

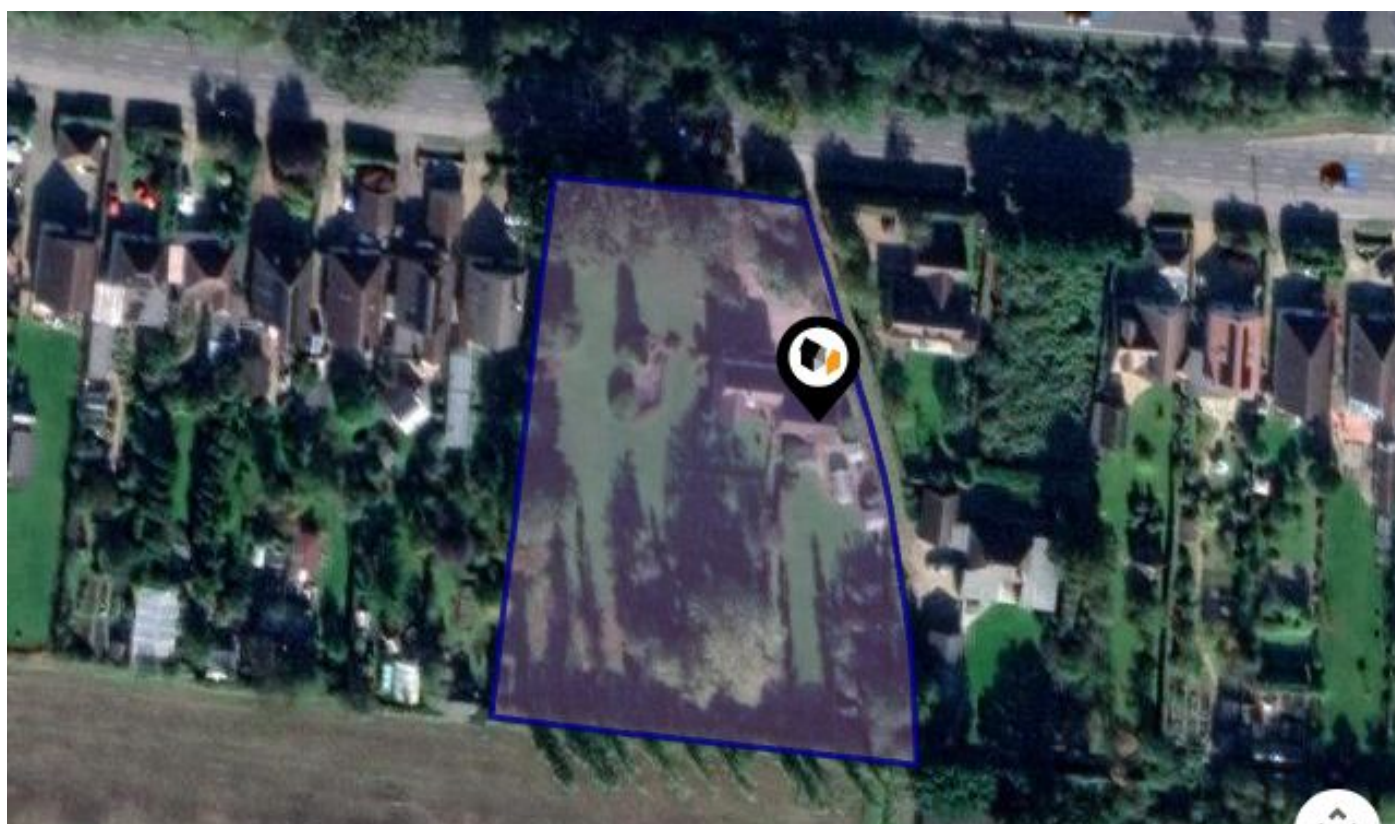


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Wednesday 23<sup>rd</sup> July 2025



**ST. NEOTS ROAD, HARDWICK, CAMBRIDGE, CB23**

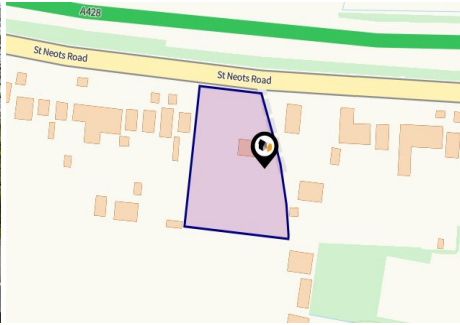
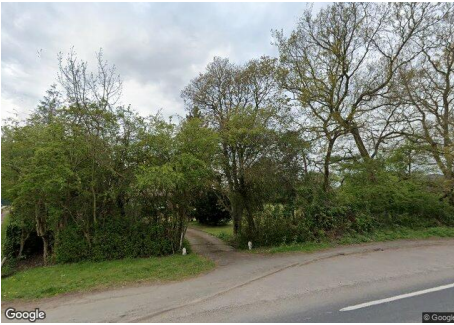
## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



## Property

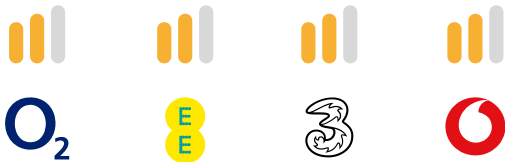
|                  |                                            |         |          |
|------------------|--------------------------------------------|---------|----------|
| Type:            | Detached                                   | Tenure: | Freehold |
| Bedrooms:        | 4                                          |         |          |
| Floor Area:      | 1,334 ft <sup>2</sup> / 124 m <sup>2</sup> |         |          |
| Plot Area:       | 1.35 acres                                 |         |          |
| Year Built :     | 1950-1966                                  |         |          |
| Council Tax :    | Band F                                     |         |          |
| Annual Estimate: | £3,488                                     |         |          |
| Title Number:    | CB332412                                   |         |          |

## Local Area

|                    |                      |                                                                                     |                                                                                       |
|--------------------|----------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Local Authority:   | South cambridgeshire | Estimated Broadband Speeds                                                          |                                                                                       |
| Conservation Area: | No                   | (Standard - Superfast - Ultrafast)                                                  |                                                                                       |
| Flood Risk:        |                      | 19                                                                                  | 1800                                                                                  |
| • Rivers & Seas    | Very low             | mb/s                                                                                | mb/s                                                                                  |
| • Surface Water    | Very low             |  |  |

Mobile Coverage:  
(based on calls indoors)

Satellite/Fibre TV Availability:



Planning records for: **3 St Neots Road Hardwick Cambridge Cambridgeshire CB23 7QH**

| Reference - S/1576/14/DC |                                                                                                                           |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                   |
| Date:                    | 03rd July 2014                                                                                                            |
| Description:             | Application for approval of details reserved by condition 3 of planning permission ref. S/2618/13/FL (External materials) |

| Reference - S/2618/13/FL |                                                                           |
|--------------------------|---------------------------------------------------------------------------|
| Decision:                | Decided                                                                   |
| Date:                    | 10th December 2013                                                        |
| Description:             | First floor extension single storey rear extension and erection of garage |

Planning records for: **11 St Neots Road Hardwick Cambridgeshire CB23 7QH**

| Reference - 24/01653/PRIOR |                               |
|----------------------------|-------------------------------|
| Decision:                  | Decided                       |
| Date:                      | 30th April 2024               |
| Description:               | Single storey rear extension. |

| Reference - 24/00527/CL2PD |                                                                                                                                                                        |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                  | Decided                                                                                                                                                                |
| Date:                      | 14th February 2024                                                                                                                                                     |
| Description:               | Certificate of lawfulness under S192 for a hip to gable extension with a rear dormer, single storey rear extension and the construction of a detached garage/workshop. |

Planning records for: **11 St Neots Road Hardwick Cambridgeshire CB23 7QH**

| Reference - 23/02106/FUL |                                                                                                            |
|--------------------------|------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                    |
| Date:                    | 01st June 2023                                                                                             |
| Description:             | Replacement dwelling and carport following the demolition of an existing dwelling, garage and outbuildings |

Planning records for: **15 St Neots Road Hardwick Cambridge Cambridgeshire CB23 7QH**

| Reference - S/0849/09/F |                |
|-------------------------|----------------|
| Decision:               | Decided        |
| Date:                   | 12th June 2009 |
| Description:            | Annexe         |

Planning records for: **17 St Neots Road Hardwick Cambridge Cambridgeshire CB23 7QH**

| Reference - S/0854/13/FL |                                            |
|--------------------------|--------------------------------------------|
| Decision:                | Decided                                    |
| Date:                    | 23rd April 2013                            |
| Description:             | Single storey extension to existing garage |

Planning records for: **The Retreat 27 St Neots Road Hardwick Cambridge Cambridgeshire CB23 7QH**

| Reference - S/1189/13/FL |                                                                       |
|--------------------------|-----------------------------------------------------------------------|
| Decision:                | -                                                                     |
| Date:                    | 31st May 2013                                                         |
| Description:             | Replacement Dwelling (Passivhaus two-storey house) and Double Garage. |

Planning records for: **27 St Neots Road Hardwick Cambridge Cambridgeshire CB23 7QH**

| Reference - S/1469/15/DC |                                                                                                                                                                                                                                                                            |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                                                                                                    |
| Date:                    | 12th June 2015                                                                                                                                                                                                                                                             |
| Description:             | Application for approval of details in respect of Discharge of Condition 3 (External materials) Condition 4 (Landscaping) Condition 7 (Boundary treatment) Condition 8 (Surface water drainage) and Condition 10 (Finished floor levels) of planning consent S/1128/14/FL. |

| Reference - S/2217/19/VC |                                                                                                                                |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                        |
| Date:                    | 24th June 2019                                                                                                                 |
| Description:             | Variation of Condition 14 (first floor windows) of planning application S/1128/14/FL - Replacement Dwelling with Double Garage |

| Reference - S/1128/14/FL |                                         |
|--------------------------|-----------------------------------------|
| Decision:                | Decided                                 |
| Date:                    | 15th May 2014                           |
| Description:             | Replacement dwelling with double garage |

Planning records for: **37 St Neots Road Hardwick Cambridge Cambridgeshire CB23 7QH**

| Reference - S/0842/15/FL |                                                                                                                                                              |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                      |
| Date:                    | 31st March 2015                                                                                                                                              |
| Description:             | Change to style of roof with Increased height to form rooms in roof space with rear balcony at first floor level front porch and flue for wood burning stove |

Planning records for: **37 St Neots Road Hardwick Cambridge Cambridgeshire CB23 7QH**

| Reference - S/1828/16/FL |                                           |
|--------------------------|-------------------------------------------|
| Decision:                | Decided                                   |
| Date:                    | 08th July 2016                            |
| Description:             | Raising the Roof to Create a Second Floor |

| Reference - S/1881/15/FL |                                                                      |
|--------------------------|----------------------------------------------------------------------|
| Decision:                | Decided                                                              |
| Date:                    | 23rd July 2015                                                       |
| Description:             | Change style of roof to form rooms in a roof space with rear balcony |

Planning records for: **39 St Neots Road Hardwick Cambridge Cambridgeshire CB23 7QH**

| Reference - S/3716/18/FL |                   |
|--------------------------|-------------------|
| Decision:                | Decided           |
| Date:                    | 01st October 2018 |
| Description:             | Car Port          |

| Reference - S/1158/12/FL |                                                      |
|--------------------------|------------------------------------------------------|
| Decision:                | Decided                                              |
| Date:                    | 29th May 2012                                        |
| Description:             | Proposed detached single garage at front of property |

Planning records for: **Red House Farm 41 St Neots Road Hardwick Cambridge Cambridgeshire CB23 7QH**

| Reference - S/0105/12/LD |                                                                        |
|--------------------------|------------------------------------------------------------------------|
| Decision:                | -                                                                      |
| Date:                    | 18th January 2012                                                      |
| Description:             | Lawful Development Certificate for proposed extensions to the dwelling |

Planning records for: **55 St Neots Road Hardwick Cambridge Cambridgeshire CB23 7QH**

| Reference - S/1786/16/FL |                                                                                                      |
|--------------------------|------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                              |
| Date:                    | 06th July 2016                                                                                       |
| Description:             | Erection of extension to rear of existing bungalow and alterations and enlargement of existing roof. |

| Reference - S/2861/14/FL |                                           |
|--------------------------|-------------------------------------------|
| Decision:                | Decided                                   |
| Date:                    | 02nd December 2014                        |
| Description:             | Standalone solar PV(photo voltaic) panel. |

| Reference - S/1186/15/FL |                                                                                                                                                                                  |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                          |
| Date:                    | 13th May 2015                                                                                                                                                                    |
| Description:             | Erection of extension to rear of dwelling alterations and enlargement of main roof including dormer windows and rooflights and insulation and timber cladding of external walls. |

Planning records for: **57 St Neots Road Hardwick Cambridge Cambridgeshire CB23 7QH**

| Reference - S/0172/06/F |                    |
|-------------------------|--------------------|
| Decision:               | Decided            |
| Date:                   | 01st February 2006 |
| Description:            | Extensions         |

Planning records for: **65 St Neots Road Hardwick Cambridge Cambridgeshire CB23 7QH**

| Reference - S/0430/08/F |                 |
|-------------------------|-----------------|
| Decision:               | Decided         |
| Date:                   | 18th March 2008 |
| Description:            | Conservatory    |

Planning records for: **73 St Neots Road Hardwick Cambridgeshire CB23 7QH**

| Reference - S/1547/09/F |                                          |
|-------------------------|------------------------------------------|
| Decision:               | Decided                                  |
| Date:                   | 21st October 2009                        |
| Description:            | Extensions Alterations & Detached Garage |

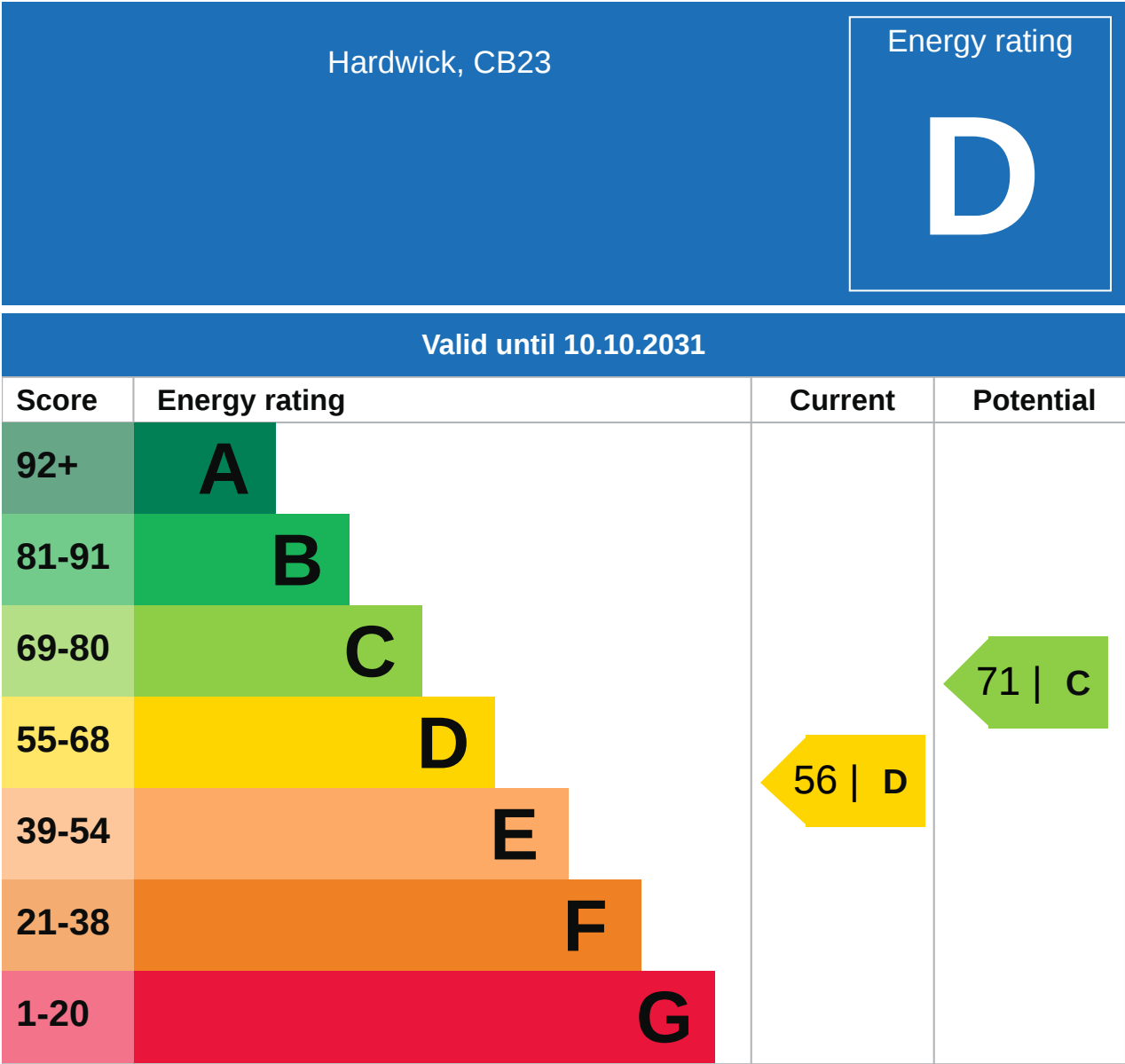
Planning records for: **25 St Neots Road Hardwick Cambridge Cambridgeshire CB23 7QH**

| Reference - S/1809/11 |                                                                                     |
|-----------------------|-------------------------------------------------------------------------------------|
| Decision:             | Decided                                                                             |
| Date:                 | 12th September 2011                                                                 |
| Description:          | Change of Use from Motorcycle Testing to Motorcycle Testing and Car License Testing |

Planning records for: *25 St Neots Road Hardwick Cambridge Cambridgeshire CB23 7QH*

| Reference - S/1463/08/F |                                                             |
|-------------------------|-------------------------------------------------------------|
| Decision:               | Decided                                                     |
| Date:                   | 20th August 2008                                            |
| Description:            | Variation of Condition 9 of Planning Permission S/2062/07/F |

| Reference - S/1745/17/FL |                                                                          |
|--------------------------|--------------------------------------------------------------------------|
| Decision:                | Withdrawn                                                                |
| Date:                    | 10th May 2017                                                            |
| Description:             | Change of use for the existing buildings to B8. Fitting of timber doors. |



## Additional EPC Data

---

|                                     |                                             |
|-------------------------------------|---------------------------------------------|
| <b>Property Type:</b>               | House                                       |
| <b>Build Form:</b>                  | Detached                                    |
| <b>Transaction Type:</b>            | Rental                                      |
| <b>Energy Tariff:</b>               | Dual                                        |
| <b>Main Fuel:</b>                   | Oil (not community)                         |
| <b>Main Gas:</b>                    | No                                          |
| <b>Flat Top Storey:</b>             | No                                          |
| <b>Top Storey:</b>                  | 0                                           |
| <b>Glazing Type:</b>                | Double glazing, unknown install date        |
| <b>Previous Extension:</b>          | 3                                           |
| <b>Open Fireplace:</b>              | 1                                           |
| <b>Ventilation:</b>                 | Natural                                     |
| <b>Walls:</b>                       | Cavity wall, filled cavity                  |
| <b>Walls Energy:</b>                | Average                                     |
| <b>Roof:</b>                        | Pitched, 250 mm loft insulation             |
| <b>Roof Energy:</b>                 | Good                                        |
| <b>Main Heating:</b>                | Boiler and radiators, oil                   |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs        |
| <b>Hot Water System:</b>            | From main system                            |
| <b>Hot Water Energy Efficiency:</b> | Average                                     |
| <b>Lighting:</b>                    | Low energy lighting in 40% of fixed outlets |
| <b>Floors:</b>                      | Solid, no insulation (assumed)              |
| <b>Total Floor Area:</b>            | 124 m <sup>2</sup>                          |



### 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



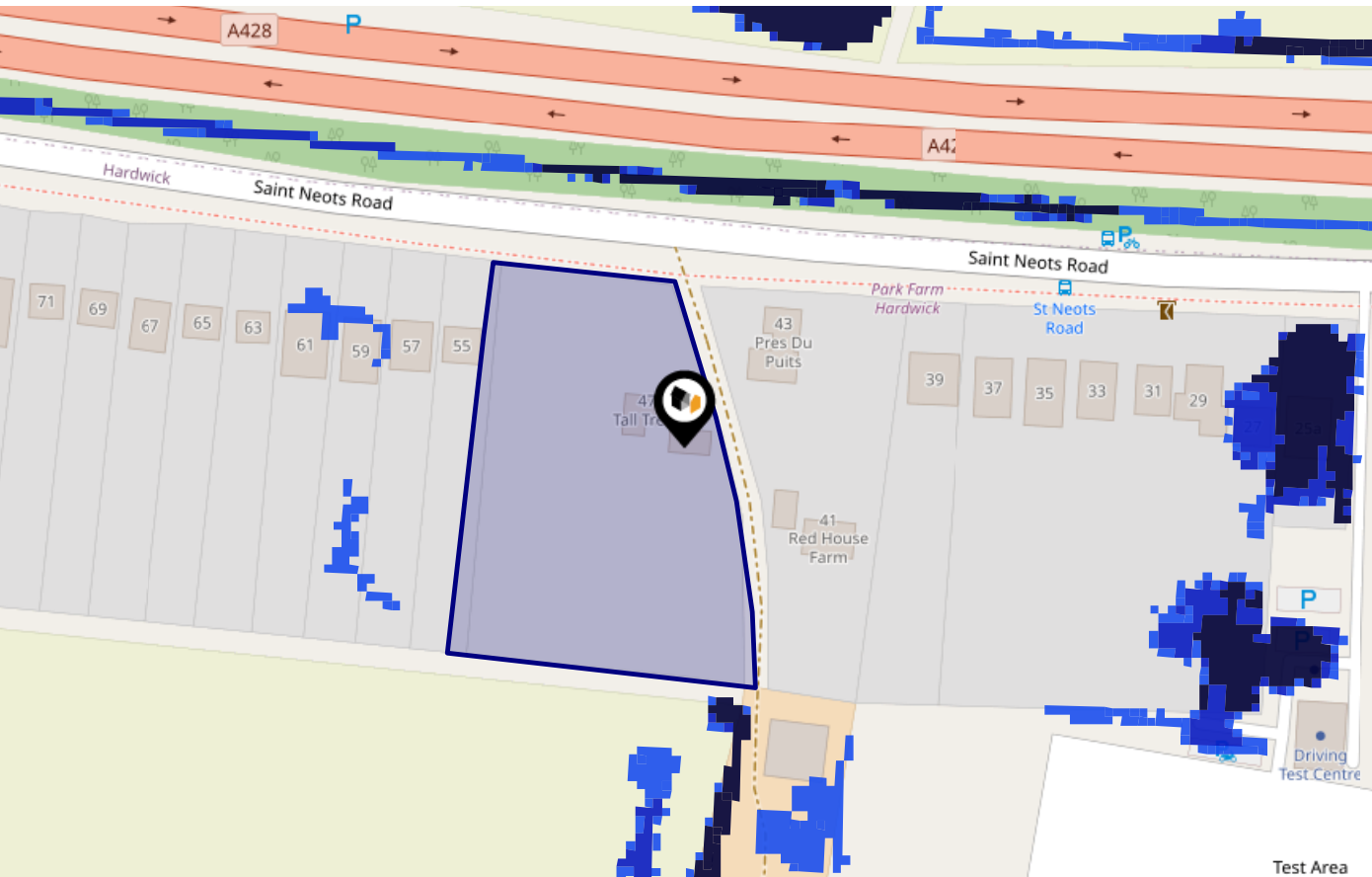
/cookecurtisco

# 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.

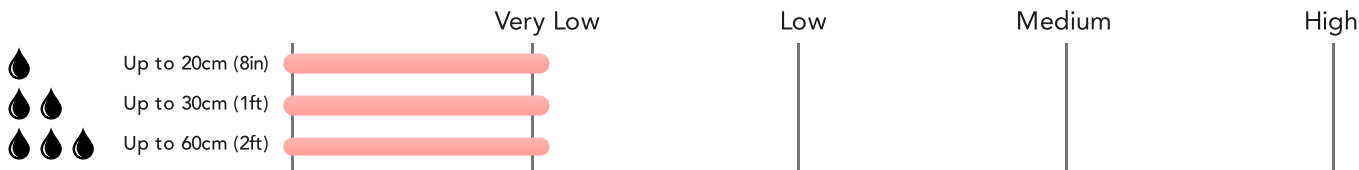


Risk Rating: Very low

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:

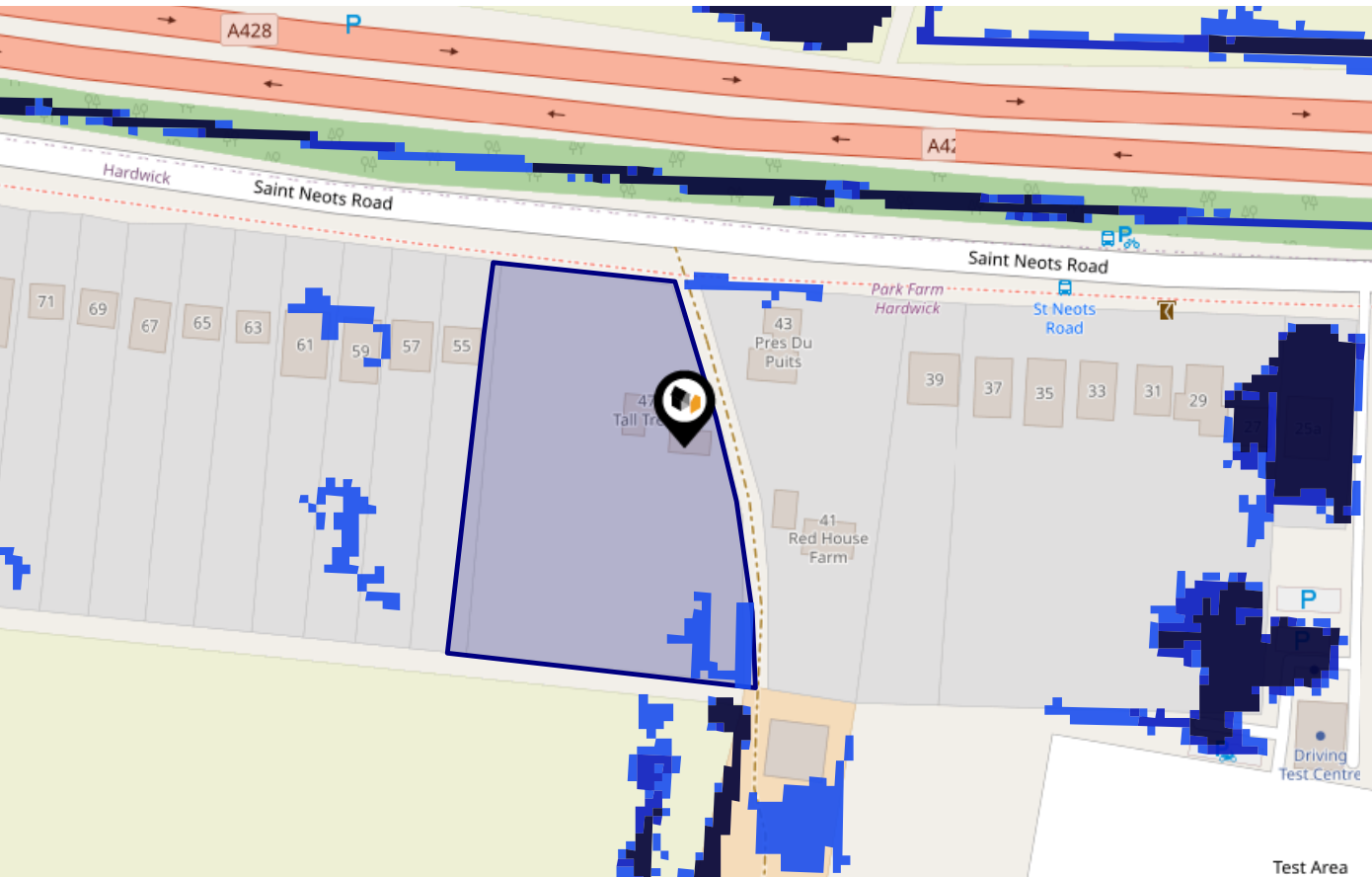


# Flood Risk

## 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.

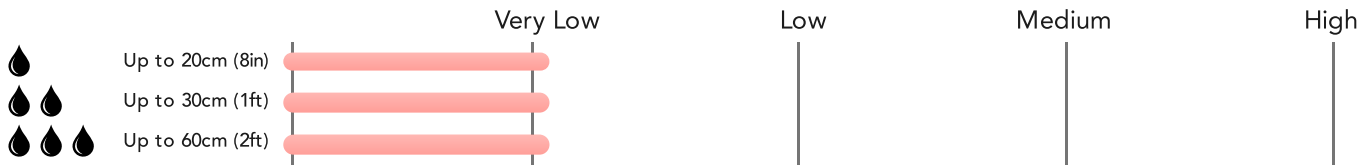


Risk Rating: Very low

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.
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- 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:

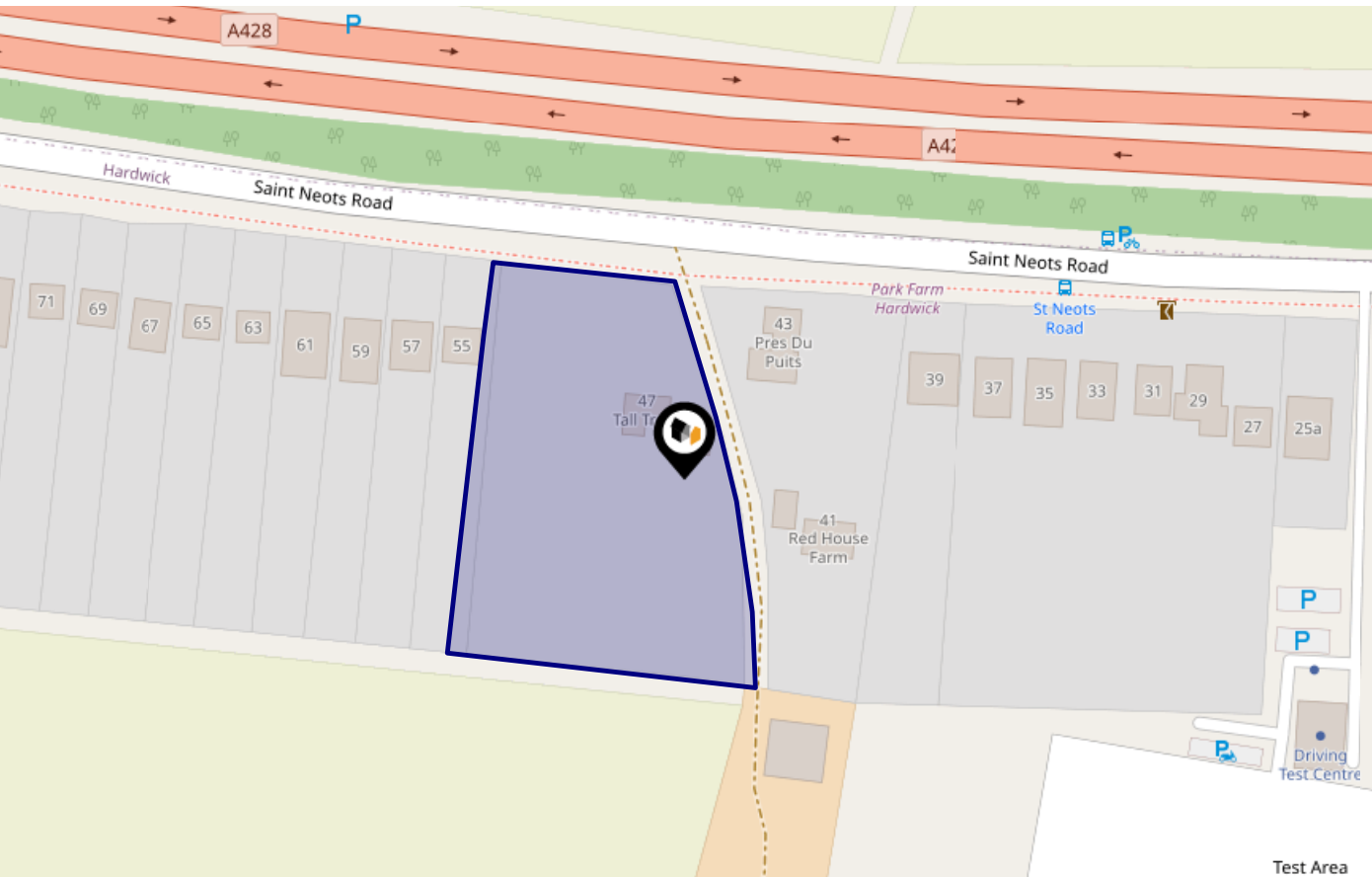


# Flood Risk

## 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.

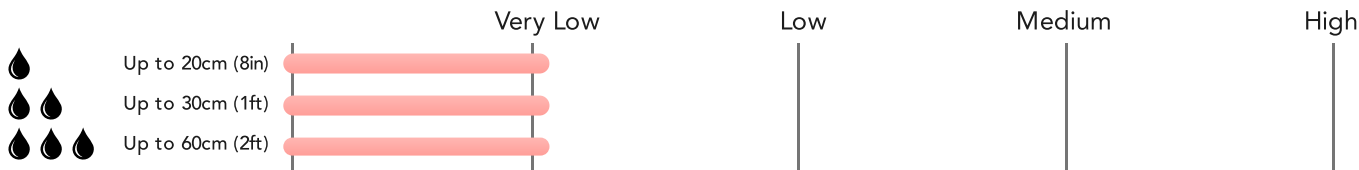


Risk Rating: Very low

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:

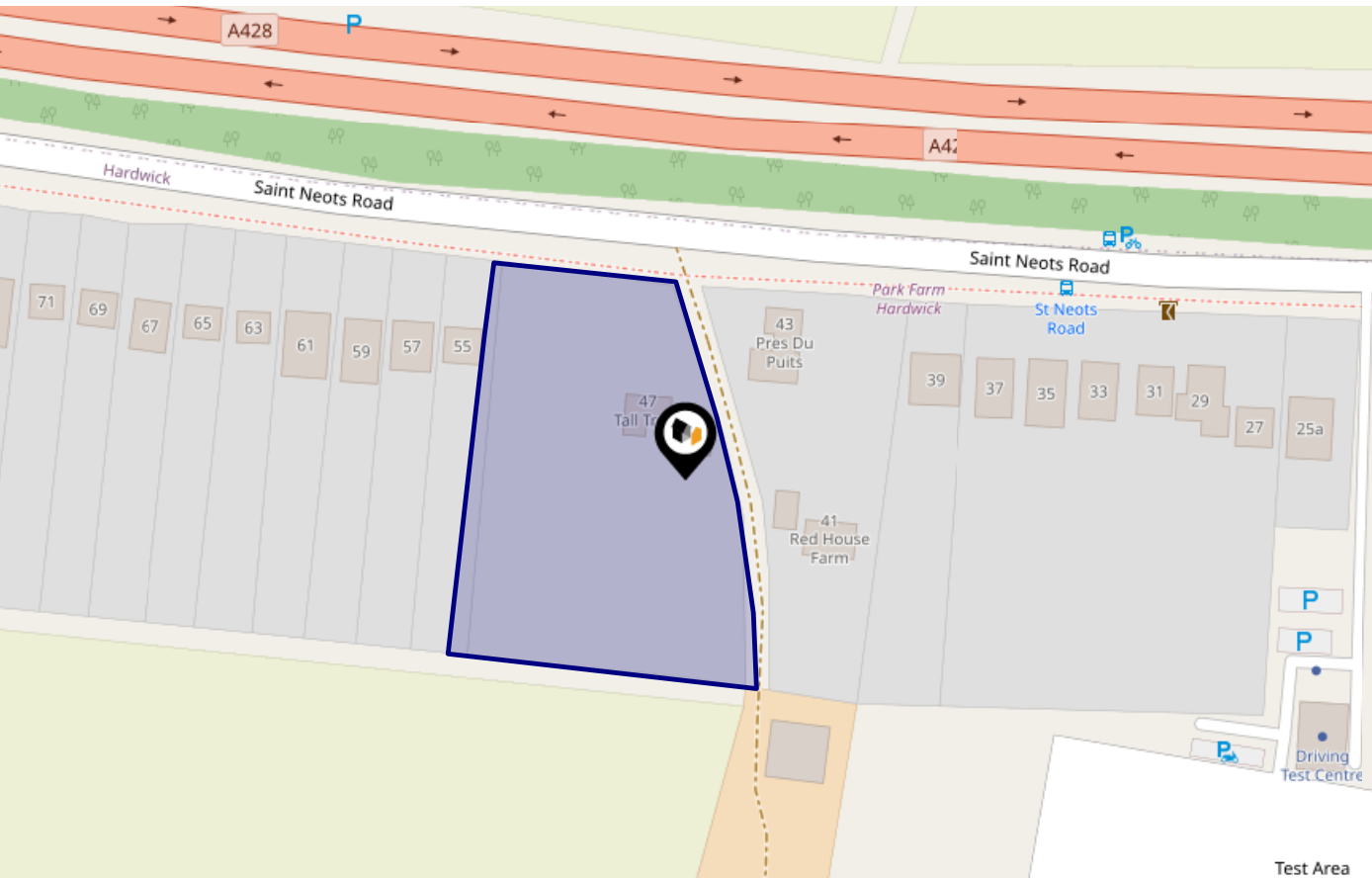


# Flood Risk

## 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.

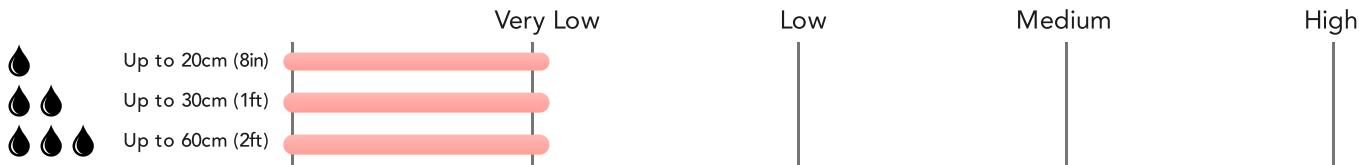


Risk Rating: Very low

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- 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.



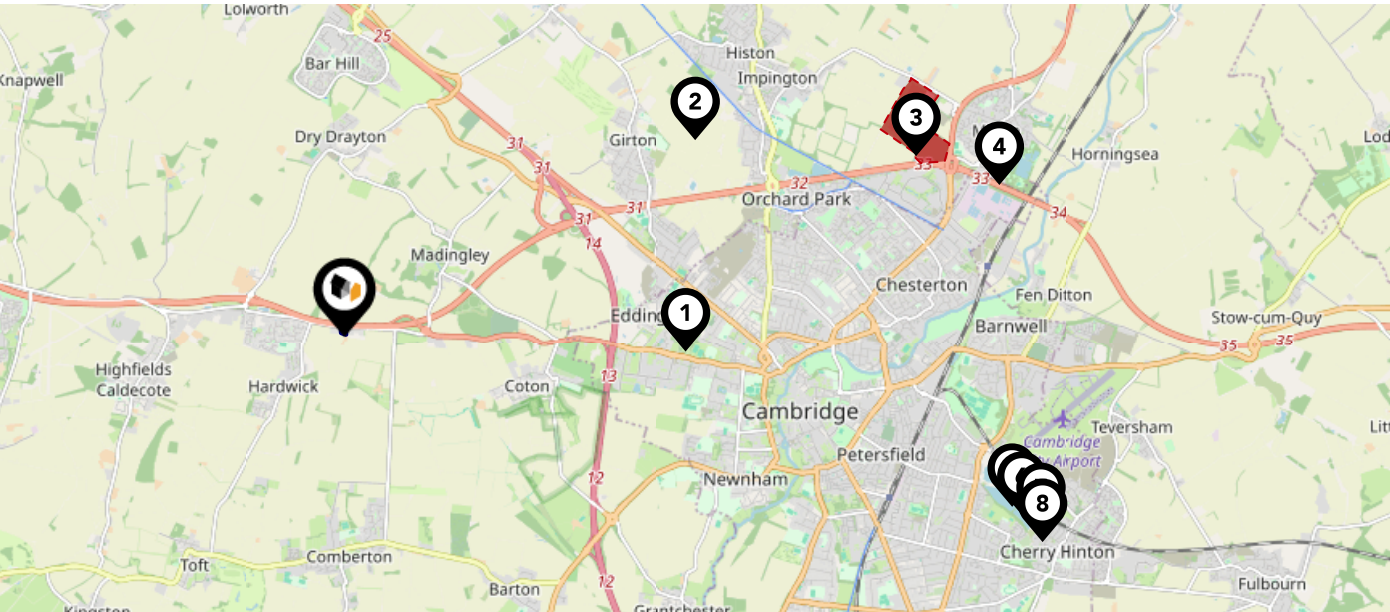
| Nearby Conservation Areas |                     |
|---------------------------|---------------------|
| 1                         | Hardwick            |
| 2                         | Madingley           |
| 3                         | Coton               |
| 4                         | Comberton Village   |
| 5                         | Comberton St Mary's |
| 6                         | Toft                |
| 7                         | Barton St Peter's   |
| 8                         | Conduit Head Road   |
| 9                         | Caldecote           |
| 10                        | Barton Wimpole Road |

# Maps

## Landfill Sites

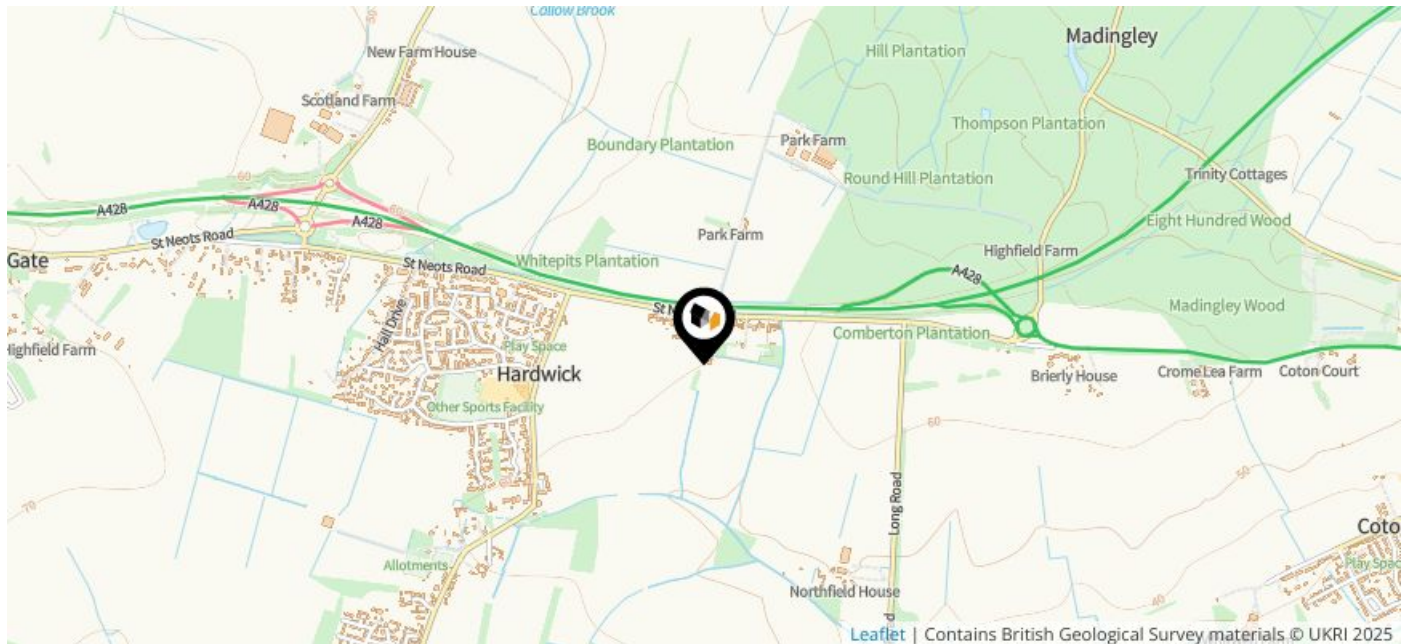


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



| Nearby Landfill Sites |                                                                  |                   |
|-----------------------|------------------------------------------------------------------|-------------------|
| 1                     | Cambridge University Farm-Huntingdon Road, Cambridgeshire        | Historic Landfill |
| 2                     | Sludge Beds-Cadbury Park Farm, Impington                         | Historic Landfill |
| 3                     | No name provided by source                                       | Active Landfill   |
| 4                     | Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire | Historic Landfill |
| 5                     | Coldhams Lane-Coldhams Lane, Cherry Hinton                       | Historic Landfill |
| 6                     | Norman Works-Coldhams Lane, Cambridge                            | Historic Landfill |
| 7                     | Coldham's Lane Tip-Cambridge, Cambridgeshire                     | Historic Landfill |
| 8                     | Cement Works Tip-Off Coldham's Lane, Cambridgeshire              | Historic Landfill |

This map displays nearby coal mine entrances and their classifications.



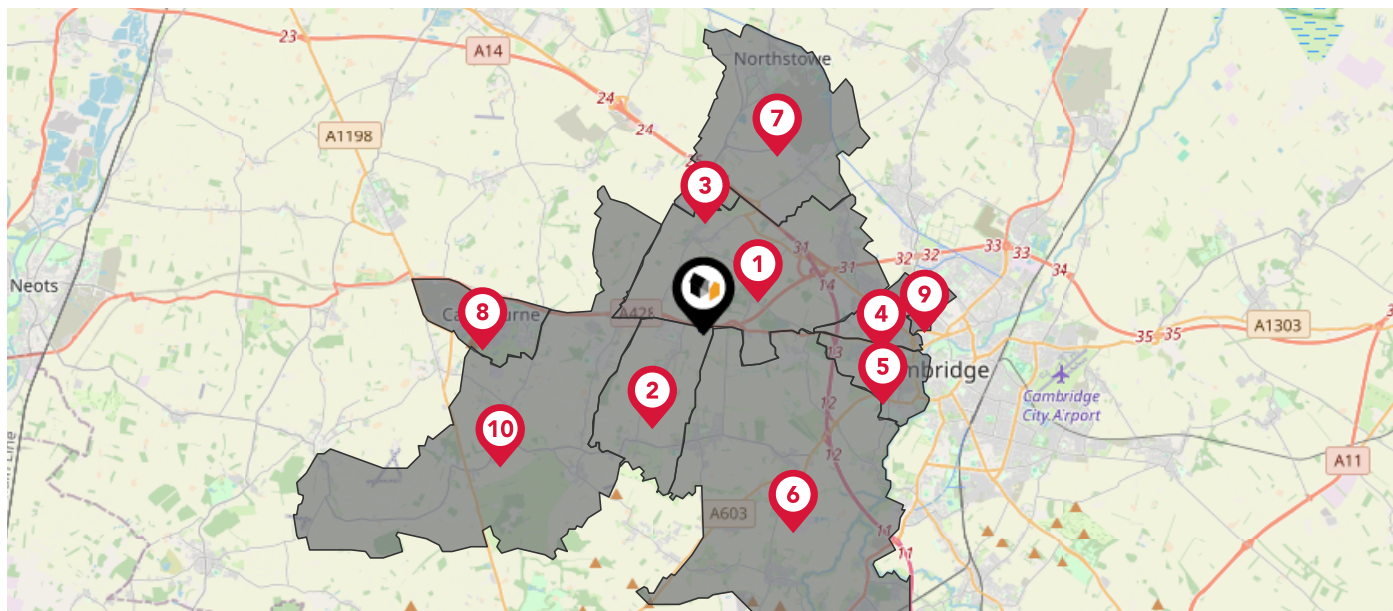
### Mine Entry

- ✕ 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

Girton Ward

2

Hardwick Ward

3

Bar Hill Ward

4

Castle Ward

5

Newnham Ward

6

Harston & Comberton Ward

7

Longstanton Ward

8

Cambourne Ward

9

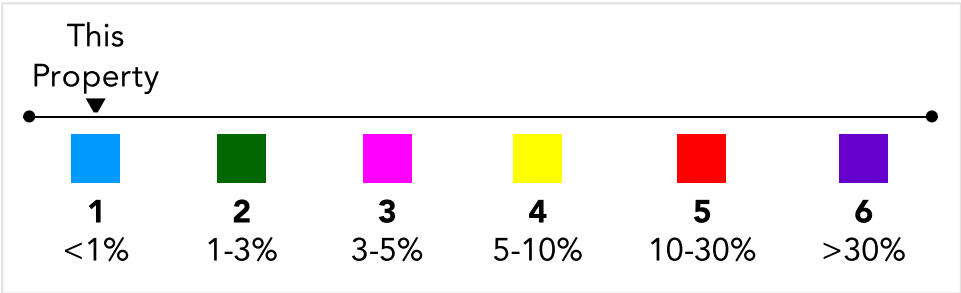
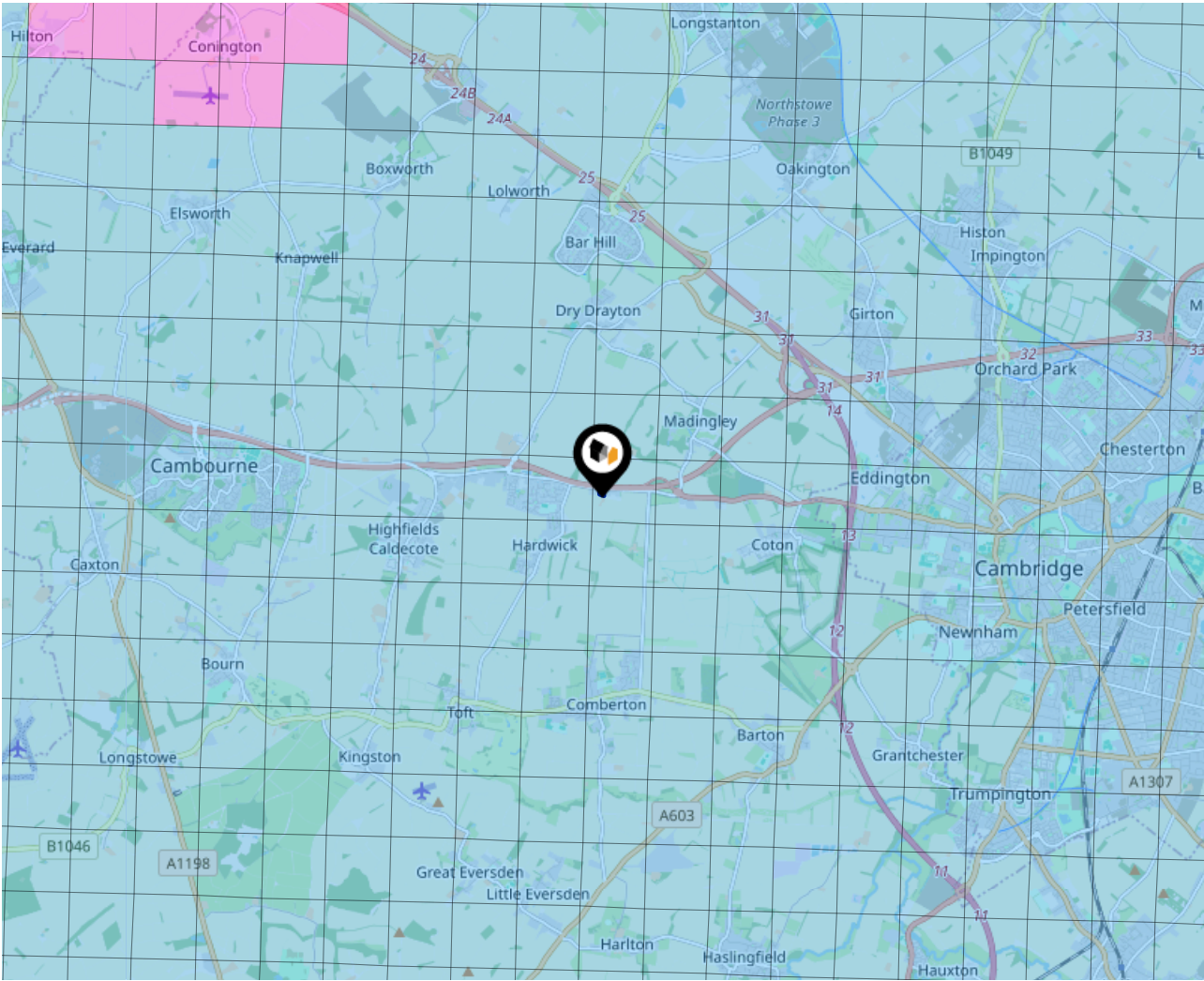
Arbury Ward

10

Caldecote Ward

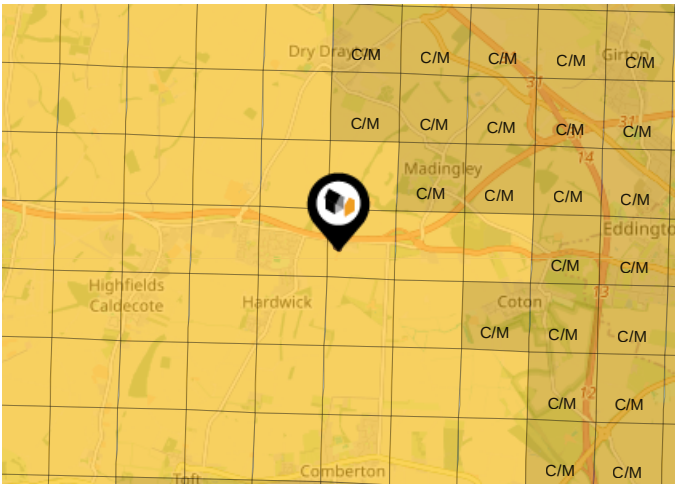
### What is Radon?

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/m<sup>3</sup>).



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

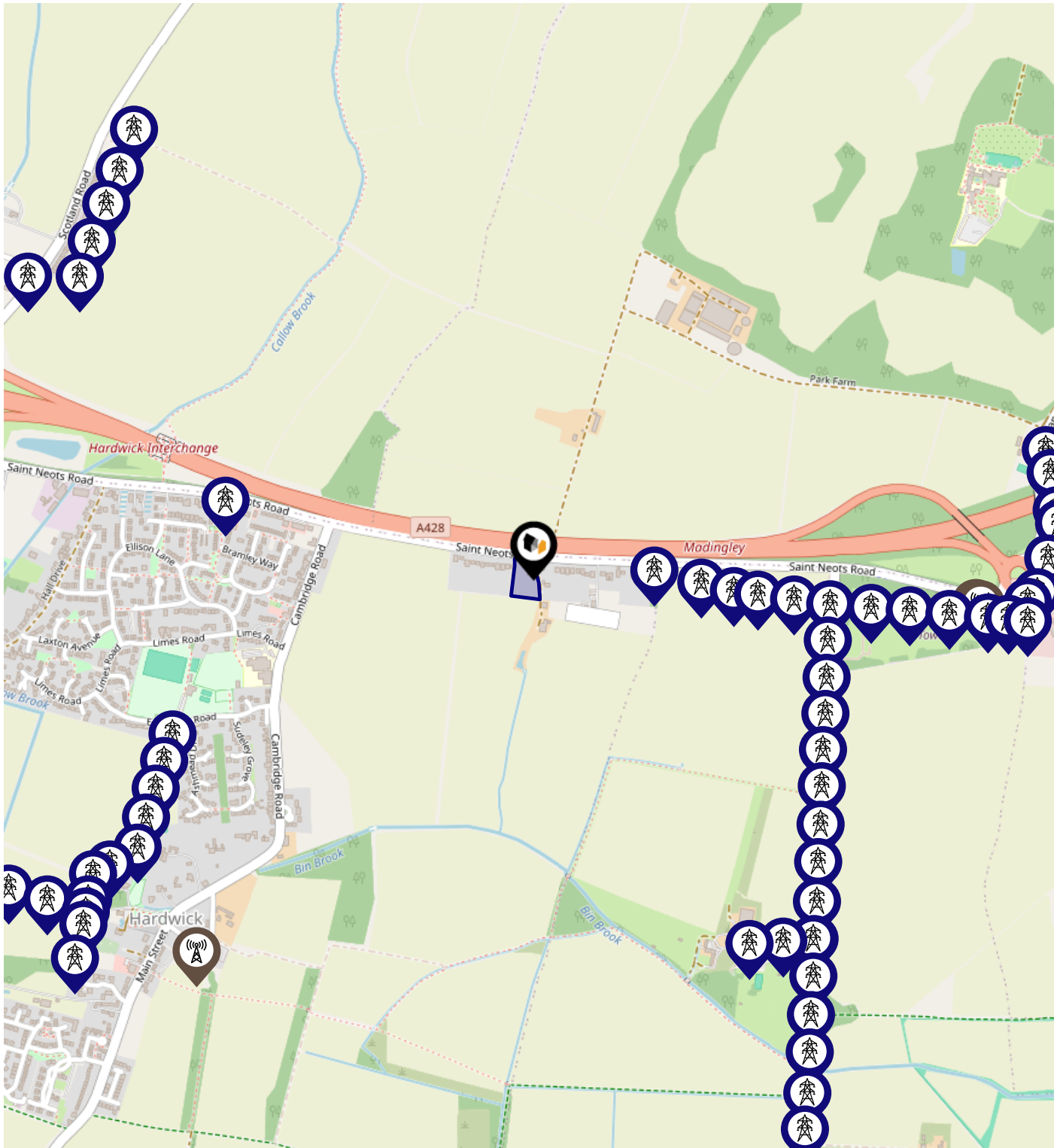
|                               |                 |                      |              |
|-------------------------------|-----------------|----------------------|--------------|
| <b>Carbon Content:</b>        | VARIABLE(LOW)   | <b>Soil Texture:</b> | LOAM TO CLAY |
| <b>Parent Material Grain:</b> | ARGILLACEOUS    | <b>Soil Depth:</b>   | DEEP         |
| <b>Soil Group:</b>            | MEDIUM TO HEAVY |                      |              |



### 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                   |

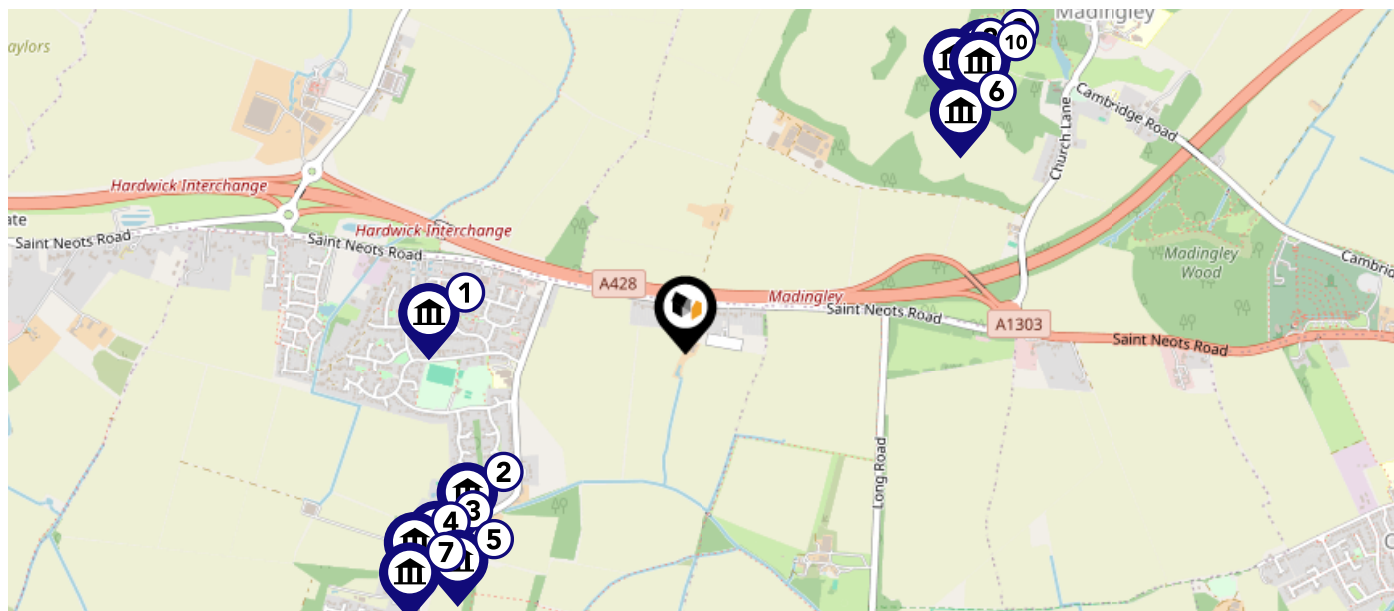
# Local Area Masts & Pylons



**Key:**

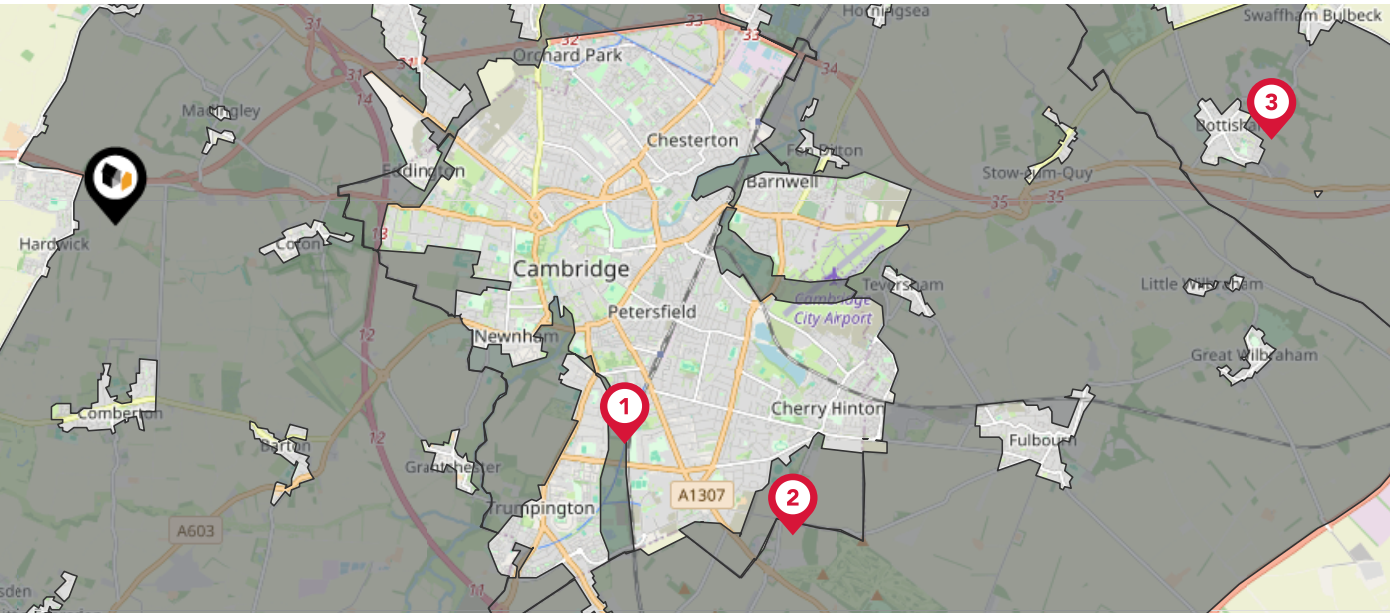
-  Power Pylons
-  Communication Masts

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  |
|----------------------------------------|---------------------------------------------------------------|----------|-----------|
|                                        | 1163604 - Pump On South East Corner Of Small Green            | Grade II | 0.6 miles |
|                                        | 1127183 - Old Victoria Farmhouse                              | Grade II | 0.6 miles |
|                                        | 1331399 - Village Pump South East Of Parish Church            | Grade II | 0.7 miles |
|                                        | 1163557 - Parish Church Of St Mary                            | Grade II | 0.8 miles |
|                                        | 1127184 - Victoria Farm Cottage                               | Grade II | 0.8 miles |
|                                        | 1331148 - Statue Of Albert, Prince Consort, At Modingley Hall | Grade II | 0.8 miles |
|                                        | 1127182 - The Blue Lion                                       | Grade II | 0.8 miles |
|                                        | 1127743 - Icehouse, At Modingley Hall                         | Grade II | 0.8 miles |
|                                        | 1163528 - Modingley Hall And Stable Courtyard                 | Grade I  | 0.9 miles |
|                                        | 1331109 - Kitchen Garden Wall, At Modingley Hall              | Grade II | 0.9 miles |

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

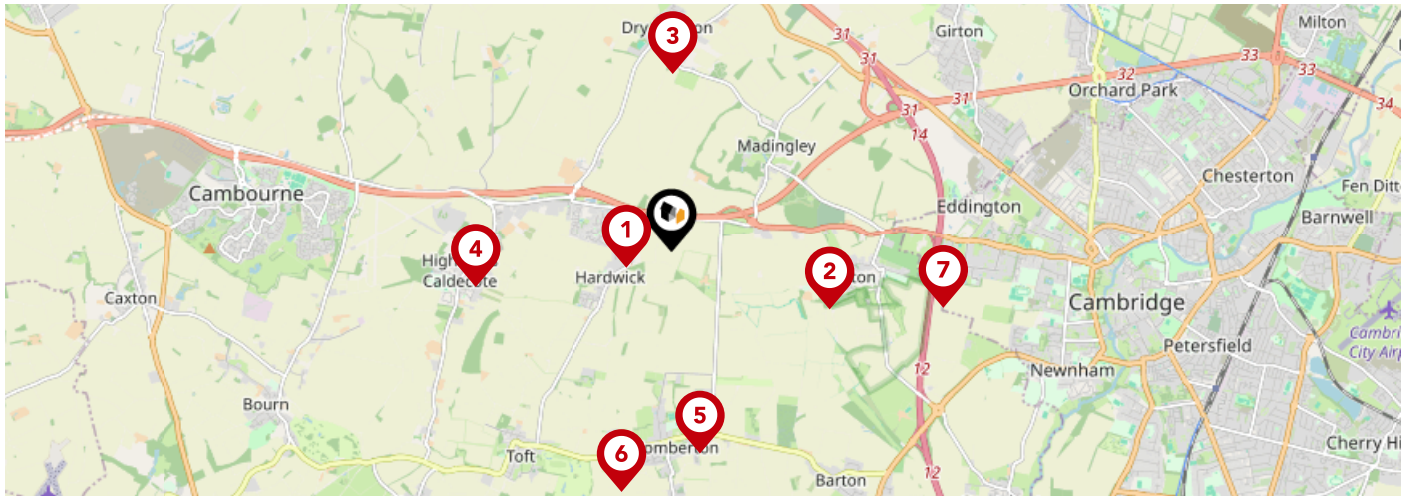


- Nearby Green Belt Land
- 1

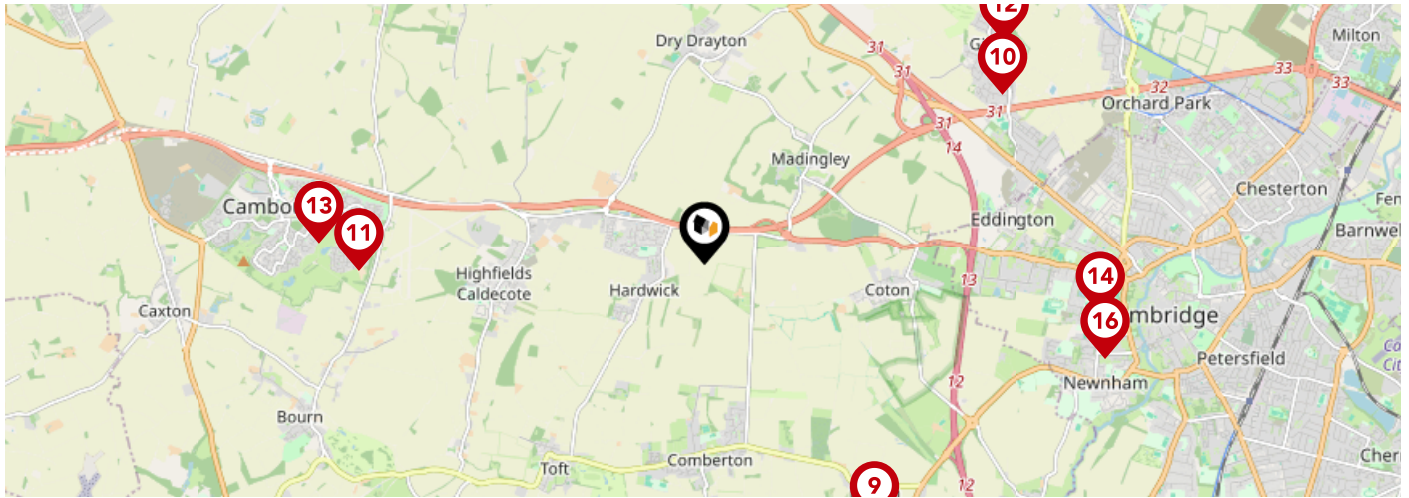
Cambridge Green Belt - South Cambridgeshire
- 2

Cambridge Green Belt - Cambridge
- 3

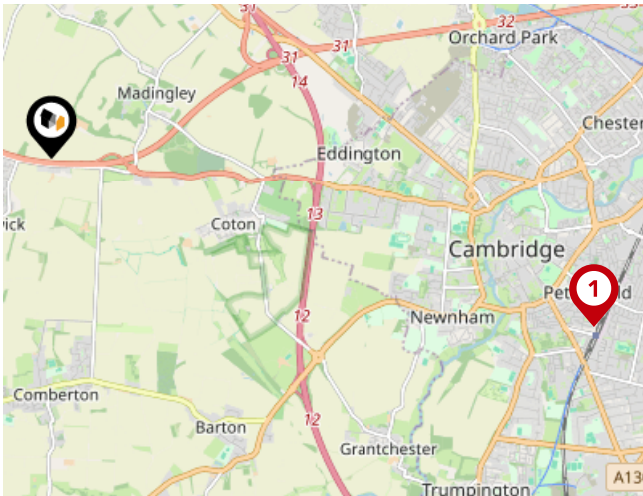
Cambridge Green Belt - East Cambridgeshire



|          |                                                                                                                                           | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Hardwick and Cambourne Community Primary School</b><br>Ofsted Rating: Good   Pupils: 531   Distance:0.43                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Coton Church of England (Voluntary Controlled) Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 106   Distance:1.53 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Dry Drayton CofE (C) Primary School</b><br>Ofsted Rating: Good   Pupils: 68   Distance:1.61                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Caldecote Primary School</b><br>Ofsted Rating: Good   Pupils: 203   Distance:1.81                                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Meridian Primary School</b><br>Ofsted Rating: Good   Pupils: 200   Distance:1.85                                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Comberton Village College</b><br>Ofsted Rating: Outstanding   Pupils: 1930   Distance:2.22                                             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>University of Cambridge Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 668   Distance:2.52                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Bar Hill Community Primary School</b><br>Ofsted Rating: Good   Pupils: 285   Distance:2.57                                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

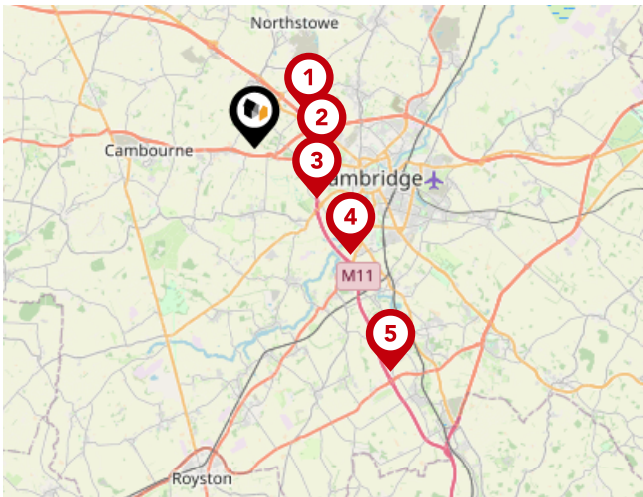


|                                                                                     |                                                                                                  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Barton CofE VA Primary School</b><br>Ofsted Rating: Good   Pupils: 112   Distance:2.81        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>Girton Glebe Primary School</b><br>Ofsted Rating: Good   Pupils: 183   Distance:3.1           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Vine Inter-Church Primary School</b><br>Ofsted Rating: Good   Pupils: 396   Distance:3.14 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Gretton School</b><br>Ofsted Rating: Outstanding   Pupils: 141   Distance:3.38                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Jeavons Wood Primary School</b><br>Ofsted Rating: Good   Pupils: 421   Distance:3.51          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St John's College School</b><br>Ofsted Rating: Not Rated   Pupils: 435   Distance:3.62        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Oakington CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 102   Distance:3.69        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>King's College School</b><br>Ofsted Rating: Not Rated   Pupils: 414   Distance:3.74           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



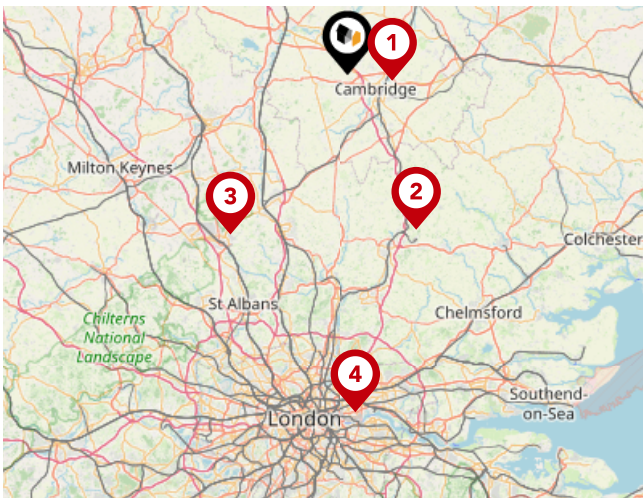
National Rail Stations

| Pin | Name                          | Distance   |
|-----|-------------------------------|------------|
| 1   | Cambridge Rail Station        | 5.16 miles |
| 2   | Shelford (Cambs) Rail Station | 6.86 miles |
| 3   | Cambridge North Rail Station  | 5.85 miles |



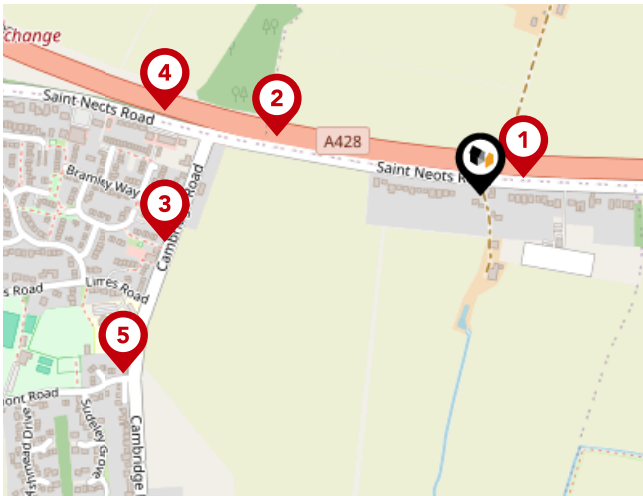
Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M11 J14 | 2.31 miles |
| 2   | M11 J13 | 2.42 miles |
| 3   | M11 J12 | 2.91 miles |
| 4   | M11 J11 | 5.21 miles |
| 5   | M11 J10 | 9.53 miles |



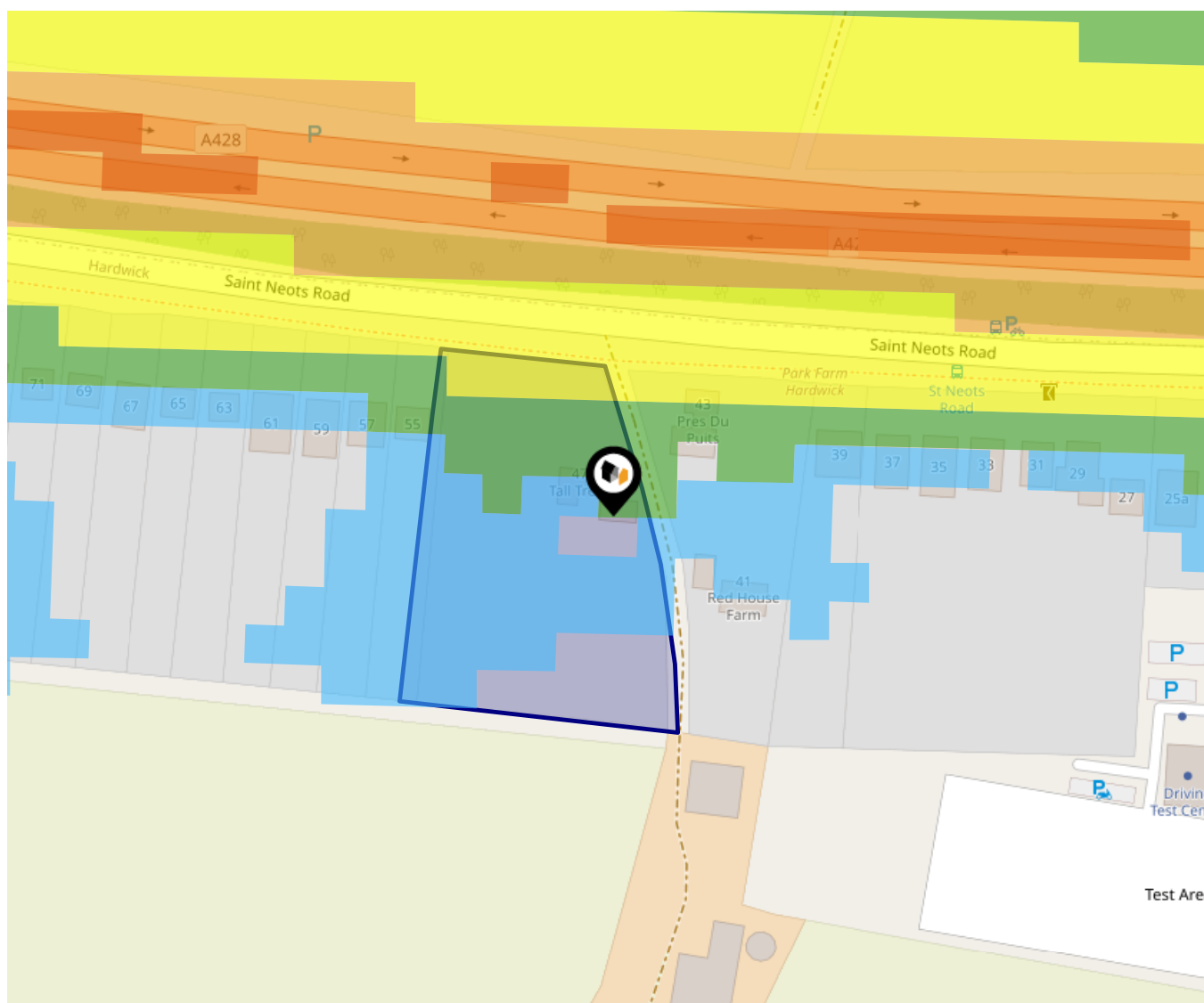
Airports/Helipads

| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Cambridge        | 6.56 miles  |
| 2   | Stansted Airport | 24.72 miles |
| 3   | Luton Airport    | 28.79 miles |
| 4   | Silvertown       | 49.32 miles |



Bus Stops/Stations

| Pin | Name           | Distance   |
|-----|----------------|------------|
| 1   | St Neots Road  | 0.05 miles |
| 2   | Cambridge Rd   | 0.24 miles |
| 3   | Grenadier Walk | 0.36 miles |
| 4   | Cambridge Road | 0.37 miles |
| 5   | Sudeley Grove  | 0.45 miles |



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

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

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

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