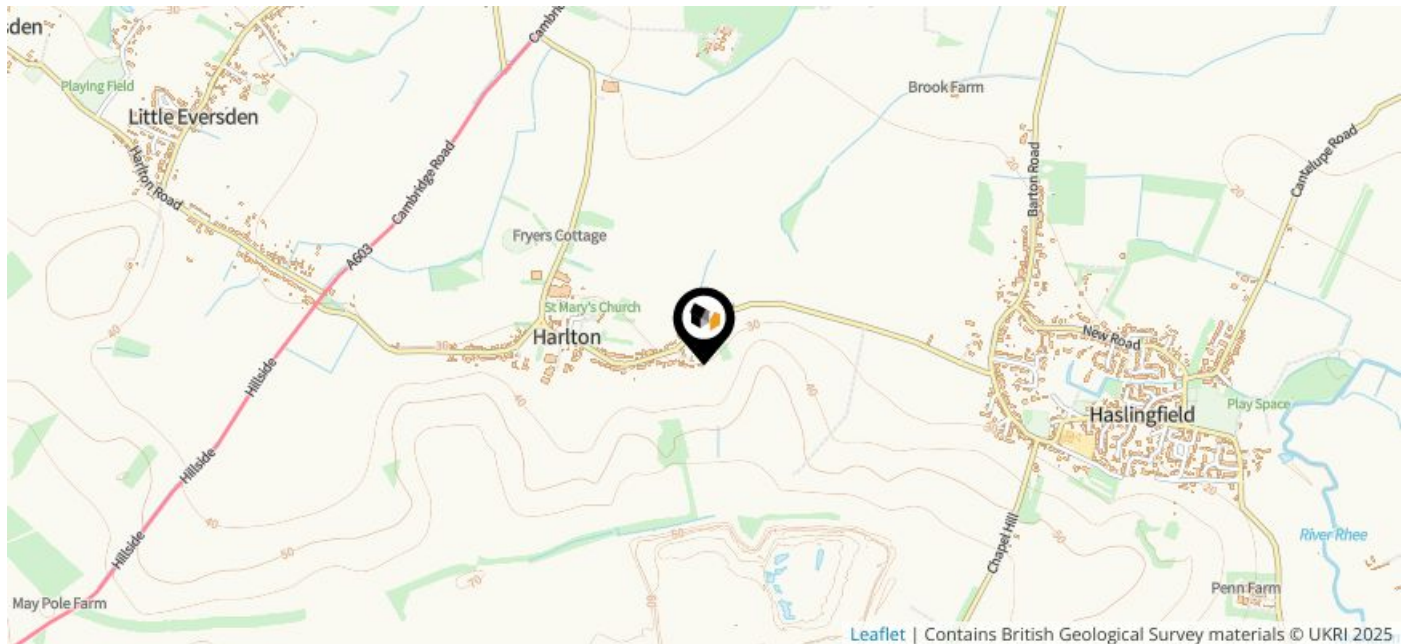
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	No name provided by source	Active Landfill
2	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill
3	Chapel Hill-Barrington	Historic Landfill
4	EA/EPR/FB3105UN/V002	Active Landfill
5	Little Eversden Landfill-Orwell Hill, Little Eversden	Historic Landfill
6	Searro Construction Ltd - Barrington Park Farm-Foxton Road,Barrington,Cambridgeshire	Historic Landfill
7	Searro-Shepreth	Historic Landfill
8	Angle Lane-Shepreth, Cambridgeshire	Historic Landfill
9	Shelford Tip-Shelford	Historic Landfill
10	Newton Road-Whittlesford	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



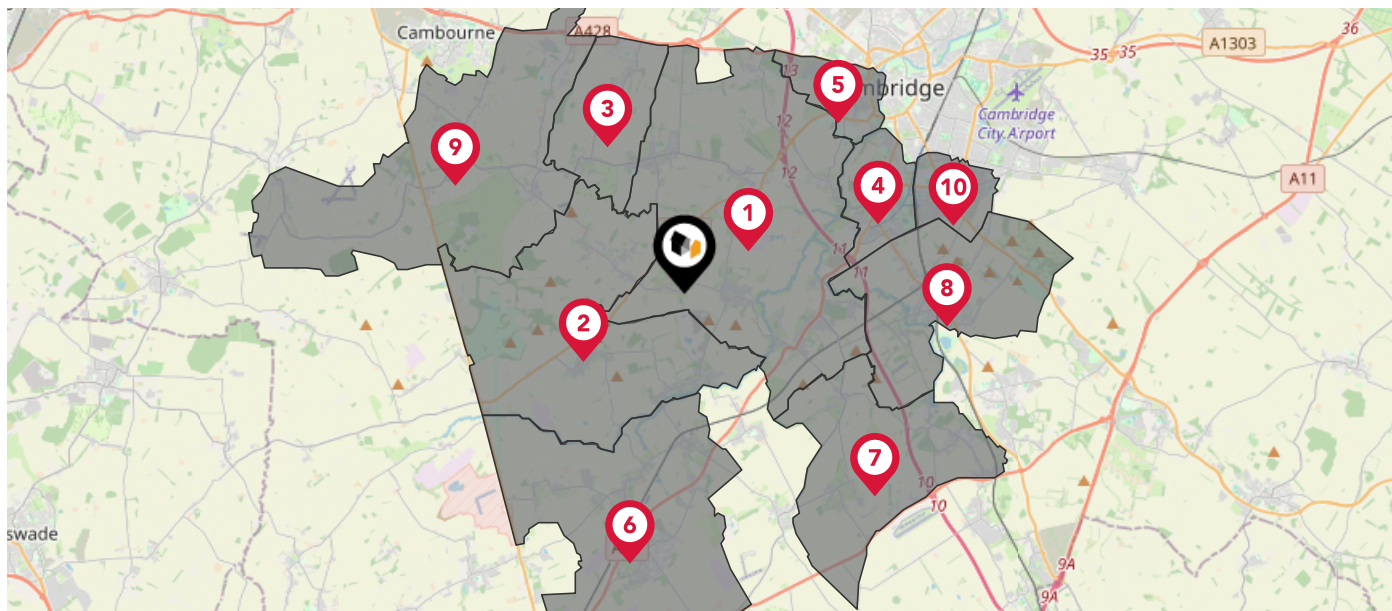
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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



Nearby Council Wards

1

Harston & Comberton Ward

2

Barrington Ward

3

Hardwick Ward

4

Trumpington Ward

5

Newnham Ward

6

Melbourn Ward

7

Whittlesford Ward

8

Shelford Ward

9

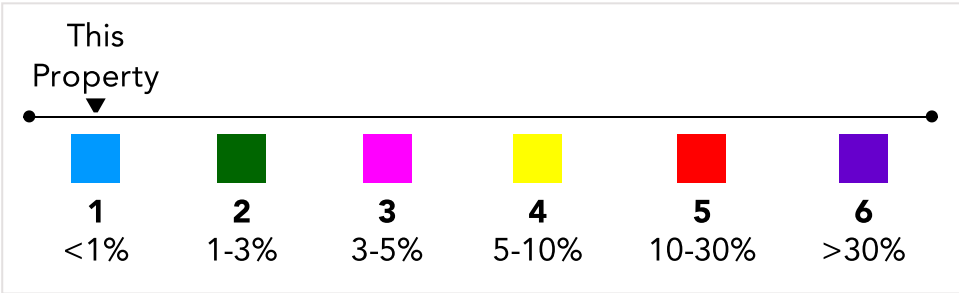
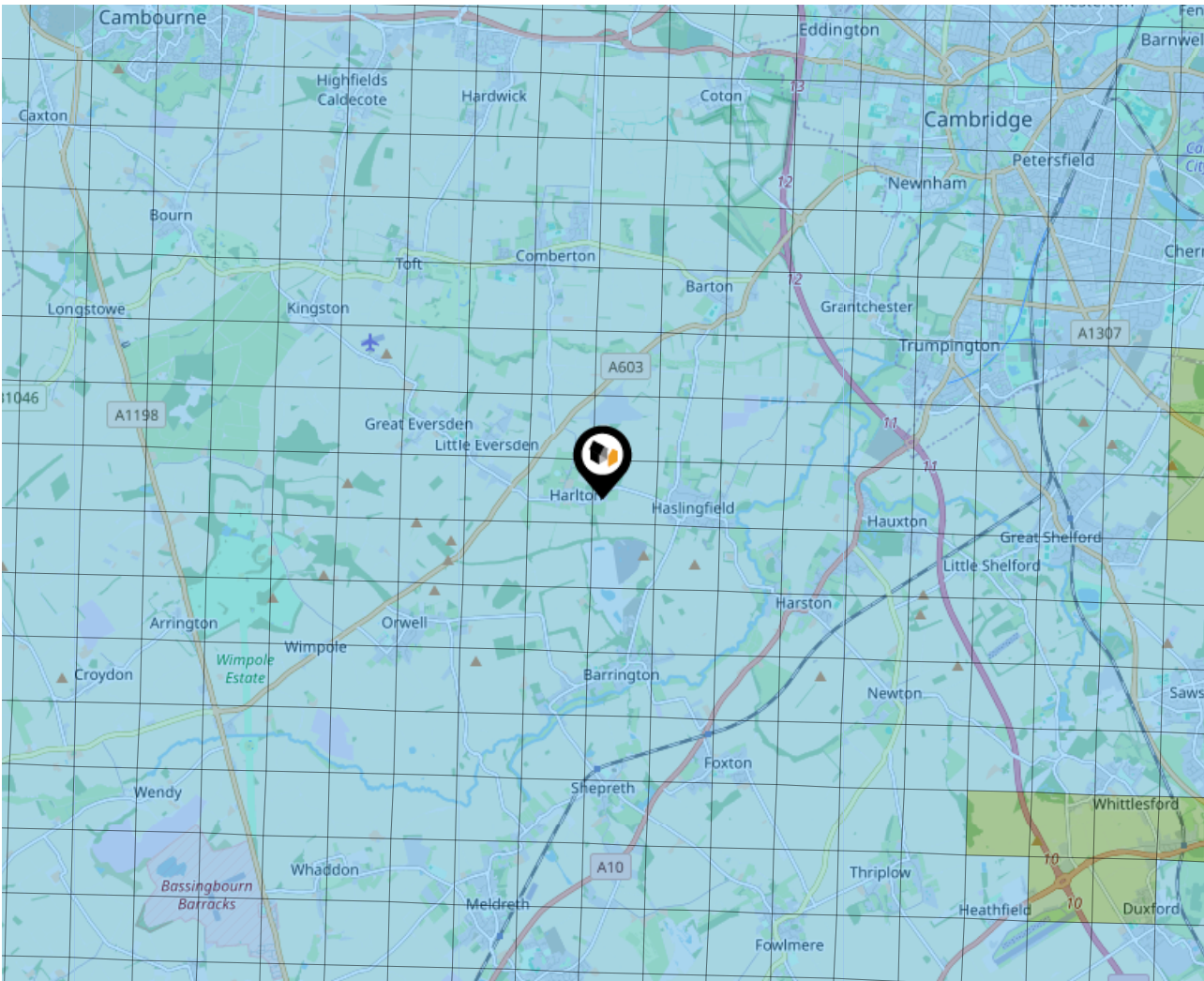
Caldecote Ward

10

Queen Edith's Ward

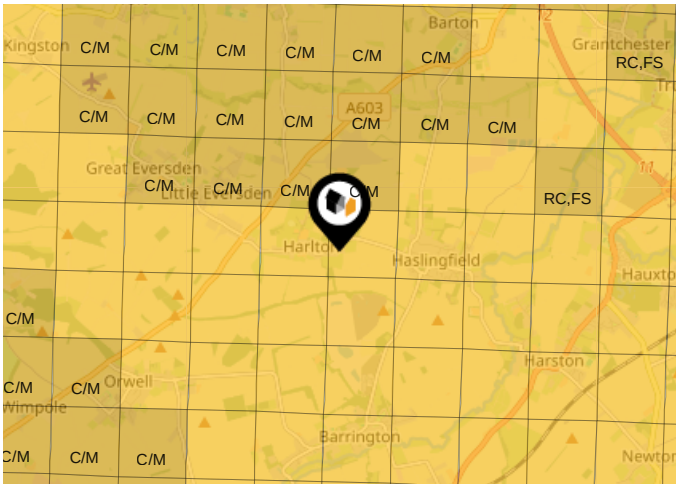
What is Radon?

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		

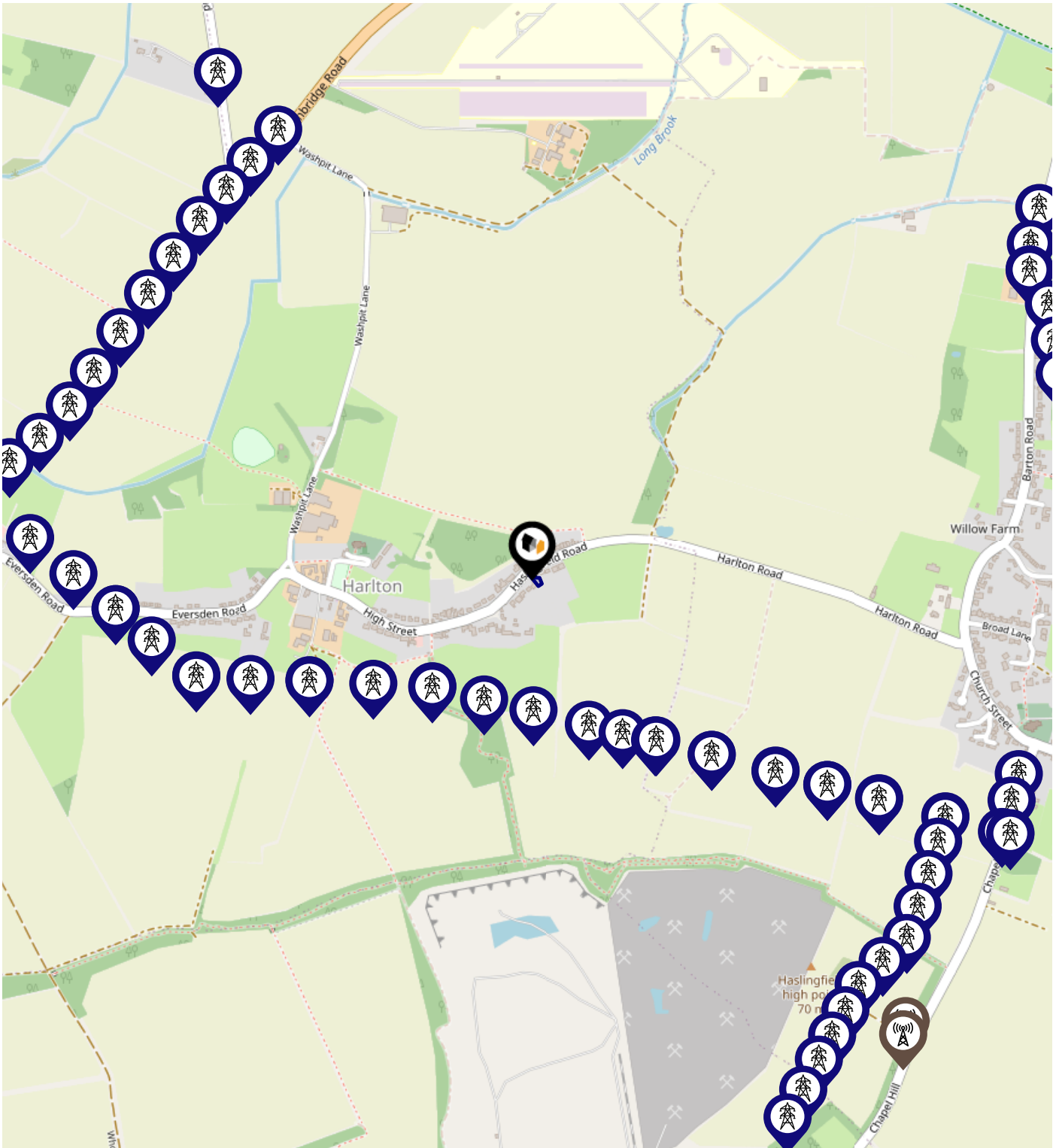


Primary Classifications (Most Common Clay Types)

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:

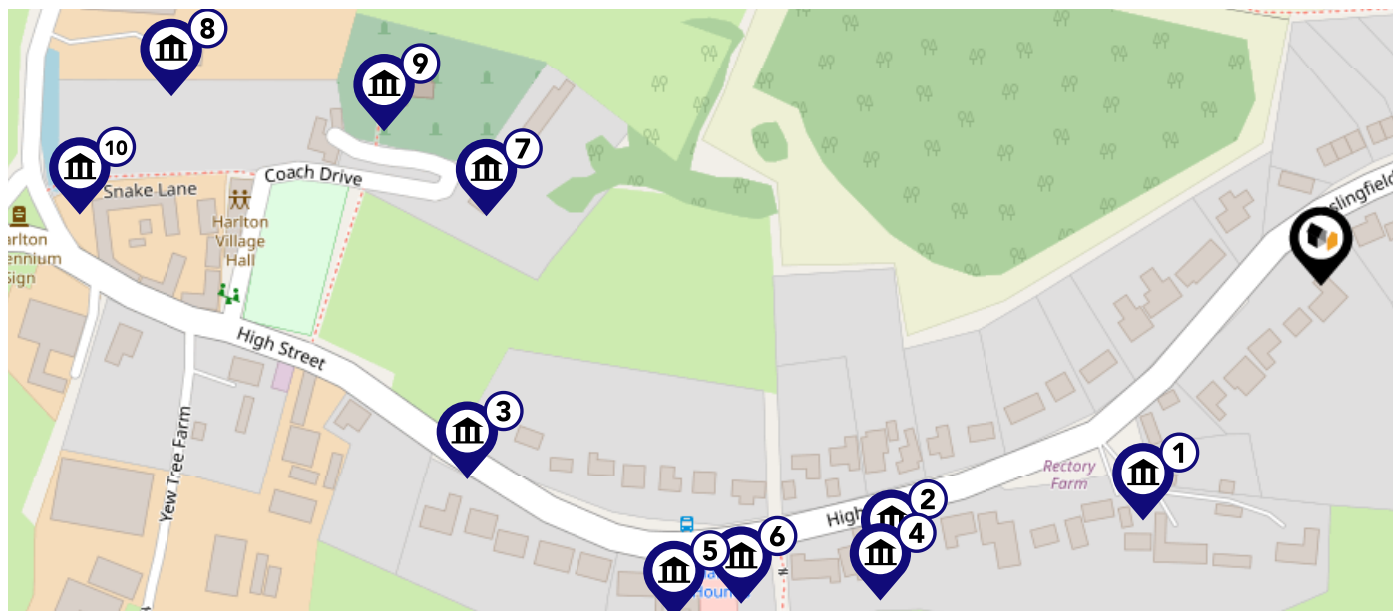
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

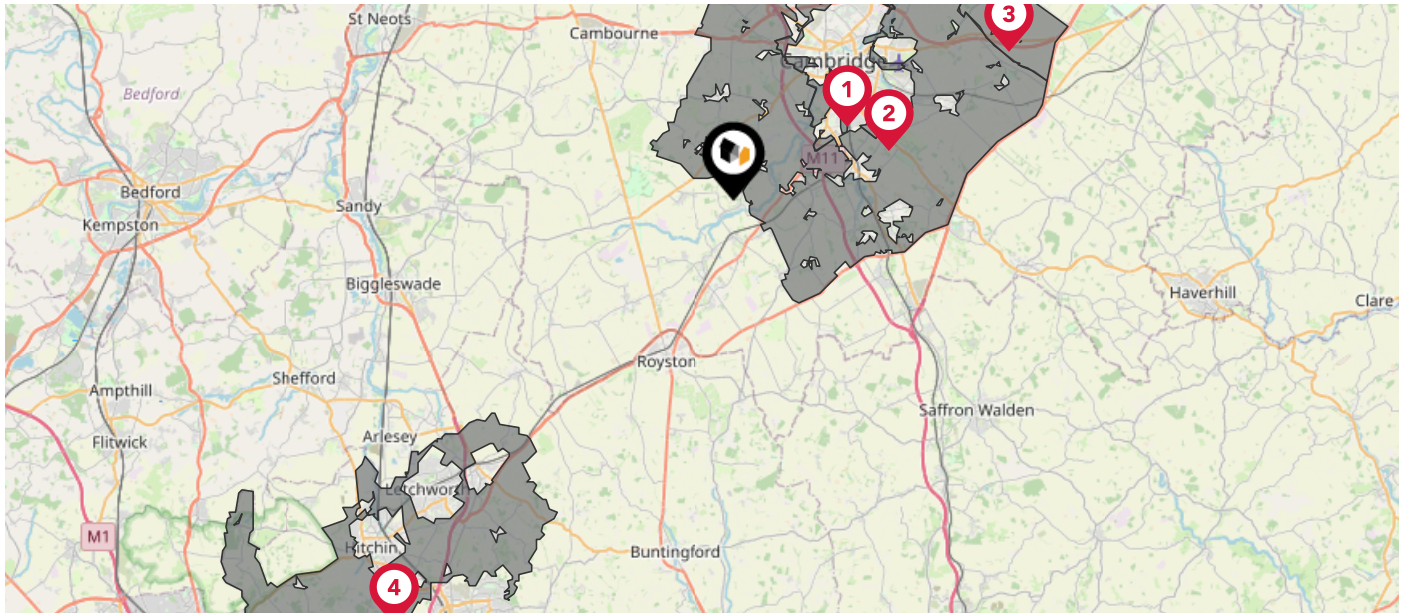


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1163071 - Elm Cottage	Grade II	0.1 miles
	1331119 - Combe Cottage	Grade II	0.1 miles
	1127755 - The White House	Grade II	0.2 miles
	1309333 - Sunnyside	Grade II	0.2 miles
	1331118 - The Hare And Hounds Public House	Grade II	0.2 miles
	1127756 - Lyn Cottage	Grade II	0.2 miles
	1331115 - The Old Rectory	Grade II	0.2 miles
	1163085 - Manor Farmhouse	Grade II	0.3 miles
	1127751 - Church Of St Mary	Grade I	0.3 miles
	1127757 - The Dove House	Grade II	0.4 miles

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



Nearby Green Belt Land



Cambridge Green Belt - South Cambridgeshire



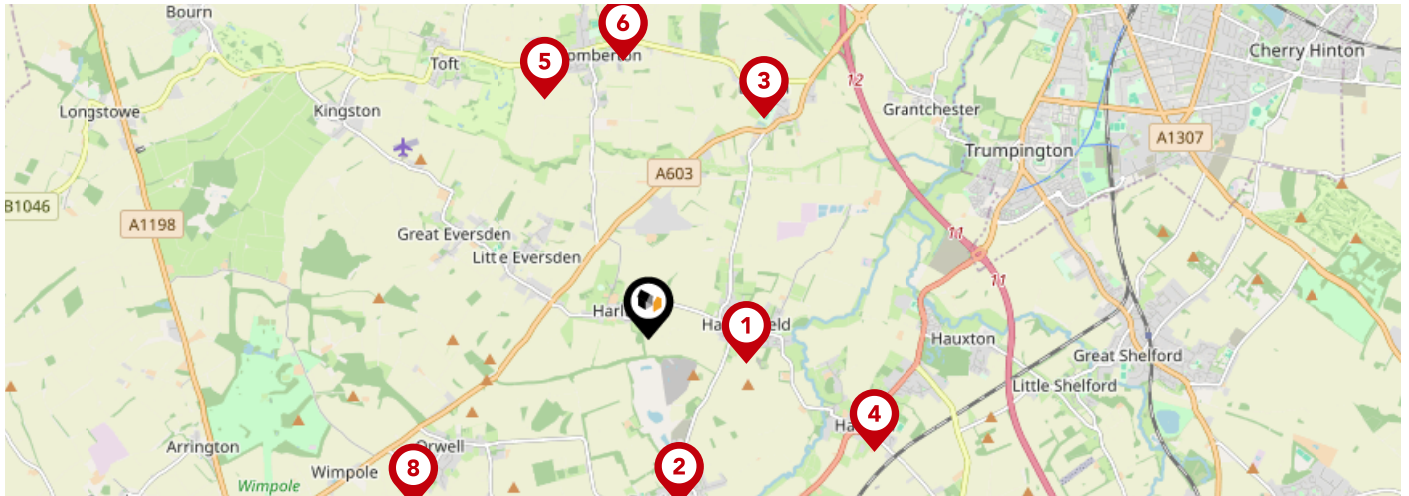
Cambridge Green Belt - Cambridge



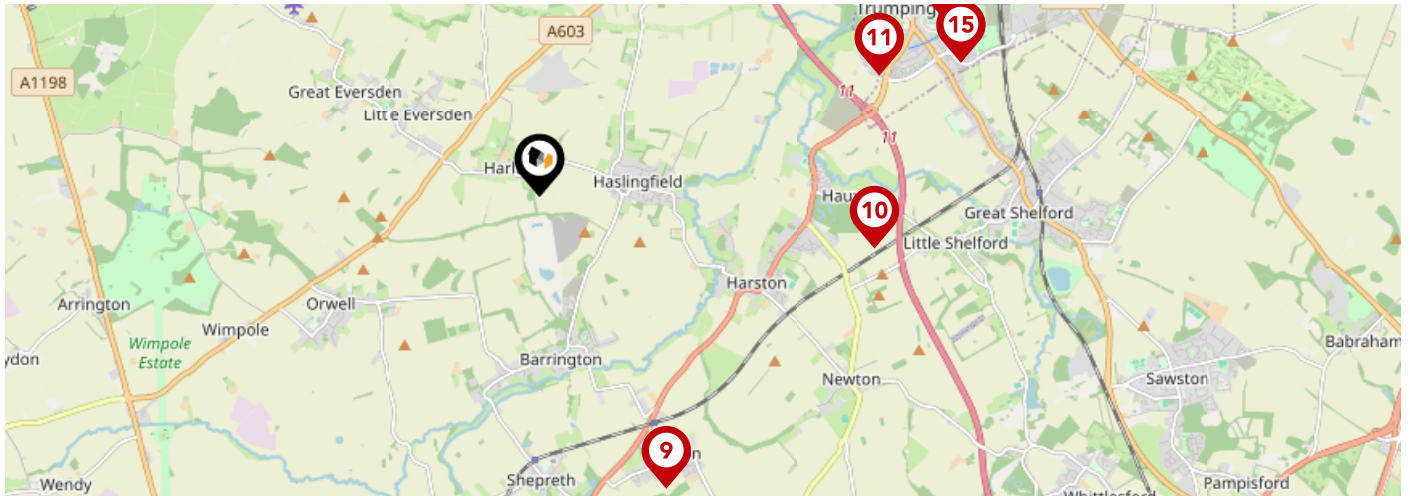
Cambridge Green Belt - East Cambridgeshire



London Green Belt - North Hertfordshire



		Nursery	Primary	Secondary	College	Private
1	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:0.92	☐	☒	☐	☐	☐
2	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:1.52	☐	☒	☐	☐	☐
3	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:2.28	☐	☒	☐	☐	☐
4	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:2.3	☐	☒	☐	☐	☐
5	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:2.39	☐	☐	☒	☐	☐
6	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:2.55	☐	☒	☐	☐	☐
7	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:2.56	☐	☐	☒	☐	☐
8	Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 121 Distance:2.62	☐	☒	☐	☐	☐

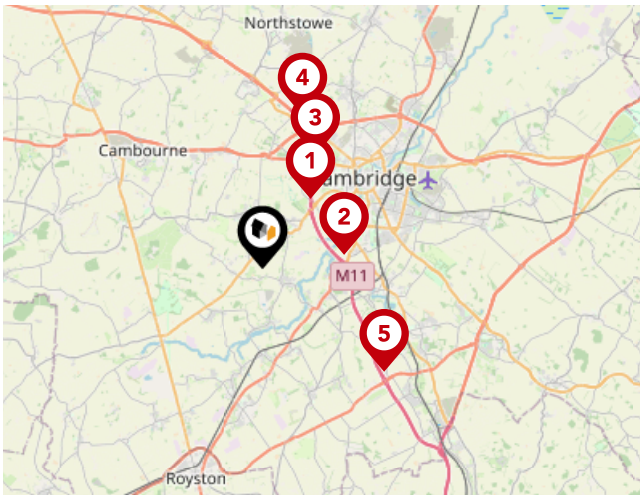


		Nursery	Primary	Secondary	College	Private
	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:2.88	☐	☒	☐	☐	☐
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:3.08	☐	☒	☐	☐	☐
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:3.29	☐	☒	☐	☐	☐
	Aurora Meldreth Manor School Ofsted Rating: Good Pupils: 45 Distance:3.96	☐	☐	☒	☐	☐
	Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:3.97	☐	☒	☐	☐	☐
	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:4.01	☐	☒	☐	☐	☐
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:4.03	☐	☒	☐	☐	☐
	Meldreth Primary School Ofsted Rating: Good Pupils: 208 Distance:4.14	☐	☒	☐	☐	☐



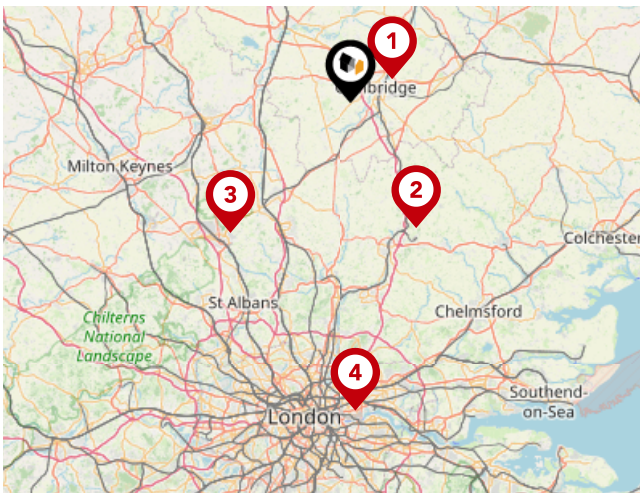
National Rail Stations

Pin	Name	Distance
	Shepreth Rail Station	2.68 miles
	Foxton Rail Station	2.55 miles
	Meldreth Rail Station	4.43 miles



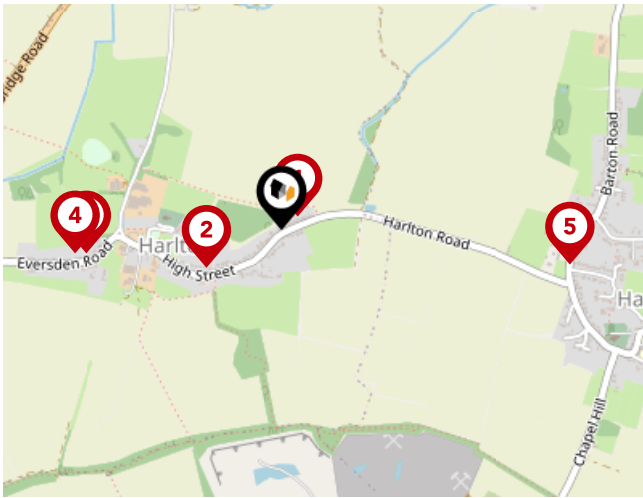
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J12	3.11 miles
	M11 J11	3.05 miles
	M11 J13	4.53 miles
	M11 J14	5.77 miles
	M11 J10	5.85 miles



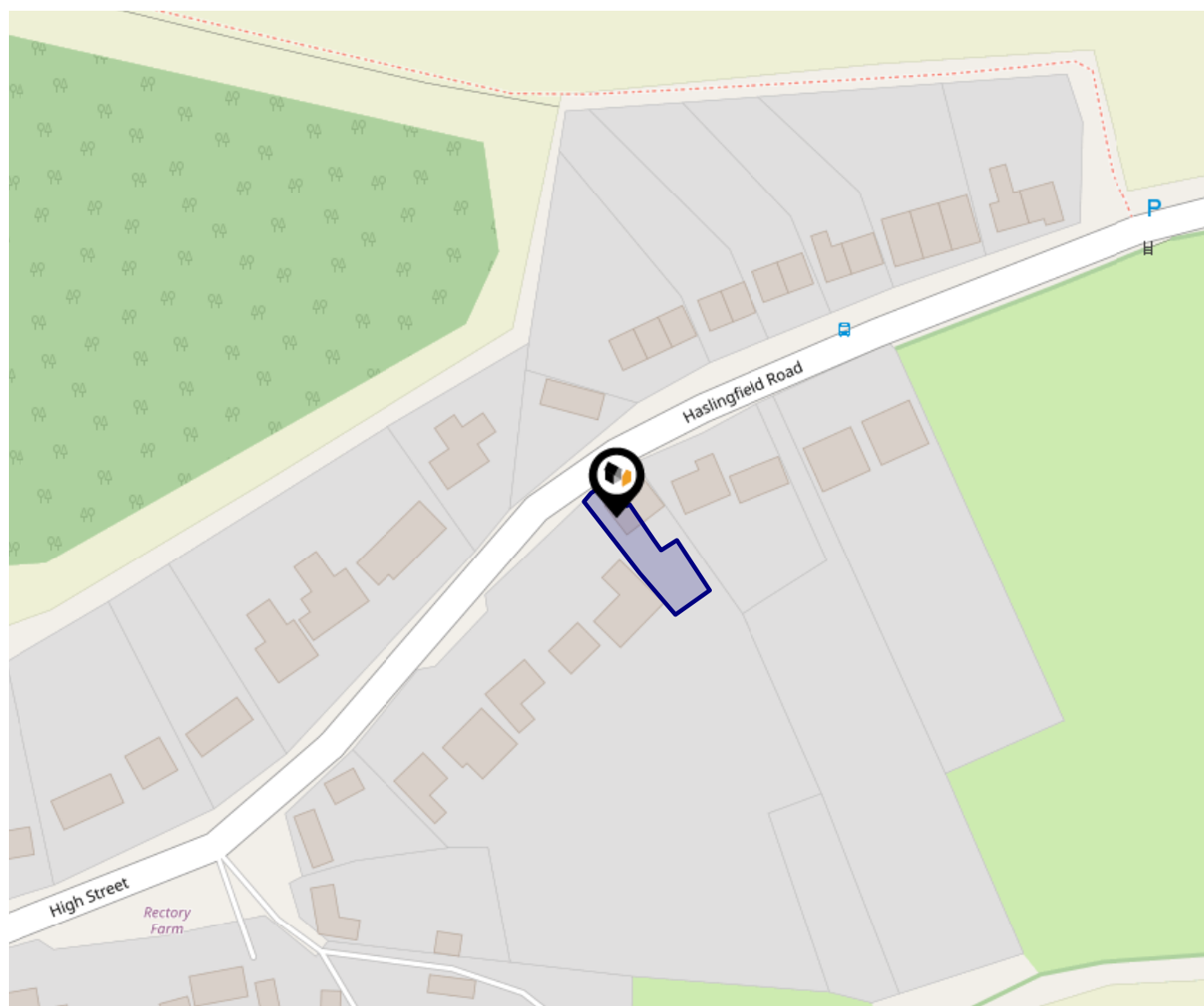
Airports/Helipads

Pin	Name	Distance
	Cambridge	7.06 miles
	Stansted Airport	20.58 miles
	Luton Airport	25.72 miles
	Silvertown	44.94 miles



Bus Stops/Stations

Pin	Name	Distance
1	Haslingfield Road	0.05 miles
2	Hare and Hounds	0.19 miles
3	Eversden Road	0.45 miles
4	Eversden Road	0.47 miles
5	Broad Lane	0.66 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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