

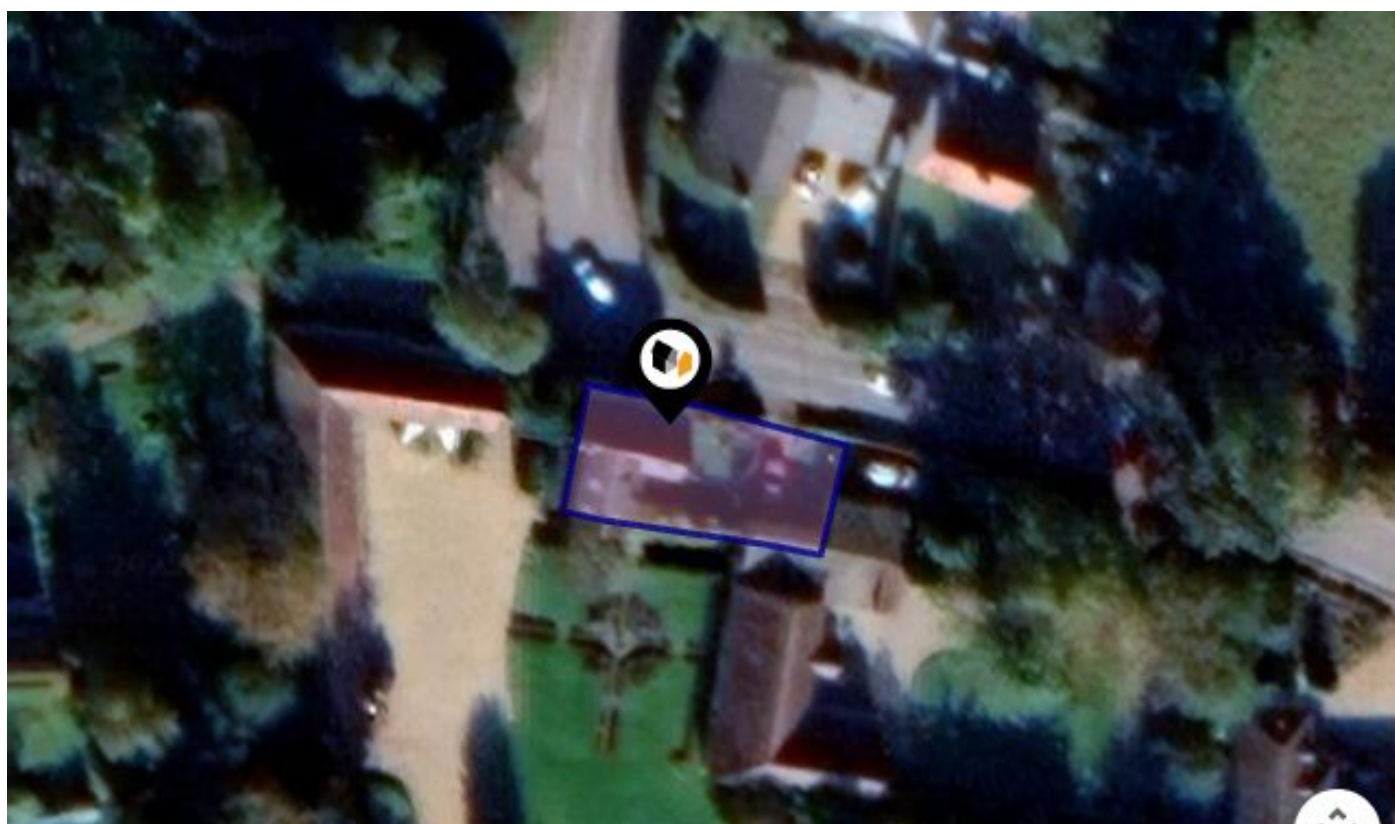


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 23rd July 2025



CHURCH STREET, HARSTON, 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		
Floor Area:	2,055 ft ² / 191 m ²		
Plot Area:	0.06 acres		
Council Tax :	Band E		
Annual Estimate:	£2,951		
Title Number:	CB390970		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	16 mb/s	80 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Planning records for: *Church Street, Harston, Cambridge, CB22*

Reference - S/1992/17/FL	
Decision:	Decided
Date:	31st May 2017
Description:	Demolish existing one storey rear extension and replace it with a two storey plus roof rear extension.

Planning records for: **61-65 Church Street Harston Cambridgeshire CB22 7NP**

Reference - S/0975/16/DC	
Decision:	Withdrawn
Date:	08th April 2016
Description:	Discharge of Conditions 3 (Materials) 5 (Details) 6 (Details) 8 (Boundary Treatment) 9 (Landscape Works) 15 (Traffic Management Plan) and 19 (Developer Contributions) of Planning Consent S/0964/13/FL for Extension and Conversion of Building to Dwelling and Car Port and Relocation of Glasshouse

Planning records for: **7 Church Street Harston Cambridgeshire CB22 7NP**

Reference - 23/00275/HFUL	
Decision:	Decided
Date:	25th January 2023
Description:	Loft conversion with front and rear facing dormer windows, First floor extension to side.

Planning records for: **9 Church Street Harston Cambridgeshire CB22 7NP**

Reference - 23/0931/TTCA	
Decision:	Decided
Date:	21st August 2023
Description:	T1 - Large Chestnut, Remove to ground level.

Reference - 21/05153/CONDA	
Decision:	Decided
Date:	22nd September 2022
Description:	Submission of details required by condition 1 (Time Limit), 2 (Drawings), 3 (materials), 4 (visibility splays), 5 (driveway construction), 6 (driveway material), 7 (parking plan) and 8 (site hours) of planning permission 21/05153/HFUL

Planning records for: **9 Church Street Harston Cambridgeshire CB22 7NP**

Reference - 21/05153/CONDB
Decision: Decided
Date: 01st September 2023
Description: Submission of details required by condition 3 (Material for External Surface) of planning permission 21/05153/HFUL

Reference - 21/05153/NMA2
Decision: Decided
Date: 21st August 2023
Description: Non material amendment of planning permission 21/05153/HFUL (Single storey side and rear extension, roof extension incorporating rear dormer and front roof light, replacement porch roof tiles, and extension of existing dropped kerb) the addition of 1 No. velux sky light.

Reference - S/0812/17/NMA1
Decision: Withdrawn
Date: 07th August 2023
Description: Non material amendment on application S/0812/17/FL for minor internal alterations, altered external doors, side wing partial return to garage use, existing roof space proposed as storage space, with proposed dormers providing natural daylight.

Reference - 21/05153/NMA1
Decision: Withdrawn
Date: 07th August 2023
Description: Non material amendment on application 21/05153/HFUL to change pitch roof and existing porch roof from clay/concrete tiles to black slate as more in keeping with local area.

Planning records for: **9 Church Street Harston Cambridge Cambridgeshire CB22 7NP**

Reference - 21/05153/HFUL	
Decision:	Decided
Date:	25th November 2021
Description:	Single storey side and rear extension, roof extension incorporating rear dormer and front roof light, replacement porch roof tiles, and extension of existing dropped kerb

Planning records for: **17 Church Street Harston CB22 7NP**

Reference - S/1029/16/FL	
Decision:	Decided
Date:	19th April 2016
Description:	Two Storey & Single Storey Rear Extension

Planning records for: **27 Church Street Harston Cambridge Cambridgeshire CB22 7NP**

Reference - S/2381/11	
Decision:	Decided
Date:	28th November 2011
Description:	Extension to bungalow to form one-and-a-half-storey dwelling and erection of detached carport

Planning records for: **Land to the South of 37 Church Street Harston CB22 7NP**

Reference - S/1081/10/F	
Decision:	Decided
Date:	14th July 2010
Description:	Erection of two new eco-homes at the rear of 37 Church Street Harston.

Planning records for: **Land To The South Of 37 Church Street Harston Cambridge Cambridgeshire CB22 7NP**

Reference - S/1039/14/DC

Decision: Decided

Date: 02nd May 2014

Description:

Discharge of Condition 9 (Developer Contributions) of Planning Consent S/1224/11 for Erection of Two Houses (Amended Scheme Pursuant to Extant Planning Permission S/1081/10/F).

Reference - S/0539/14/VC

Decision: Decided

Date: 10th February 2014

Description:

Variation of Condition 2 (Approved Plans) of Planning Consent S/1224/11 for Erection of Two Houses (Amended Scheme Pursuant to Planning Permission S/1081/10/F).

Reference - S/1653/09/F

Decision: Withdrawn

Date: 06th November 2009

Description:

Erection of Two Dwellings.

Reference - S/1224/11

Decision: Decided

Date: 15th June 2011

Description:

Erection of two houses (amended scheme pursuant to extant planning permission S/1081/10/F)

Planning records for: ***Land To The South Of 37 Church Street Harston Cambridge Cambridgeshire CB22 7NP***

Reference - S/1743/14/DC	
Decision:	Decided
Date:	16th July 2014
Description:	Discharge of Conditions 2 4 & 5 for Application S/0539/14/VC

Planning records for: ***41 Church Street Harston Cambridgeshire CB22 7NP***

Reference - 21/05410/CONDA	
Decision:	Decided
Date:	07th March 2024
Description:	Submission of details required by condition 3 (Contractors parking plan) of planning permission 21/05410/HFUL

Reference - 24/00248/VARM	
Decision:	Decided
Date:	07th March 2024
Description:	To Vary Condition 1 (Approved Plans), Condition 18 (Highway Safety), Condition 19 (Vehicle Access), Condition 28 (Pedestrian Routes), Condition 30 (Surface Water Scheme) of previously approved 21/00535/FUM dated 20 April 2023 for mixed-use redevelopment comprising residential dwellings (Use Class C3), commercial floorspace (Use Class E) and associated landscaping and parking provision

Reference - 21/05411/CONDA	
Decision:	Decided
Date:	06th March 2024
Description:	Submission of details required by condition 3 (Precise details) of listed building consent 21/05411/LBC.

Planning records for: **41 Church Street Harston CB22 7NP**

Reference - 21/05410/HFUL
Decision: Decided
Date: 10th December 2021
Description: Erection of a single storey timber clad extension behind existing garage to provide one bedroom and bathroom, a new kitchen and living space with a glazed link and internal maintenance to the existing house.
Reference - 21/05406/HFUL
Decision: Decided
Date: 10th December 2021
Description: Erection of a single storey timber clad extension behind existing garage to provide one bedroom and bathroom, a new kitchen and living space with a glazed link and internal maintenance to the existing house.
Reference - 21/05407/LBC
Decision: Decided
Date: 10th December 2021
Description: Erection of a single storey timber clad extension behind existing garage to provide one bedroom and bathroom, a new kitchen and living space with a glazed link and internal maintenance to the existing house.
Reference - 24/00182/FUL
Decision: Awaiting decision
Date: 06th March 2024
Description: Alterations to the ground floor layout to create an enlarged kitchen and study. Extension to porch. Replace flat roof with pitched roof over the altered and extended spaces. Install solar panels and rooflights

Planning records for: **41 Church Street Harston CB22 7NP**

Reference - 21/05411/LBC	
Decision:	Decided
Date:	10th December 2021
Description:	Erection of a single storey timber clad extension behind existing garage to provide one bedroom and bathroom, a new kitchen and living space with a glazed link and internal maintenance to the existing house.

Planning records for: **11 Church Street Harston Cambridgeshire CB22 7NP**

Reference - F/YR23/0655/F	
Decision:	Decided
Date:	11th July 2023
Description:	Erect a single-storey extension to rear of existing dwelling

Reference - S/4520/19/CONDB	
Decision:	Decided
Date:	17th August 2022
Description:	Submission of details required by condition 4 (Traffic Management Plan) of planning permission S/4520/19/FL

Reference - S/4520/19/CONDA	
Decision:	Decided
Date:	13th May 2022
Description:	Submission of details required by conditions 5 (Travel Plan) of Planning Permission S/4520/19/FL

Planning records for: **11 Church Street Harston Cambridgeshire CB22 7NP**

Reference - 22/01335/FUL	
Decision:	Decided
Date:	18th March 2022
Description:	Works to an existing agricultural building to facilitate use as an extended agricultural office and lockable store.
Reference - S/2511/19/FL	
Decision:	Withdrawn
Date:	19th July 2019
Description:	Single storey rear and first floor rear extension and rearrangement of parking spaces
Reference - 22/1283/TTCA	
Decision:	Decided
Date:	01st November 2022
Description:	H.1 - Mixed self-set trees mainly consisting of Ash and Beech. Reduce height to approx. 7M from ground level at height of gutter on Melbourn hub
Reference - S/4520/19/FL	
Decision:	Decided
Date:	23rd December 2019
Description:	Two storey rear extension single storey side extension and rearrangement of parking spaces

Planning records for: **11 Church Street Harston Cambridgeshire CB22 7NP**

Reference - S/4520/19/NMA1
Decision: Decided
Date: 18th March 2022
Description: Non material amendment of planning permission S/4520/19/FL (Two storey rear extension single storey side extension and rearrangment of parking spaces) Material alterations to external walls, windows and external landscape

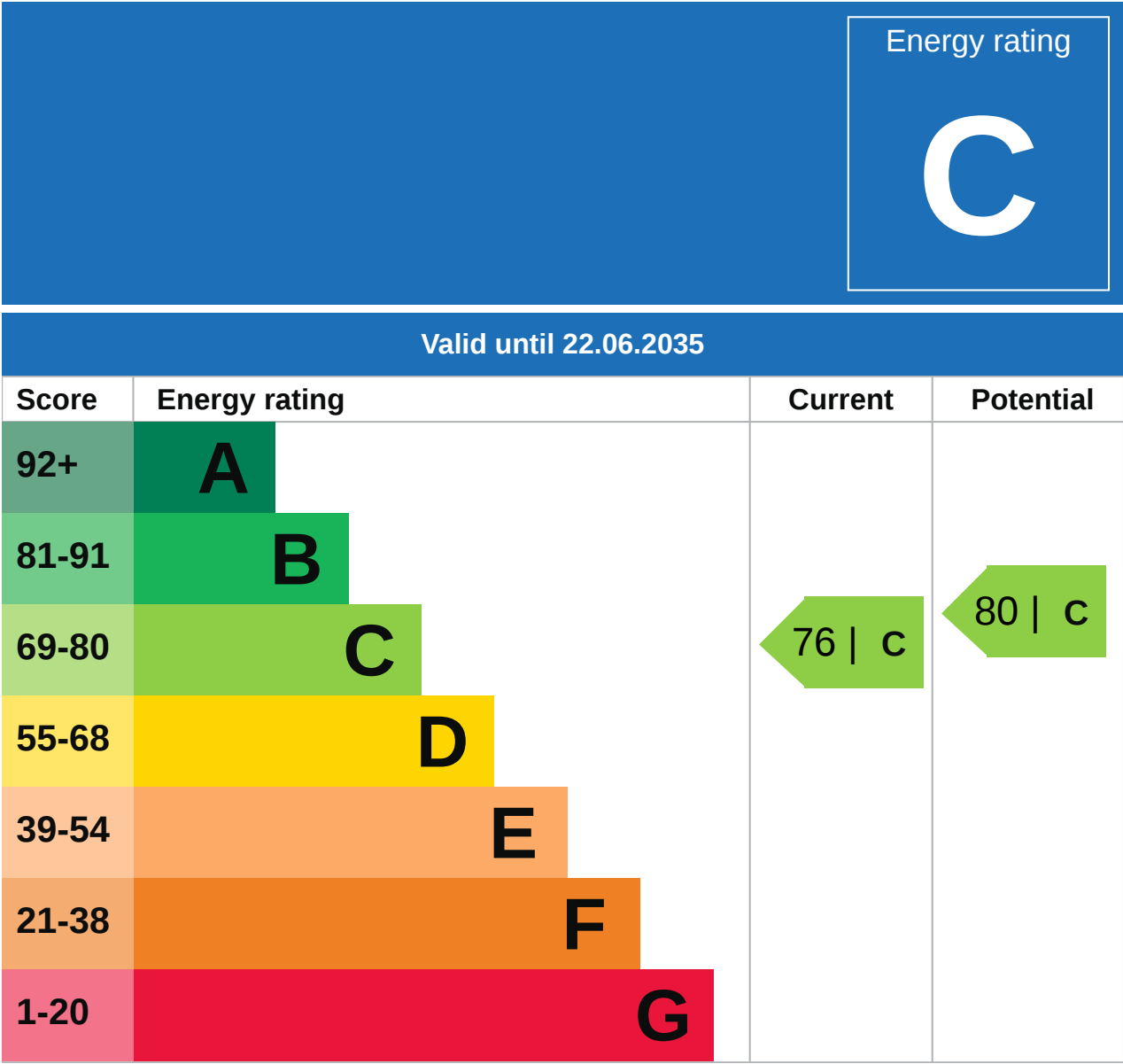
Reference - S/4520/19/CONDC
Decision: Decided
Date: 11th July 2023
Description: Submission of details required by condition 6 (Noise for air handling) of planning permission S/4520/19/FL

Reference - S/4520/19/NMA2
Decision: Decided
Date: 01st November 2022
Description: Non-material amendment on permission S/4520/19/FL for additional roof lights

Reference - F/YR22/3101/COND
Decision: Decided
Date: 17th August 2022
Description: Details reserved by condition 7 (contamination) of Planning permission F/YR10/0530/O (Erection of 14 dwellings with associated garages, parking and access road involving part demolition of existing warehouse)

Planning records for: *11 Church Street Harston Cambridge CB22 7NP*

Reference - S/4520/19/CONDD	
Decision:	Decided
Date:	24th April 2024
Description:	Submission of details required by condition 6 (air handling units) of planning permission S/4520/19/FL



Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, with internal insulation
Walls Energy:	Solid brick, with internal insulation
Roof:	Pitched, 175 mm loft insulation
Roof Energy:	Pitched, 175 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:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	191 m ²

Electricity Supply

Scottish Power

Gas Supply

Scottish Power

Central Heating

Gas central heating

Water Supply

Cambridge Water

Drainage

anglian Water



Cooke Curtis & Co

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

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

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

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

Testimonial 1



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

Testimonial 2



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

Testimonial 3



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

Testimonial 4



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

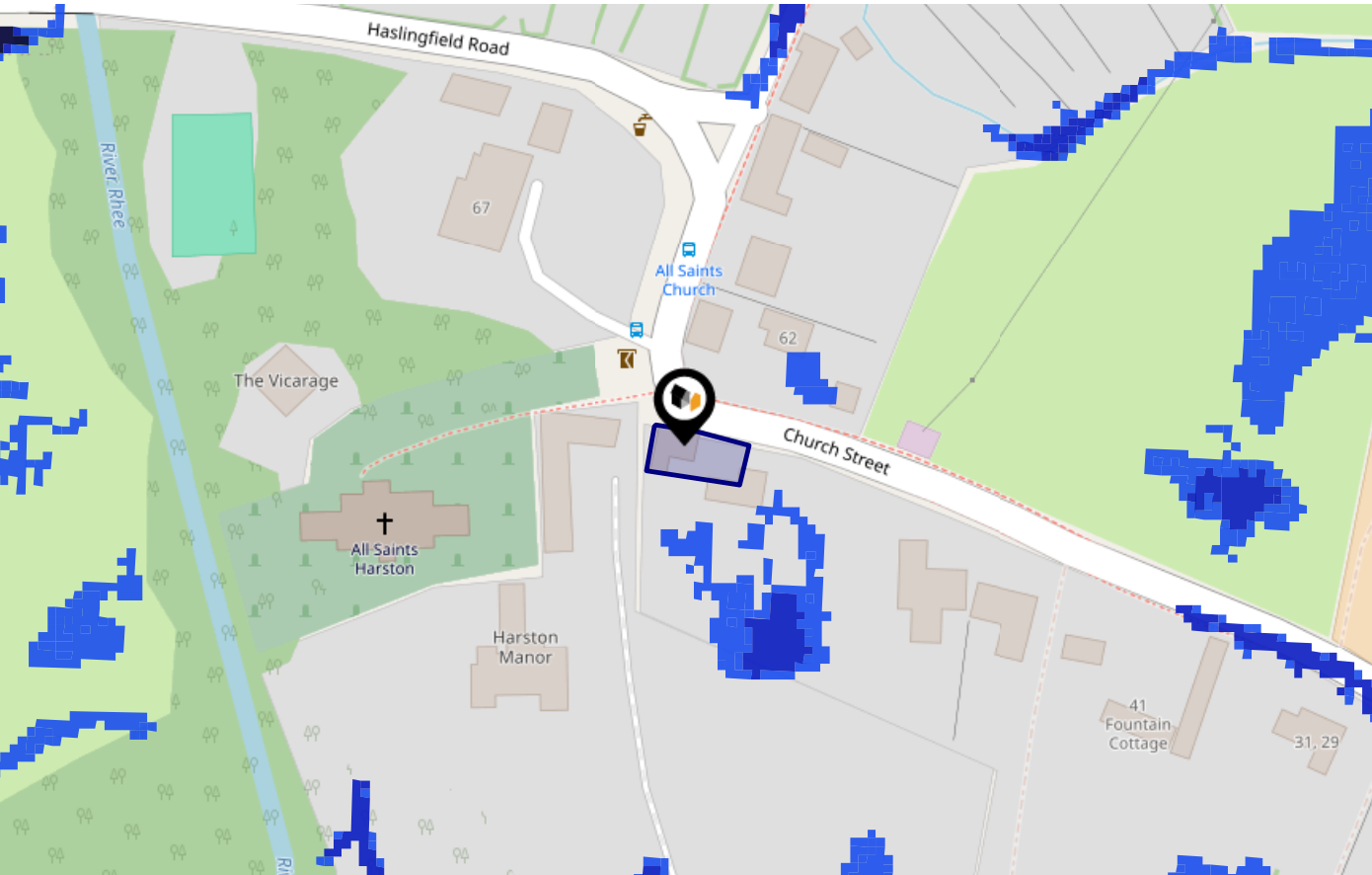


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

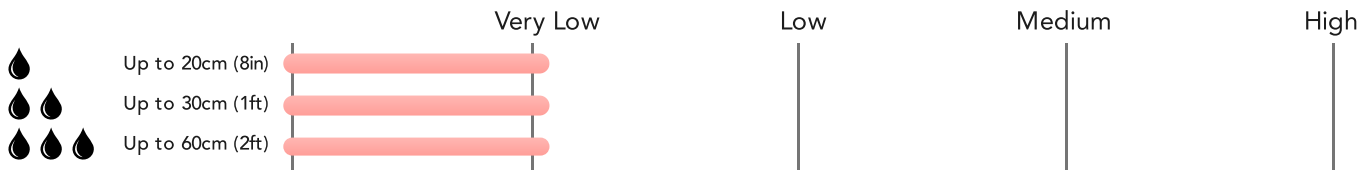


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

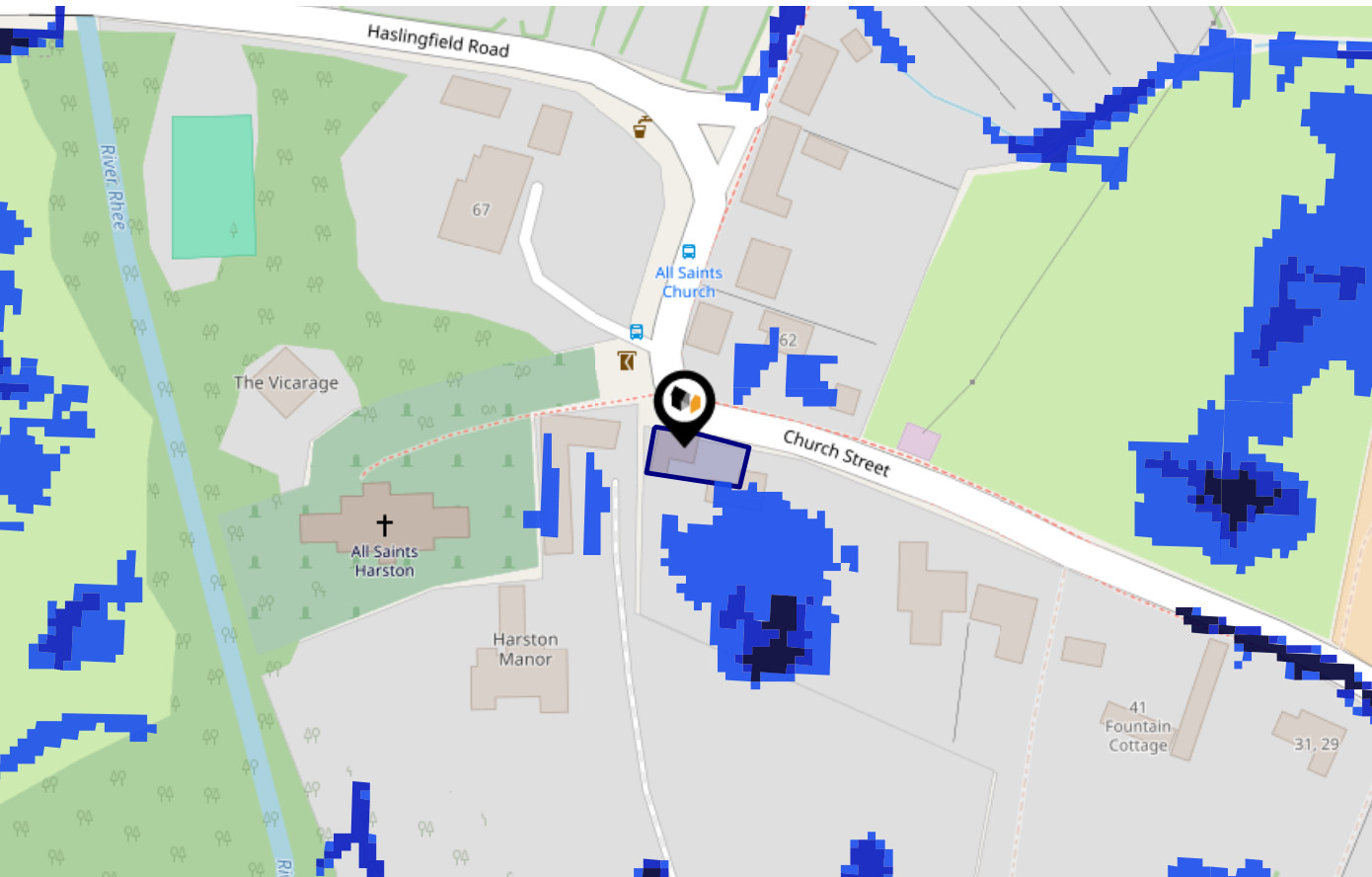


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

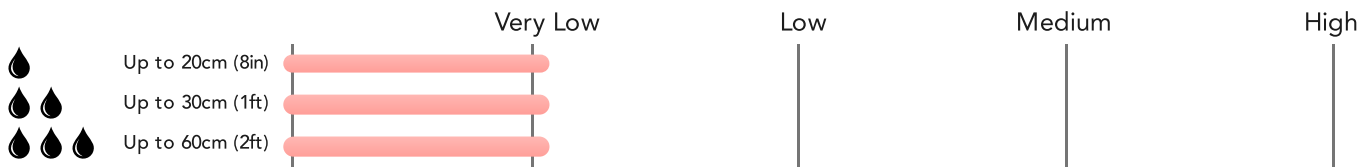


Risk Rating: Very low

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:

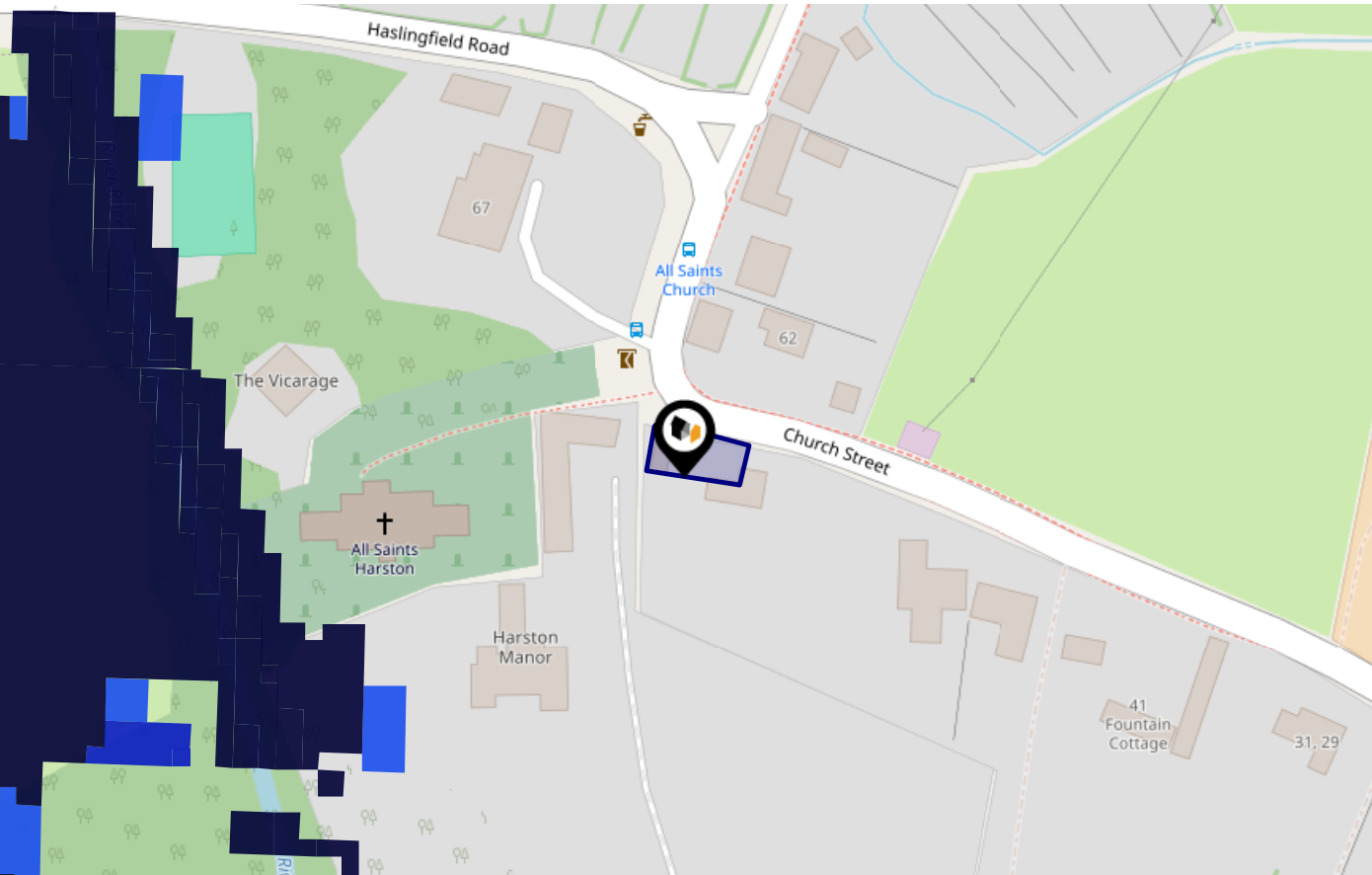


Flood Risk

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.

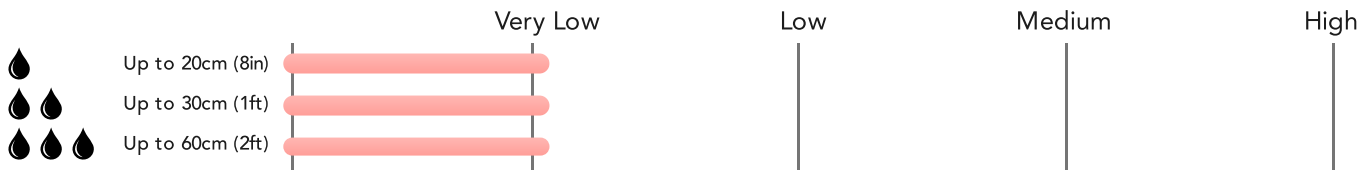


Risk Rating: Very low

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:

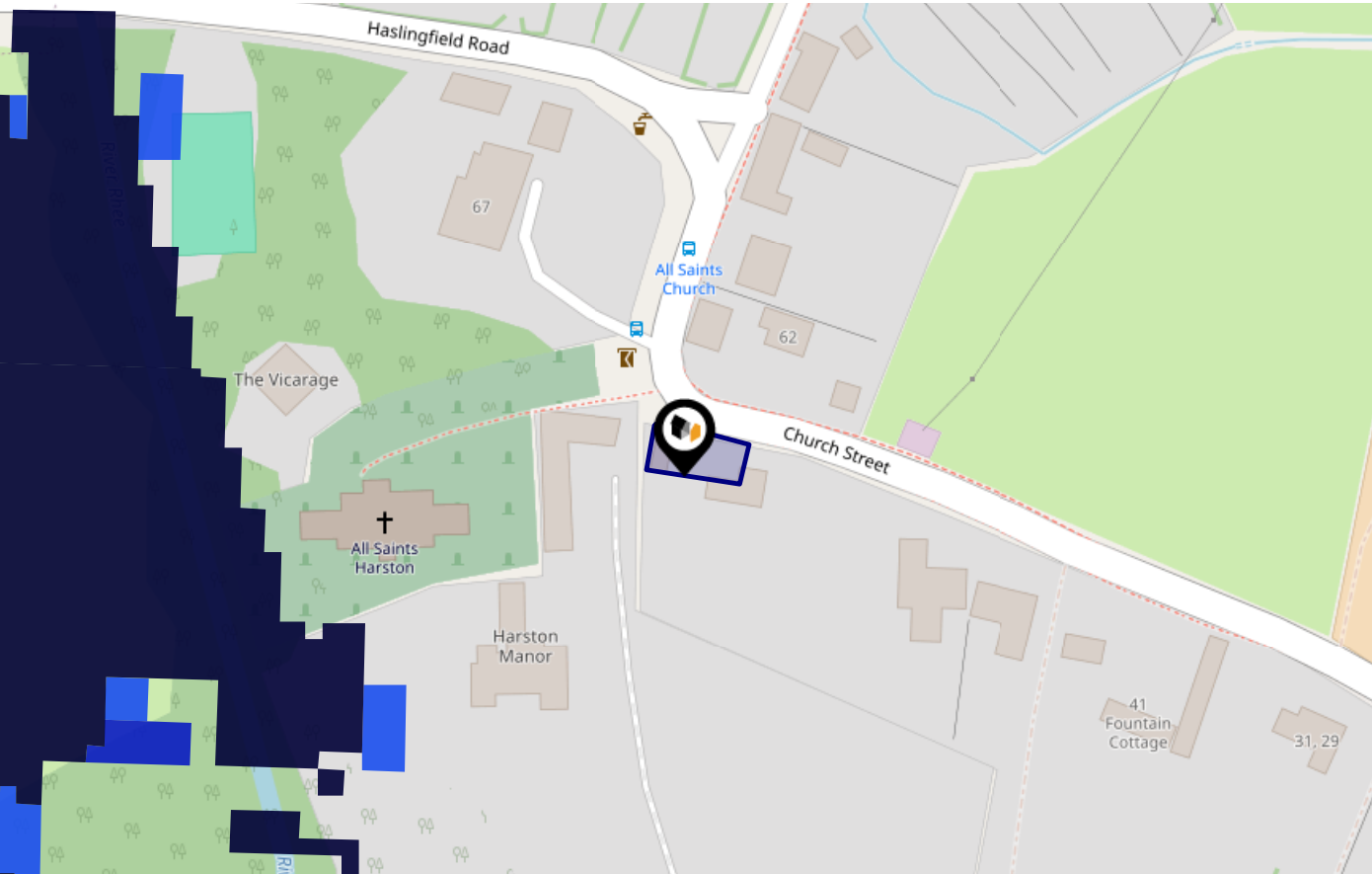


Flood Risk

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.

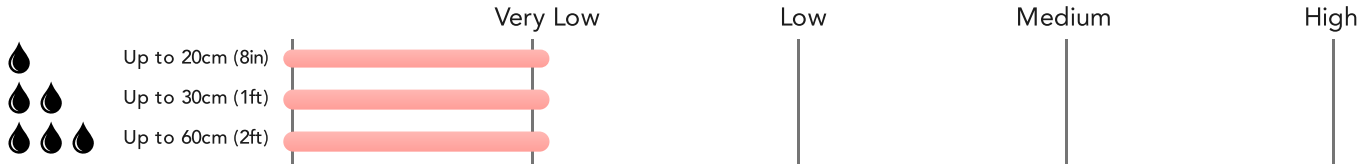


Risk Rating: Very low

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:

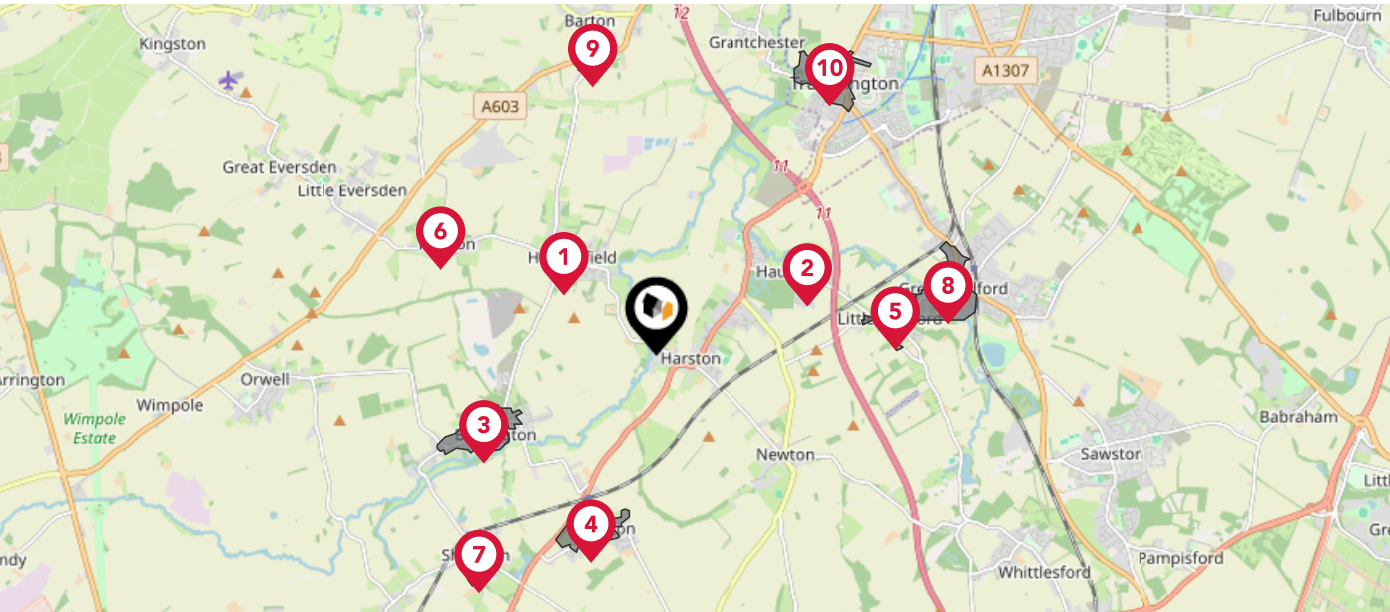


Maps

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.



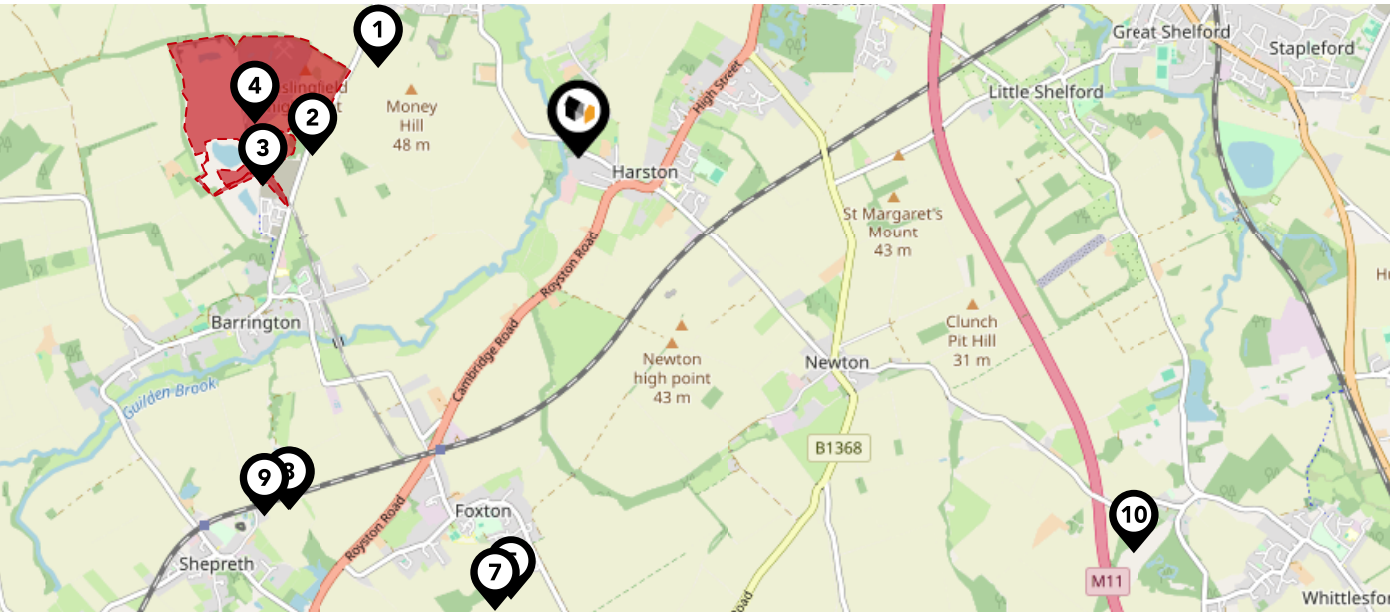
Nearby Conservation Areas	
1	Haslingfield
2	Hauxton
3	Barrington
4	Foxton
5	Little Shelford
6	Harlton
7	Shepreth
8	Great Shelford
9	Barton Wimpole Road
10	Trumpington

Maps

Landfill Sites

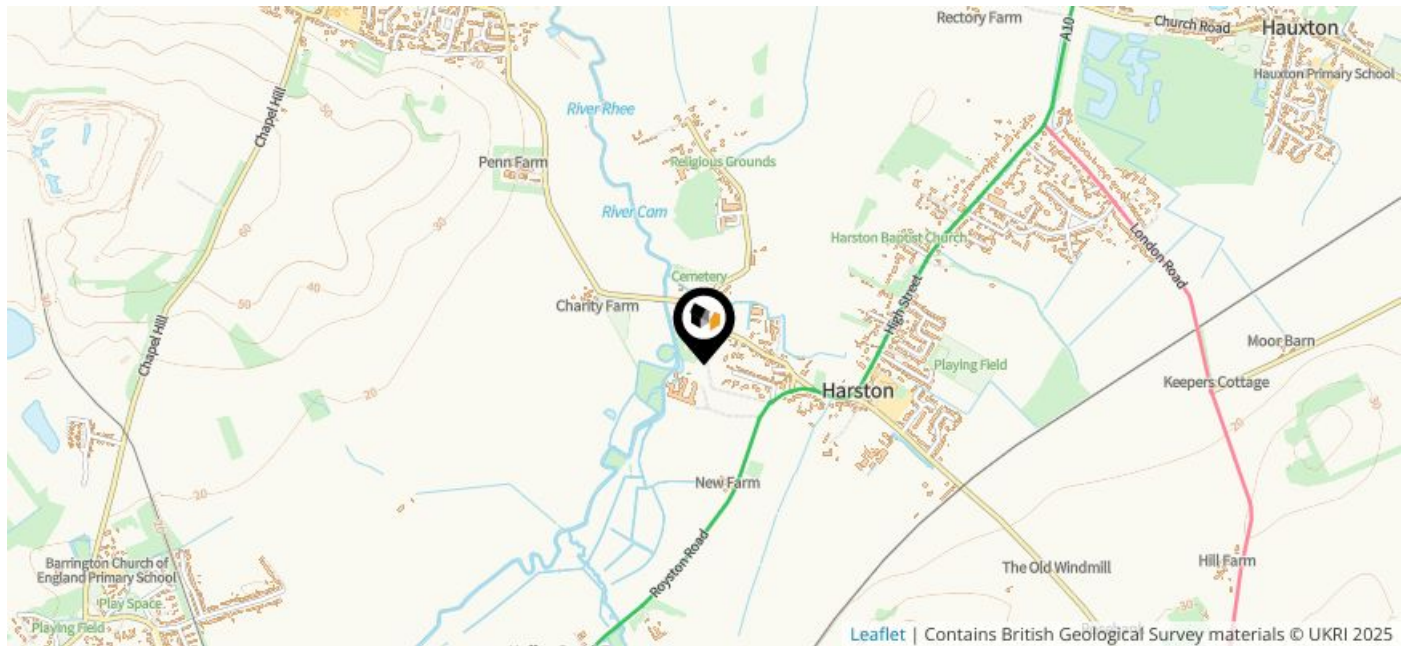


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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

This map displays nearby coal mine entrances and their classifications.



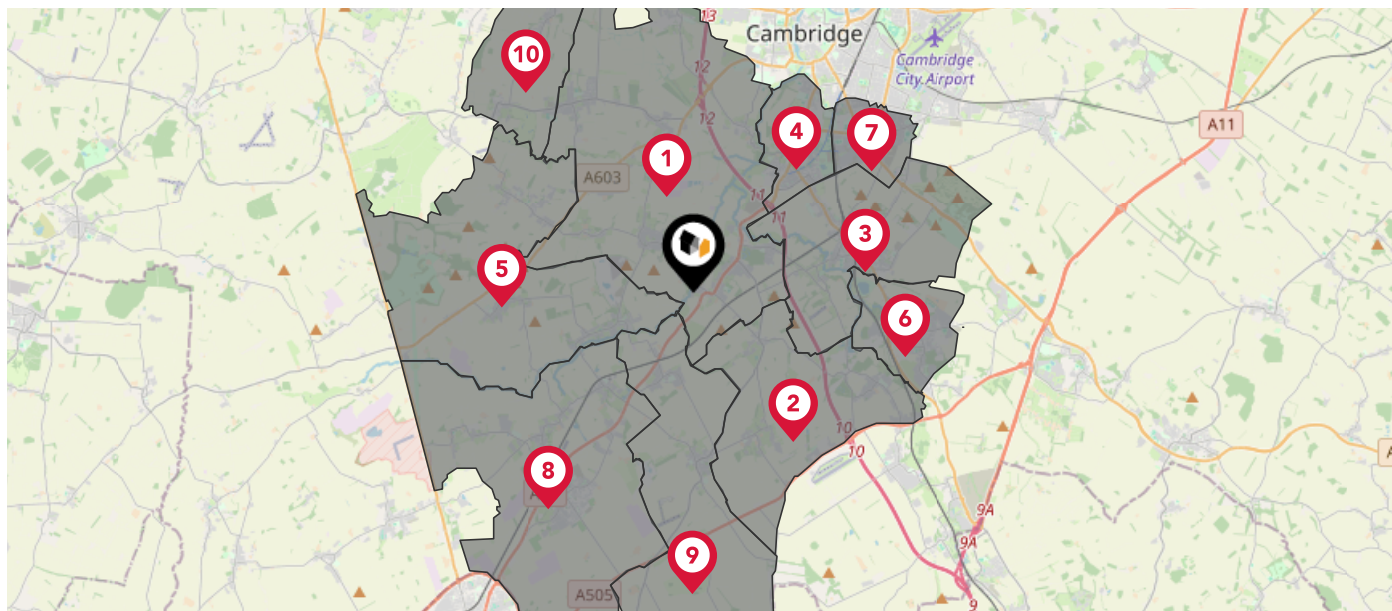
Mine Entry

- ✕ 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

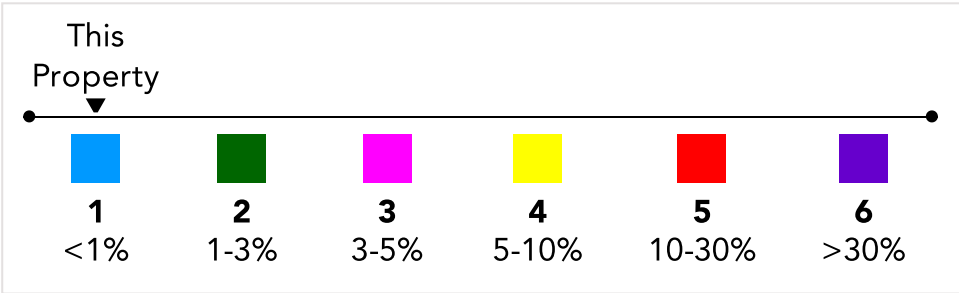
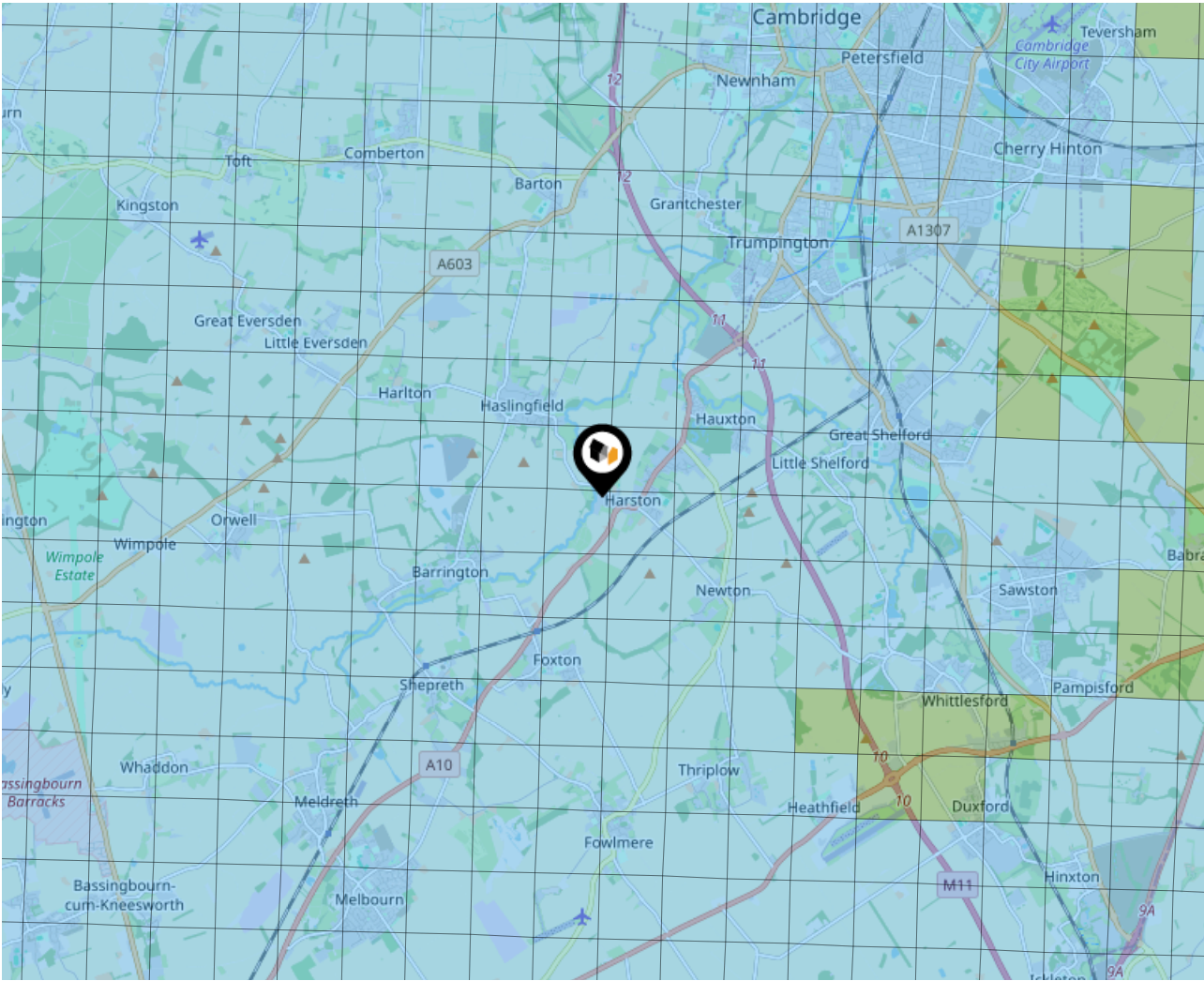


Nearby Council Wards

- | | |
|---|--------------------------|
|  | Harston & Comberton Ward |
|  | Whittlesford Ward |
|  | Shelford Ward |
|  | Trumpington Ward |
|  | Barrington Ward |
|  | Sawston Ward |
|  | Queen Edith's Ward |
|  | Melbourn Ward |
|  | Foxton Ward |
|  | Hardwick Ward |

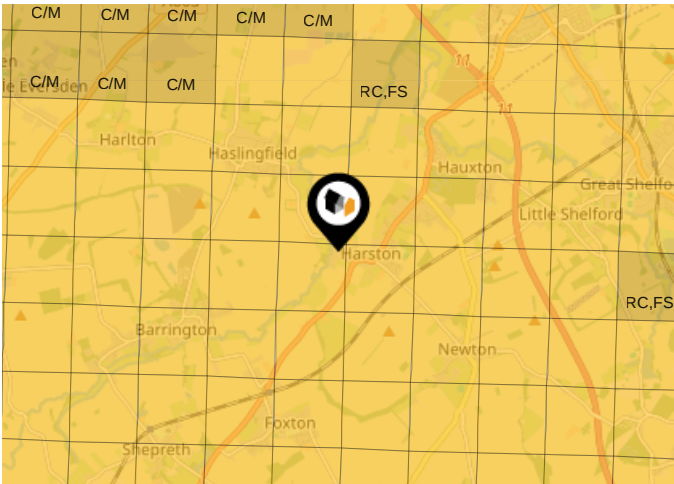
What is Radon?

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:

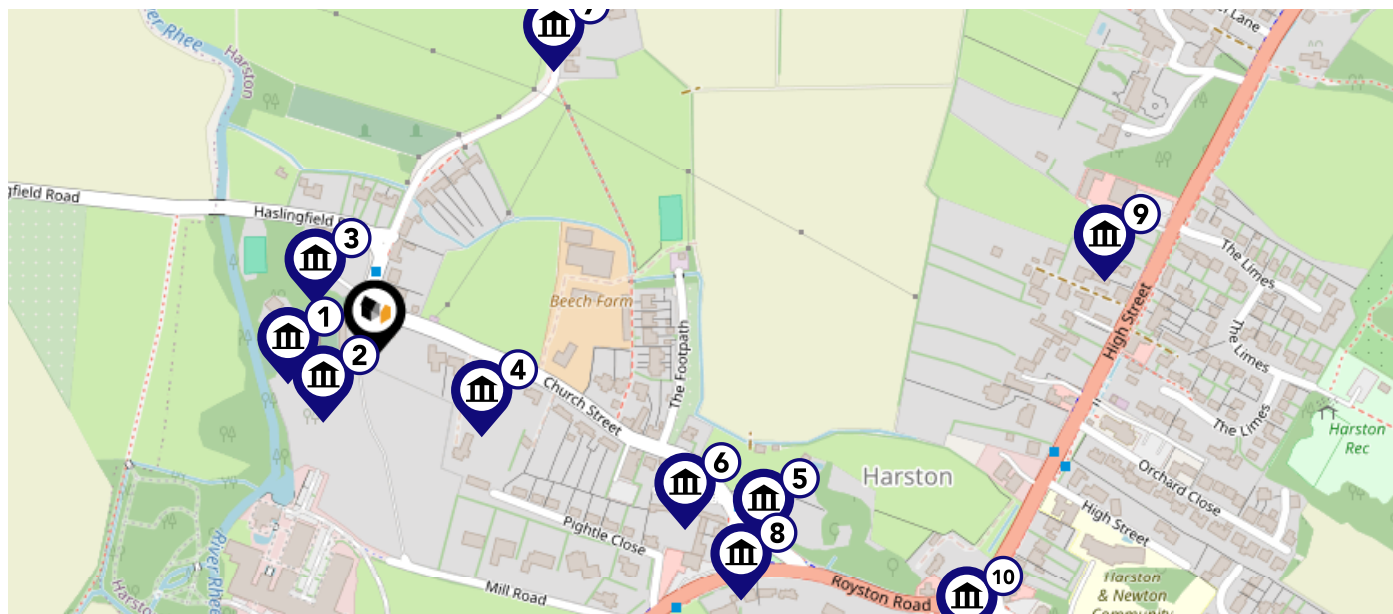
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

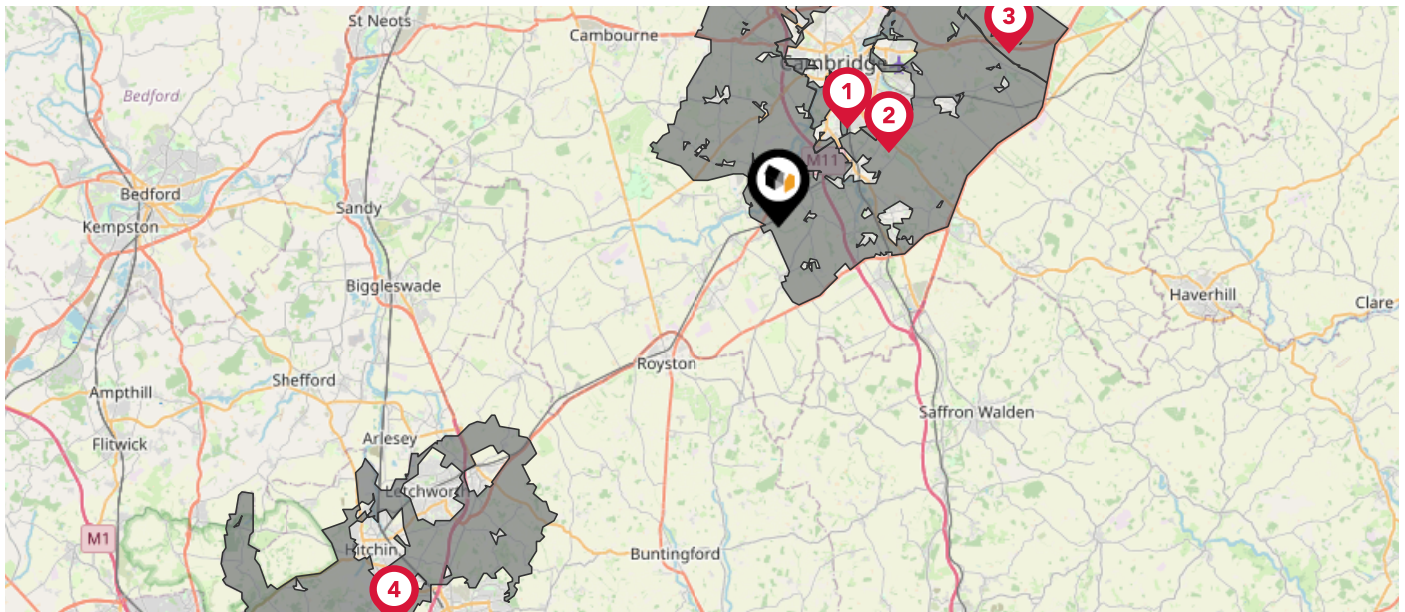


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



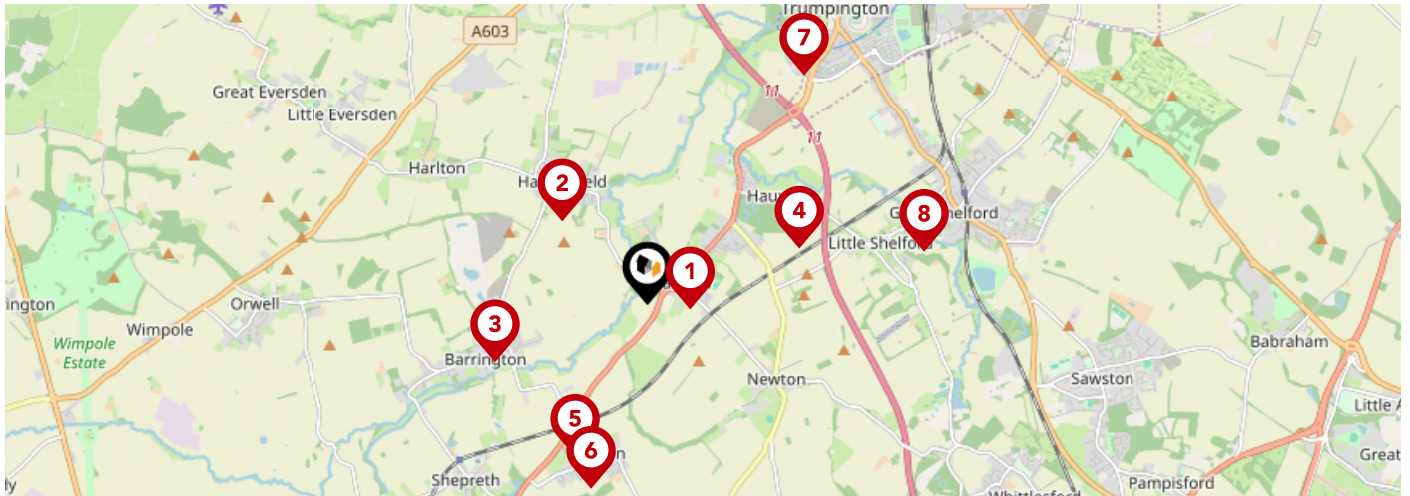
Listed Buildings in the local district		Grade	Distance
	1331060 - Church Of All Saints	Grade II	0.0 miles
	1127877 - Manor House	Grade II	0.0 miles
	1331078 - Old Vicarage	Grade II	0.0 miles
	1164608 - 41, Church Street	Grade II	0.1 miles
	1317695 - Harston House And Part Of Garden Wall	Grade II	0.2 miles
	1127876 - The Old Bakehouse	Grade II	0.2 miles
	1472164 - Hope Cottage	Grade II	0.2 miles
	1127835 - Milestone On The Green	Grade II	0.3 miles
	1127836 - 53, High Street	Grade II	0.4 miles
	1392385 - War Memorial	Grade II	0.4 miles

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



Nearby Green Belt Land

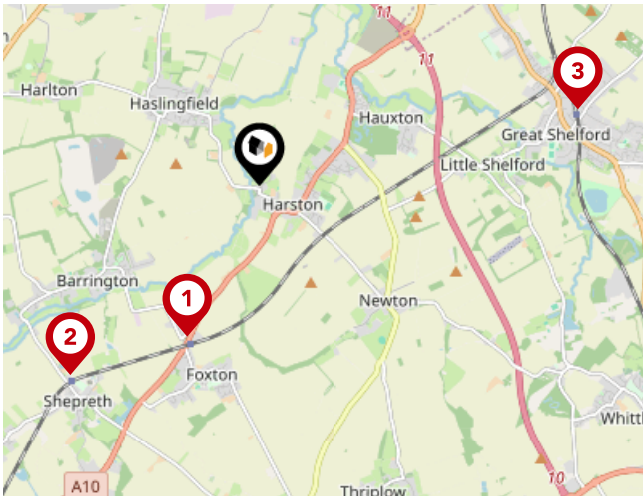
-  Cambridge Green Belt - South Cambridgeshire
-  Cambridge Green Belt - Cambridge
-  Cambridge Green Belt - East Cambridgeshire
-  London Green Belt - North Hertfordshire



		Nursery	Primary	Secondary	College	Private
1	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:0.4	☐	☒	☐	☐	☐
2	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:1.08	☐	☒	☐	☐	☐
3	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:1.47	☐	☒	☐	☐	☐
4	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:1.47	☐	☒	☐	☐	☐
5	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:1.53	☐	☐	☒	☐	☐
6	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:1.75	☐	☒	☐	☐	☐
7	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:2.52	☐	☒	☐	☐	☐
8	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:2.56	☐	☒	☐	☐	☐

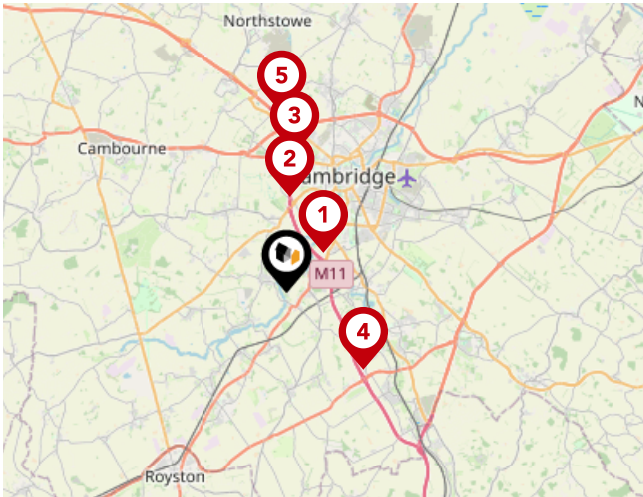


		Nursery	Primary	Secondary	College	Private
	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:2.87	☐	☒	☐	☐	☐
	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:3.05	☐	☒	☐	☐	☐
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:3.1	☐	☒	☐	☐	☐
	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:3.25	☐	☒	☐	☐	☐
	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:3.3	☐	☒	☐	☐	☐
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:3.38	☐	☐	☒	☐	☐
	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:3.44	☐	☒	☐	☐	☐
	Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 121 Distance:3.85	☐	☒	☐	☐	☐



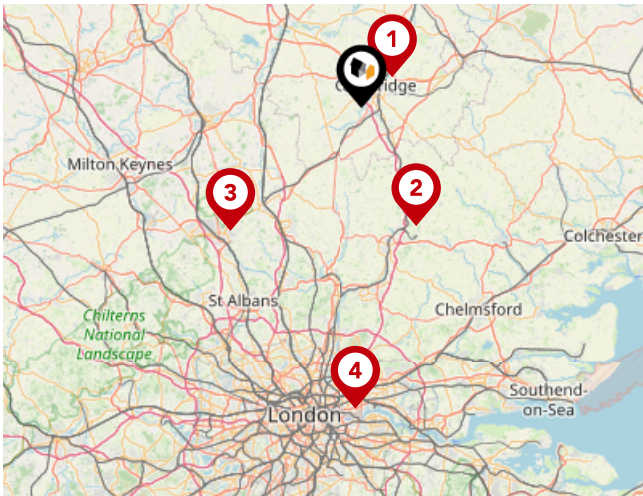
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	1.52 miles
2	Shepreth Rail Station	2.43 miles
3	Shelford (Cambs) Rail Station	2.99 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2 miles
2	M11 J12	3.51 miles
3	M11 J13	5.08 miles
4	M11 J10	3.96 miles
5	M11 J14	6.55 miles



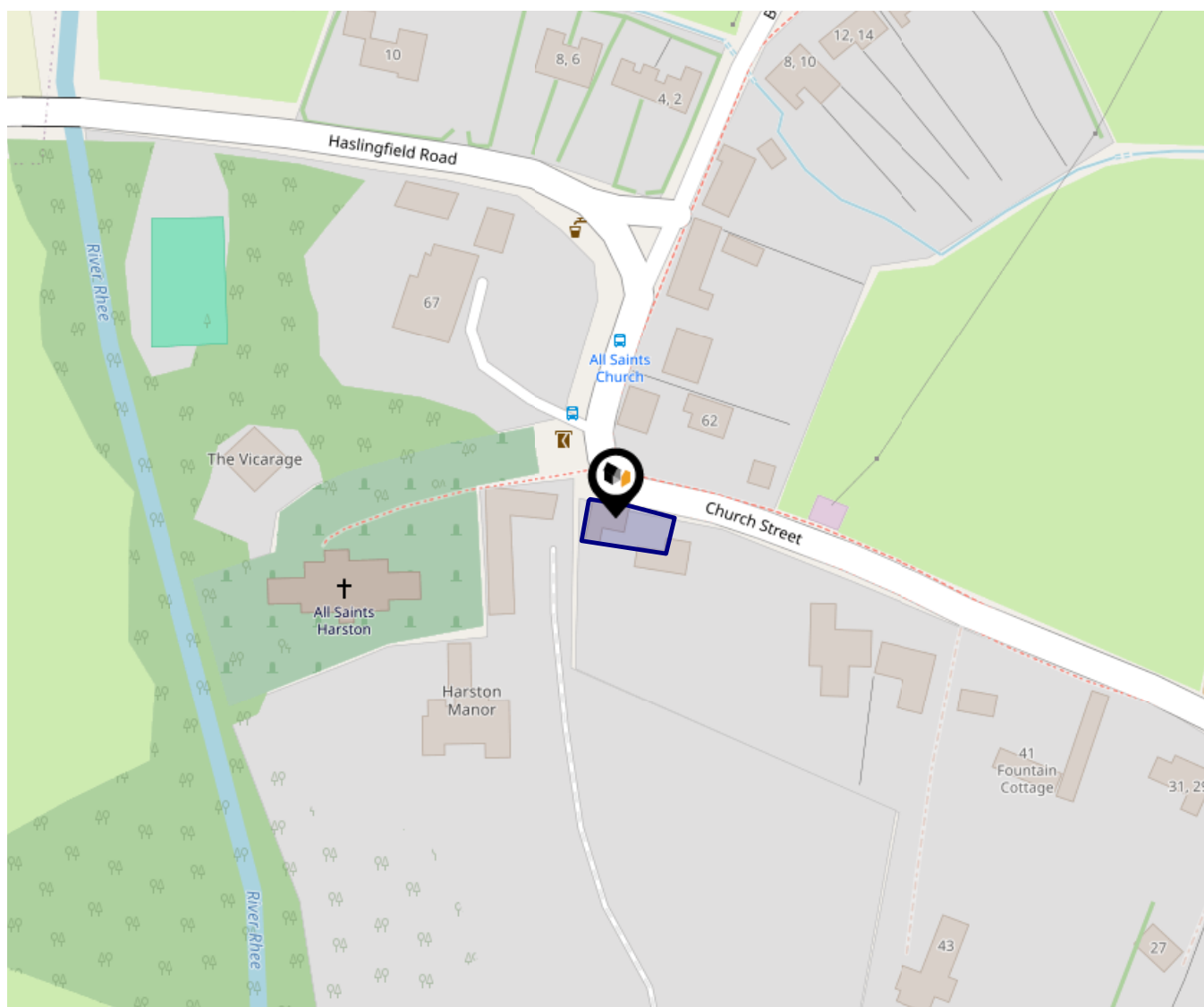
Airports/Helipads

Pin	Name	Distance
1	Cambridge	6.37 miles
2	Stansted Airport	18.97 miles
3	Luton Airport	26.22 miles
4	Silvertown	43.98 miles



Bus Stops/Stations

Pin	Name	Distance
1	All Saints' Church	0.01 miles
2	Hurrell's Row	0.23 miles
3	Church Street	0.26 miles
4	Orchard Close	0.39 miles
5	Primary School	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

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



Valuation Office
Agency

