

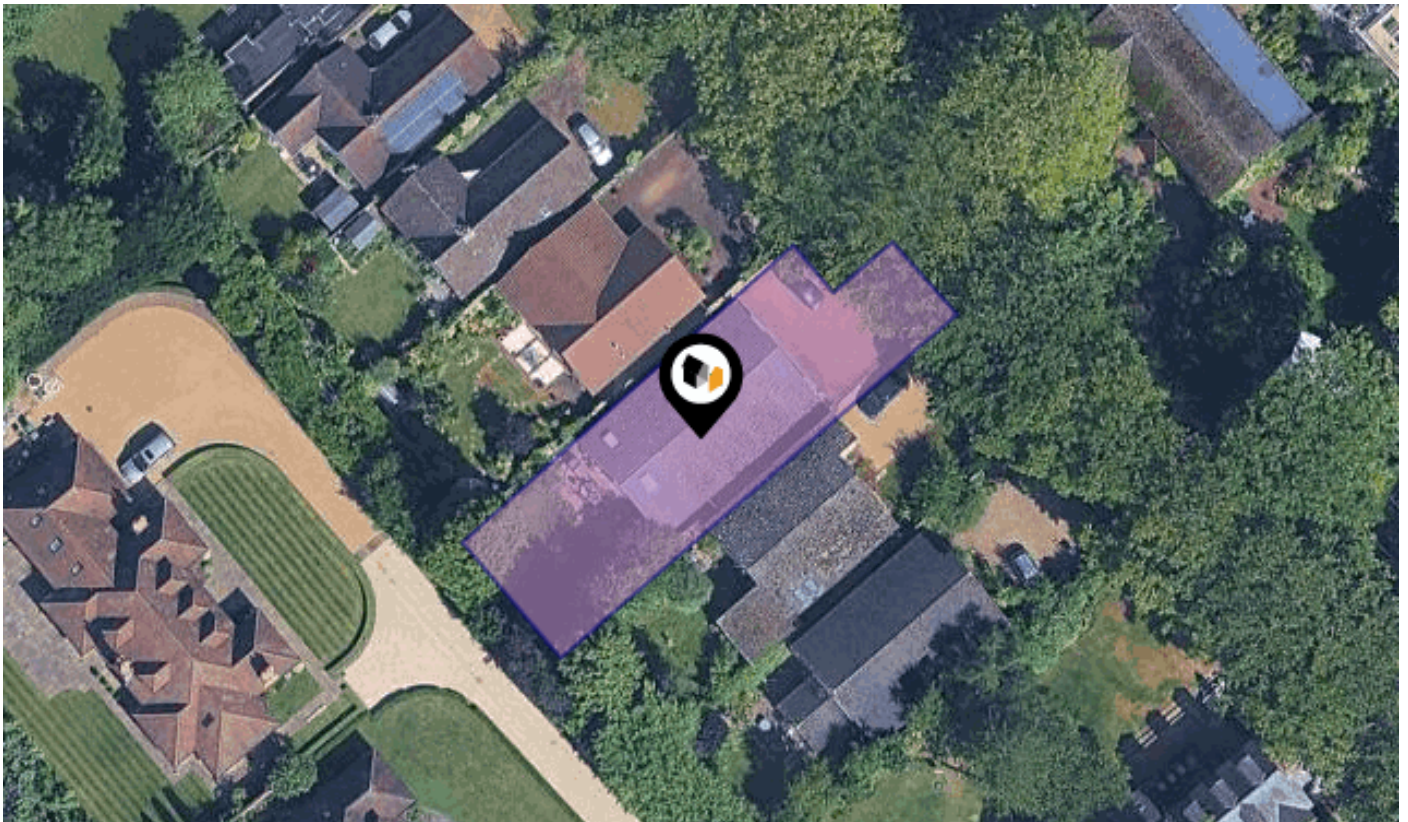


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 23rd July 2025



COPPICE AVENUE, GREAT SHELFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

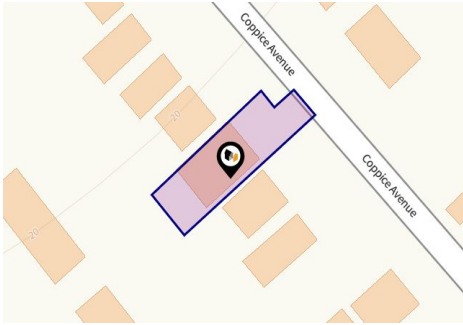
01223 508 050

Jenny@cookecurtis.co.uk

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,722 ft ² / 160 m ²		
Plot Area:	0.13 acres		
Year Built :	1967-1975		
Council Tax :	Band F		
Annual Estimate:	£3,488		
Title Number:	CB258817		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	5	80	1000
● Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			

Planning History

This Address



Planning records for: *Coppice Avenue, Great Shelford, Cambridge, CB22*

Reference - S/3777/18/FL	
Decision:	Decided
Date:	05th October 2018
Description:	Single storey front and rear extension

Planning records for: **2 Coppice Avenue Great Shelford CB22 5AQ**

Reference - 20/03109/HFUL
Decision: Decided
Date: 17th July 2020
Description: Proposed single storey rear extension, loft conversion, new cart lodge and part single, part two storey side extension. Re-submission of approved planning application S/4517/19/FL
Reference - S/0358/12/FL
Decision: Decided
Date: 15th February 2012
Description: Two storey extensions to both sides of house and single storey extension to north eastern side elevation
Reference - S/0558/11
Decision: Decided
Date: 18th March 2011
Description: Extension
Reference - S/4517/19/FL
Decision: Decided
Date: 23rd December 2019
Description: Single storey rear extension loft conversion new cart lodge and part single part 2 storey side extension.

Planning records for: **2 Coppice Avenue Great Shelford Cambridge Cambridgeshire CB22 5AQ**

Reference - S/4517/19/COND4	
Decision:	Decided
Date:	23rd March 2020
Description:	Condition 4 - Tree Protection Plan

Reference - S/2127/17/TP	
Decision:	Decided
Date:	05th June 2017
Description:	Fell one TPO Mature Beech Tree

Planning records for: **33 Coppice Avenue Great Shelford Cambridge Cambridgeshire CB22 5AQ**

Reference - S/0310/10/	
Decision:	Decided
Date:	04th March 2010
Description:	Erection of Triple Garage with Studio Over

Reference - S/1876/19/TP	
Decision:	Decided
Date:	23rd May 2019
Description:	TPO 0009 (1994) T1: Horse chestnut tree to crown lift to 4m reduce physical encroachment onto dwelling 33 and 31 by 2m and crown reduce back to previous pruning points. (Amended)

Planning records for: **33 Coppice Avenue Great Shelford Cambridge Cambridgeshire CB22 5AQ**

Reference - S/1302/06/F	
Decision:	Decided
Date:	04th July 2006
Description:	Erection of 8 Flats

Reference - 24/0295/TTPO	
Decision:	Decided
Date:	05th March 2024
Description:	T1 and T2 Yew - Trim bottom of lower canopy by approximately 0.5m to leave flat. Trim firmly all round by approximately 0.5m to shape and form a single round canopy for two trees - to maintain trees in the scale proportionate to adjacent building

Reference - S/2711/19/TP	
Decision:	Decided
Date:	01st August 2019
Description:	TPO 0002 (1959) G18: Maple Tree - Fell because it is in terminal decline. Danger of branches falling. Replant with standard beech in keeping with avenue..

Reference - 22/0772/TTPO	
Decision:	Decided
Date:	11th July 2022
Description:	T1 Horse Chestnut - Fell to ground level. Lower trunk has split with heavy leaning canopy weighted towards the house. Re plant with similar species in a more suitable location in the front driveway.

Planning records for: **33 Coppice Avenue Great Shelford Cambridge Cambridgeshire CB22 5AQ**

Reference - S/1159/09/F	
Decision:	Decided
Date:	11th August 2009
Description:	Extension to existing dwelling and erection of dwelling

Planning records for: **18 Coppice Avenue Great Shelford Cambridge Cambridgeshire CB22 5AQ**

Reference - S/0837/13/DC	
Decision:	Decided
Date:	22nd April 2013
Description:	Discharge of Conditions 6 (Materials) and 7 (Tree Protection Details) of planning permission S/2606/12/FL for Replacement Dwelling

Reference - S/0838/13/NM	
Decision:	Decided
Date:	22nd April 2013
Description:	Non Material Amendment to Planning Consent S/2606/12/FL to reduce window size openings remove a window to front elevation and repositioning of windows and doors.

Reference - S/2606/12/FL	
Decision:	Decided
Date:	21st December 2012
Description:	Replacement Dwelling

Planning records for: **18 Coppice Avenue Great Shelford Cambridge Cambridgeshire CB22 5AQ**

Reference - S/2018/12/NM
Decision: Decided
Date: 25th September 2012
Description: Setting back of front wall of roof terrace by 60cm from position approved under S/0218/12 (front side and rear extensions to bungalow and erection of garage).
Reference - S/1810/13/VC
Decision: Decided
Date: 15th August 2013
Description: Replacement dwelling (amended design) (Variation of Condition 2 of planning permission S/2606/12/FL)
Reference - S/2351/12/NM
Decision: Decided
Date: 15th November 2012
Description: Non Material Amendment to Planning Consent S/0218/12/FL to demolish existing west and south exterior walls and omit part of existing internal wall to be retained .
Reference - S/0218/12/FL
Decision: Decided
Date: 01st February 2012
Description: Front side and rear extensions to bungalow and erection of garage

Planning records for: **4 Coppice Avenue Great Shelford Cambridge Cambridgeshire CB22 5AQ**

Reference - S/0173/18/TP	
Decision:	Decided
Date:	16th January 2018
Description:	T1 Beech - Survey of trees in Avenue recommended this tree felled. There is a cavity in trunk 6m above ground level which travels in excessive of 0.5m down and 1m up trunk. The parameter of solid wood remaining is 25% (TPO 0002 (1959) G1)

Planning records for: **8 Coppice Avenue Great Shelford Cambridgeshire CB22 5AQ**

Reference - S/3021/14/FL	
Decision:	Decided
Date:	24th December 2014
Description:	Single Storey Rear Extension

Planning records for: **10 Coppice Avenue Great Shelford Cambridge Cambridgeshire CB22 5AQ**

Reference - S/1120/09/F	
Decision:	Decided
Date:	05th August 2009
Description:	Extension

Reference - 24/00138/HFUL	
Decision:	Decided
Date:	15th January 2024
Description:	Single storey side and front extension and insertion of new window.

Planning records for: **11 Coppice Avenue Great Shelford Cambridgeshire CB22 5AQ**

Reference - 23/1227/TTPO	
Decision:	Decided
Date:	12th October 2023
Description:	T33 Beech - Reduce height of crown by 5ms and reduce lateral limbs by 3 to 4ms, inspect bracing to determine condition and efficacy.

Reference - 23/1228/TTCA	
Decision:	Decided
Date:	12th October 2023
Description:	Birch - (previously heavily reduced) - reduce upper crown by up to 2m by bringing longer stems back into canopy, reduce sides by about 1m

Planning records for: **12 Coppice Avenue Great Shelford Cambridgeshire CB22 5AQ**

Reference - 22/02114/HFUL	
Decision:	Decided
Date:	05th May 2022
Description:	The erection of a ground and 1st floor extension to the front and single storey flat roofed extension to the rear. The re-organisation of internal rooms with the removal and construction of walls, the inclusion of new windows and PV panels.

Planning records for: **13 Coppice Avenue Great Shelford CB22 5AQ**

Reference - S/2907/17/LD	
Decision:	Decided
Date:	14th August 2017
Description:	Certificate of Lawful development for Proposed rear dormer above garages

Planning records for: **14 Coppice Avenue Great Shelford CB22 5AQ**

Reference - 22/0022/TTCA	
Decision:	Decided
Date:	06th January 2022
Description:	T1 Apple - formative prune by two metres - to maintain size.T2 Ash - fell to near ground level - this tree has been in decline and had fungus at the base for several years and we feel it is time to remove it as it is becoming dangerous.

Reference - 22/0012/TTPO	
Decision:	Decided
Date:	06th January 2022
Description:	T1 Beech tree - fell due to it being diseased.

Planning records for: **15 Coppice Avenue Great Shelford CB22 5AQ**

Reference - S/4521/17/FL	
Decision:	Decided
Date:	22nd December 2017
Description:	Two storey part single storey side/rear extension

Reference - S/1633/19/DC	
Decision:	Decided
Date:	09th May 2019
Description:	Discharge of conditions 3 (Materials) and 4 (Tree protection plan) pursuant to planning permission S/4521/17/FL

Planning records for: **16 Coppice Avenue Great Shelford Cambridge Cambridgeshire CB22 5AQ**

Reference - S/1097/09/F	
Decision:	Decided
Date:	29th July 2009
Description:	Conservatory

Planning records for: **20 Coppice Avenue Great Shelford Cambridge Cambridgeshire CB22 5AQ**

Reference - S/3481/17/TP	
Decision:	Decided
Date:	04th October 2017
Description:	Beech - To clear garage by 2.5m through crown reducing and crown lifting

Reference - S/1042/10/F	
Decision:	Decided
Date:	23rd June 2010
Description:	Conservatory

Reference - 24/0765/TTPO	
Decision:	Decided
Date:	17th July 2024
Description:	T14- Beech, Reduce braced over-extended limb on north side of canopy by 3-4m and shape into remainder of canopy T15- Beech, Reduce over-extended limbs on north and west sides of canopy by 3-4m back to suitable branch unions shape into remainder of canopy

Planning records for: **20 Coppice Avenue Great Shelford Cambridge Cambridgeshire CB22 5AQ**

Reference - S/2772/17/TP	
Decision:	Decided
Date:	07th August 2017
Description:	T12 - Beech with severe decay - fell see attached information following a Picus test on the tree

Planning records for: **21 Coppice Avenue Great Shelford Cambridgeshire CB22 5AQ**

Reference - 22/0668/TTPO	
Decision:	Decided
Date:	15th June 2022
Description:	G1 - Beech trees, lift crowns to 3.5m. Reason: Overhanging branches on a public highway.

Reference - 22/02771/OUT	
Decision:	Decided
Date:	15th June 2022
Description:	A hybrid planning application for a) An outline application (all matters reserved apart from access and landscaping) for the construction of three new residential blocks providing for up to 425 residential units and providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)), and two commercial buildings for Use Classes E(g) i(offices), ii (research and development) providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)), together with the construction of basements for parking and building services, car and cycle parking and infrastructure works. b) A full application for the construction of three commercial buildings for Use Classes E(g) i (offices) ii (research and development), providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)) with associated car and cycle parking, the construction of a multi storey car and cycle park building, together with the construction of basements for parking and building services, car and cycle parking and associated landscaping, infrastructure works and demolition of existing structures.

Planning records for: **23 Coppice Avenue Great Shelford Cambridge Cambridgeshire CB22 5AQ**

Reference - S/3221/15/FL	
Decision:	Decided
Date:	21st December 2015
Description:	Erection of a cycle Storage Shed in a Front garden

Planning records for: **23 Coppice Avenue Great Shelford Cambridgeshire CB22 5AQ**

Reference - 23/02437/HFUL	
Decision:	Decided
Date:	27th June 2023
Description:	Single storey rear and side extensions, replacement single storey front porch, loft conversion with rear mansard and dormers, new windows and rooflights, replacement garage doors and privacy screens to roof terrace.

Planning records for: **24 Coppice Avenue Great Shelford Cambridge Cambridgeshire CB22 5AQ**

Reference - S/4733/18/FL	
Decision:	Decided
Date:	19th December 2018
Description:	Demolition of existing dwelling and construction of one dwelling and associated landscaping

Reference - S/4188/19/DC	
Decision:	Decided
Date:	02nd December 2019
Description:	Discharge of condition 5 (Arbon Emissions) of planning permission S/4733/18/FL

Reference - S/4733/18/CONDA	
Decision:	Decided
Date:	29th May 2020
Description:	Submission of details required by condition 3 (Materials) of planning permission S/4733/18/FL

Planning records for: **24 Coppice Avenue Great Shelford Cambridge Cambridgeshire CB22 5AQ**

Reference - S/3212/19/DC	
Decision:	Decided
Date:	09th September 2019
Description:	Discharge of condition 4(Arbiculture Method Statement & Tree Protection Strategy) pursuant to outline planning permission S/4733/18/FL

Planning records for: **25 Coppice Avenue Great Shelford Cambridge Cambridgeshire CB22 5AQ**

Reference - S/1259/09/F	
Decision:	Decided
Date:	28th August 2009
Description:	Orangery

Planning records for: **26 Coppice Avenue Great Shelford Cambridgeshire CB22 5AQ**

Reference - S/1267/09/F	
Decision:	Decided
Date:	01st September 2009
Description:	First floor extension

Reference - 24/03068/CONDB	
Decision:	Decided
Date:	14th May 2025
Description:	Submission of details required by condition 6 (Surface Water), 7 (Foul Water) and 9 (Lighting for Biodiversity) of planning permission 24/03068/FUL

Planning records for: **26 Coppice Avenue Great Shelford Cambridgeshire CB22 5AQ**

Reference - 24/03068/FUL	
Decision:	Decided
Date:	14th August 2024
Description:	Erection of one self build dwelling following the demolition of the existing building.

Reference - S/0967/18/FL	
Decision:	Decided
Date:	13th March 2018
Description:	Re-submission of previously approved S/1267/09/F first floor extension

Reference - 24/03068/CONDA	
Decision:	Awaiting decision
Date:	14th March 2025
Description:	Submission of details required by conditions 4 (biodiversity enhancement), 5 (energy statement), 6 (surface water drainage), 7 (foul water drainage) and 8 (green roof(s)) of planning permission 24/03068/FUL

Planning records for: **28 Coppice Avenue Great Shelford Cambridge Cambridgeshire CB22 5AQ**

Reference - S/4448/18/FL	
Decision:	Decided
Date:	26th November 2018
Description:	Two storey front extension two storey side and rear extensions.

Planning records for: **29 Coppice Avenue Great Shelford CB22 5AQ**

Reference - 21/01411/HFUL
Decision: Decided
Date: 26th March 2021
Description: Single storey garage attached to existing annexe at front of building, re-roofing, windows and cladding of annexe and new sliding front gates

Reference - S/1828/09/F
Decision: Decided
Date: 04th December 2009
Description: Extensions

Reference - S/1636/13/FL
Decision: Decided
Date: 26th July 2013
Description: Garage alterations & Extension

Reference - 21/02881/HFUL
Decision: Decided
Date: 22nd June 2021
Description: Single storey garage extension to existing annexe, Re-roofing, windows and cladding of annexe and new sliding front gates

Planning records for: **29 Coppice Avenue Great Shelford CB22 5AQ**

Reference - S/1218/10
Decision: Decided
Date: 27th July 2010
Description: Extensions
Reference - 21/00106/HFUL
Decision: Withdrawn
Date: 12th January 2021
Description: Single storey garage attached to existing annexe at front of building, re-roofing, windows and cladding of annexe and new sliding front gates
Reference - S/1081/09/F
Decision: Decided
Date: 24th July 2009
Description: Extension
Reference - S/2132/19/FL
Decision: Decided
Date: 19th June 2019
Description: Single storey extension to front side and rear of existing garage and canopy to front elevation.

Planning records for: **29 Coppice Avenue Great Shelford CB22 5AQ**

Reference - 21/02881/CONDA	
Decision:	Decided
Date:	22nd November 2021
Description:	Submission of details required by condition 3 (Arboricultural Method Statement and Tree Protection Strategy) of planning permission 21/02881/HFUL

Planning records for: **30 Coppice Avenue Great Shelford Cambridge Cambridgeshire CB22 5AQ**

Reference - S/2252/15/TP	
Decision:	Decided
Date:	21st August 2015
Description:	Large Beech TPO tree in the front Garden. Shorten long over extended limb on the North side by 2.5 -3.5 Metres by removing leaders shorten the heavy limbs on the east side by 2.5 - 3.5 Metres by removing central leaders. Crown thin East side of the tree by 15% and remove major deadwood.

Planning records for: **31 Coppice Avenue Great Shelford Cambridge Cambridgeshire CB22 5AQ**

Reference - S/0642/13/VC	
Decision:	Decided
Date:	25th March 2013
Description:	Variation of Conditions 2 (Approved Plans) and 3 (Materials) of Planning Consent S/1408/12/FL for Demolition and Replacement of Dwelling.

Reference - 21/1756/TTPO	
Decision:	Decided
Date:	22nd December 2021
Description:	BEECH - Remove moderate dead wood throughout crown. Reduce spread of longest over-extended limbs on south side only by approximately 2.5m. Shape into remainder of canopy. Raise canopy above driveway by approximately 2 - 2.5m REASON - Reduce weight of over-extended limbs adjacent to house

Planning records for: **31 Coppice Avenue Great Shelford Cambridge Cambridgeshire CB22 5AQ**

Reference - S/1408/12/FL	
Decision:	Decided
Date:	02nd July 2012
Description:	Demolition and replacement of dwelling

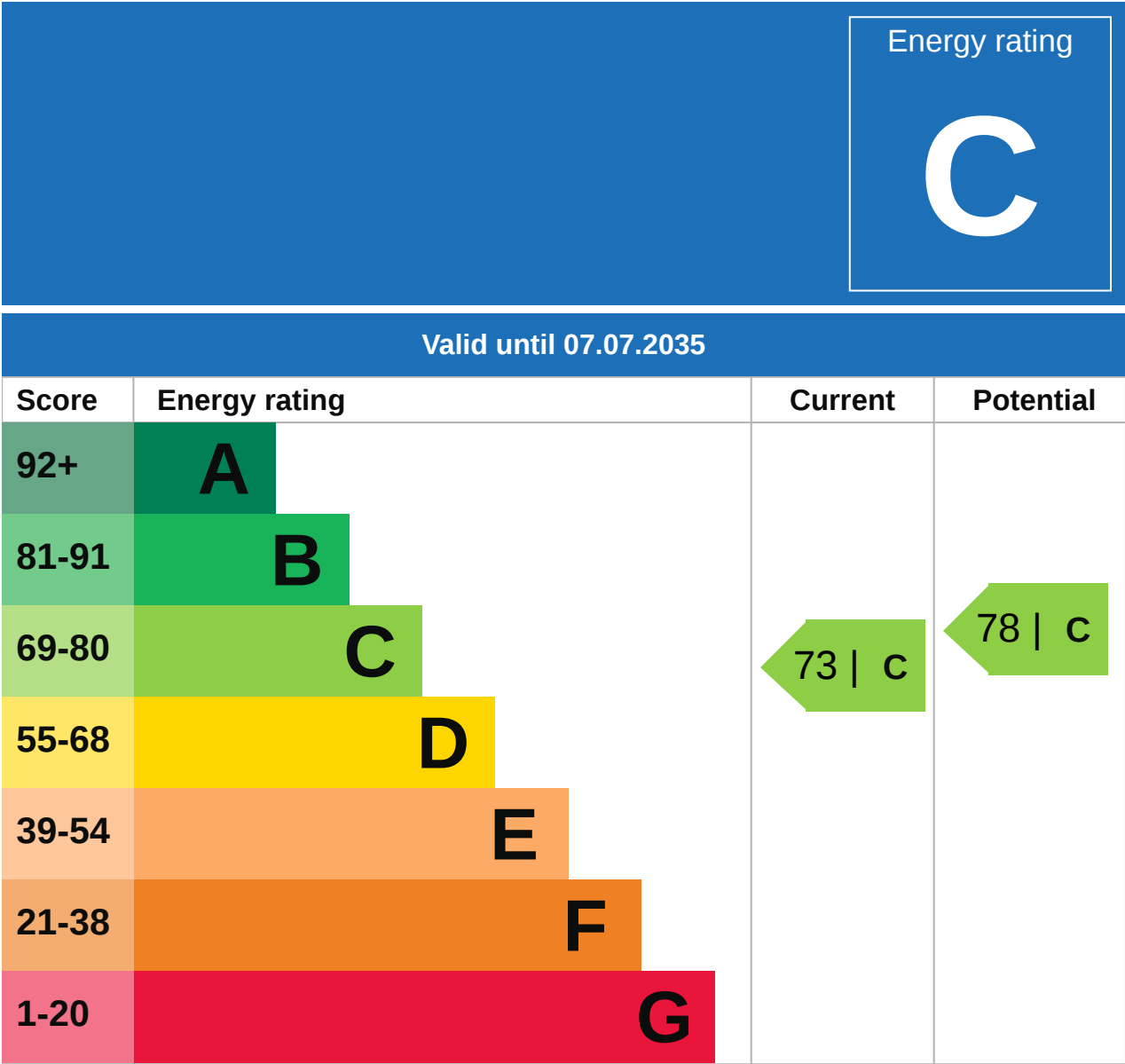
Reference - S/1469/11	
Decision:	Decided
Date:	21st July 2011
Description:	Demolition of an existing stand-alone garage. Extension to the side and front of the existing house. Remodelling of existing extension to the rear.

Planning records for: **32 Coppice Avenue Great Shelford Cambridge Cambridgeshire CB22 5AQ**

Reference - S/0960/18/FL	
Decision:	Decided
Date:	12th March 2018
Description:	Replacement dwelling with associated landscaping.

Planning records for: **34 Coppice Avenue Great Shelford Cambridge Cambridgeshire CB22 5AQ**

Reference - S/1994/10	
Decision:	Decided
Date:	11th November 2010
Description:	Partial demolition of existing dwelling and subsequent extension of existing dwelling.



Additional EPC Data

Property Type:	Detached bungalow
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Cavity wall, as built, insulated (assumed)
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Pitched, 150 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:	Excellent lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	160 m ²

Other

Driveways maintained by the Community Coppice Avenue Residents Association (CARA)

Gas Supply

Gas central heating



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.

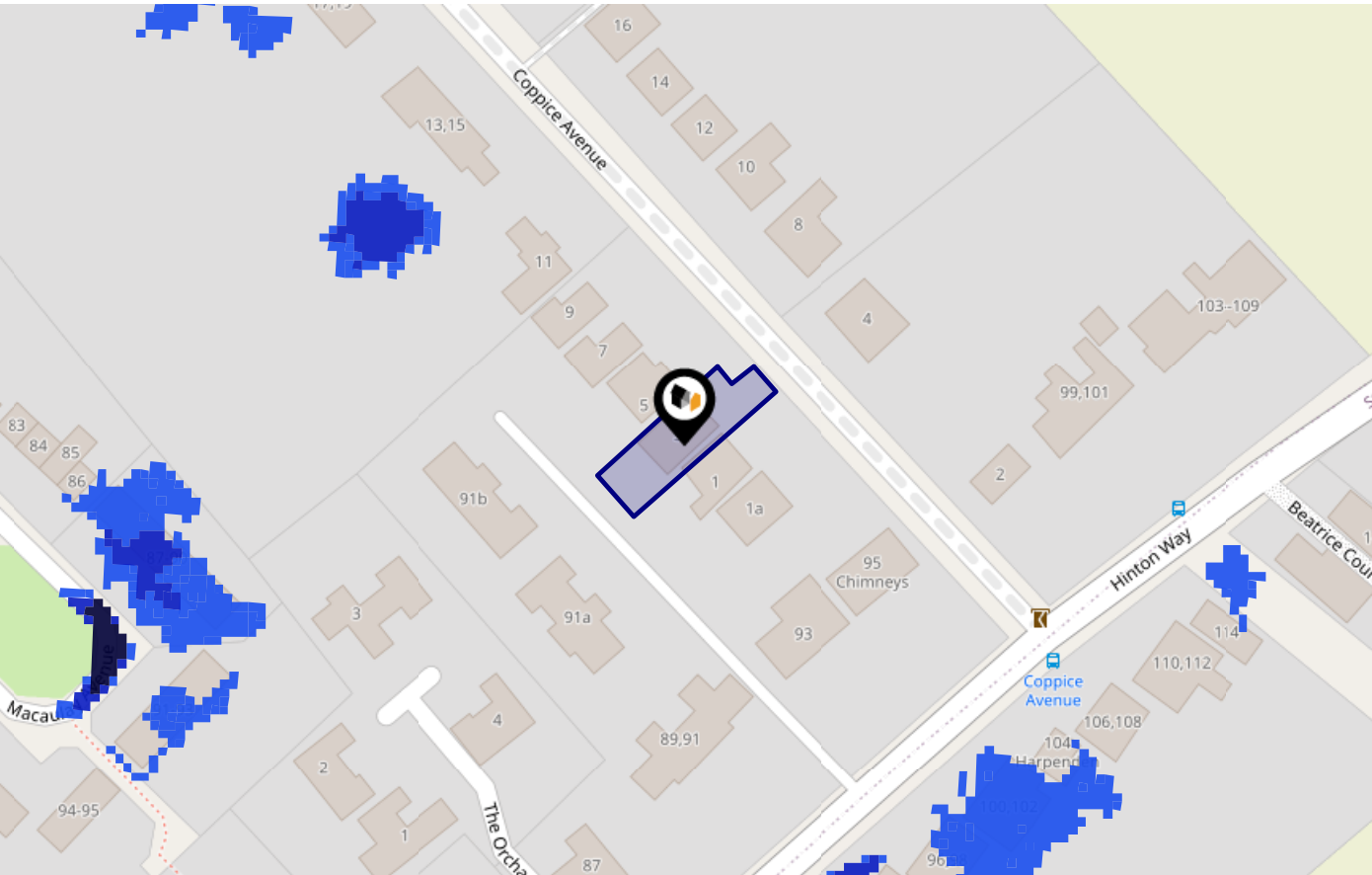


Flood Risk

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.

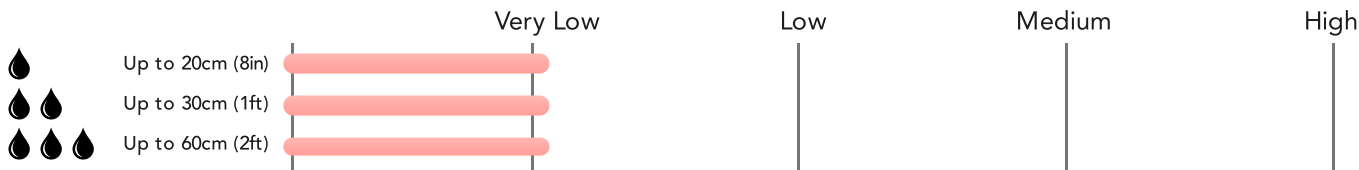


Risk Rating: Very low

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:

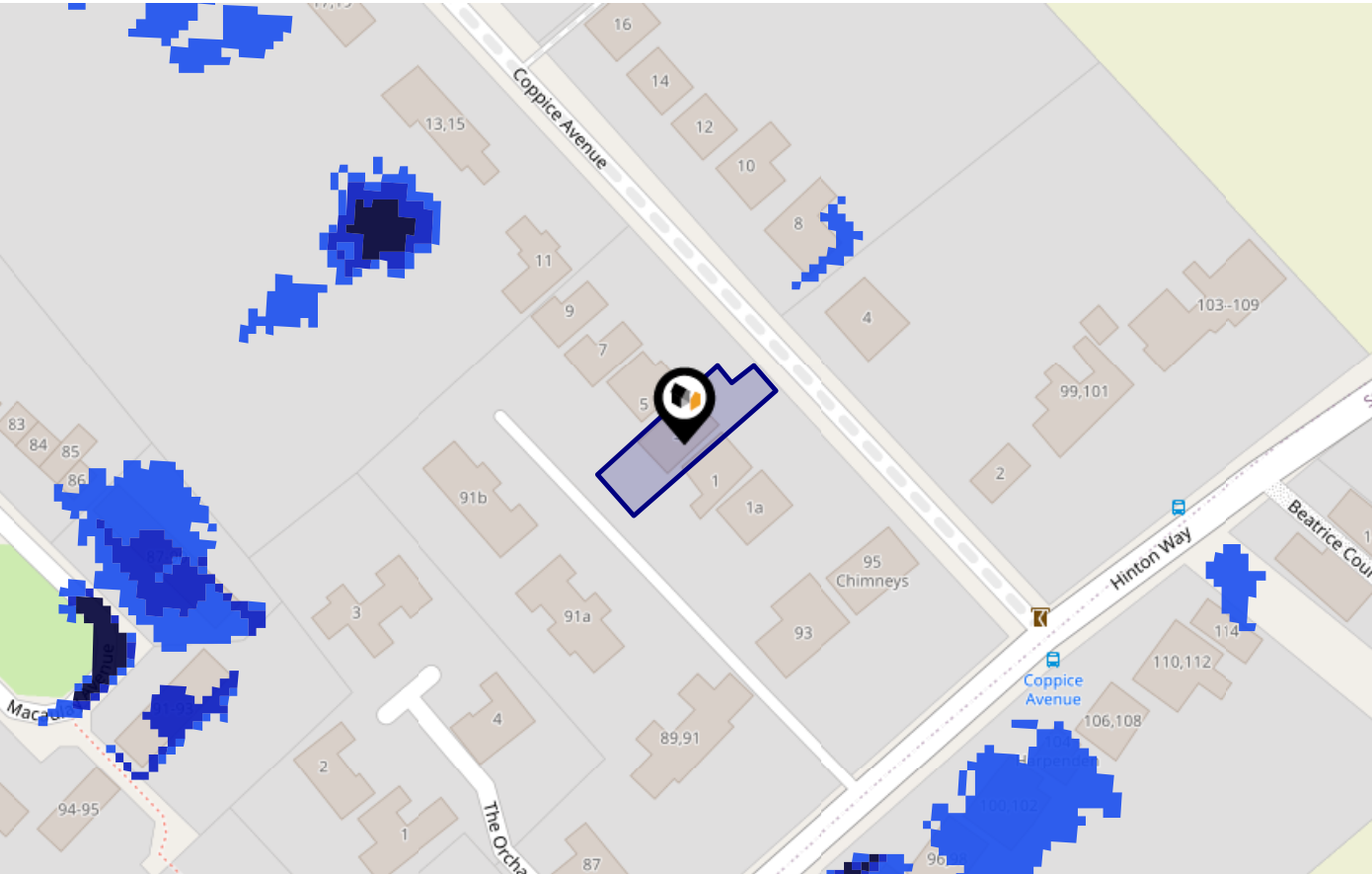


Flood Risk

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.

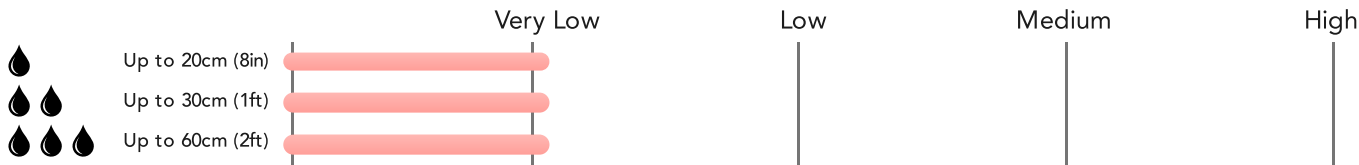


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Chance of flooding to the following depths at this property:

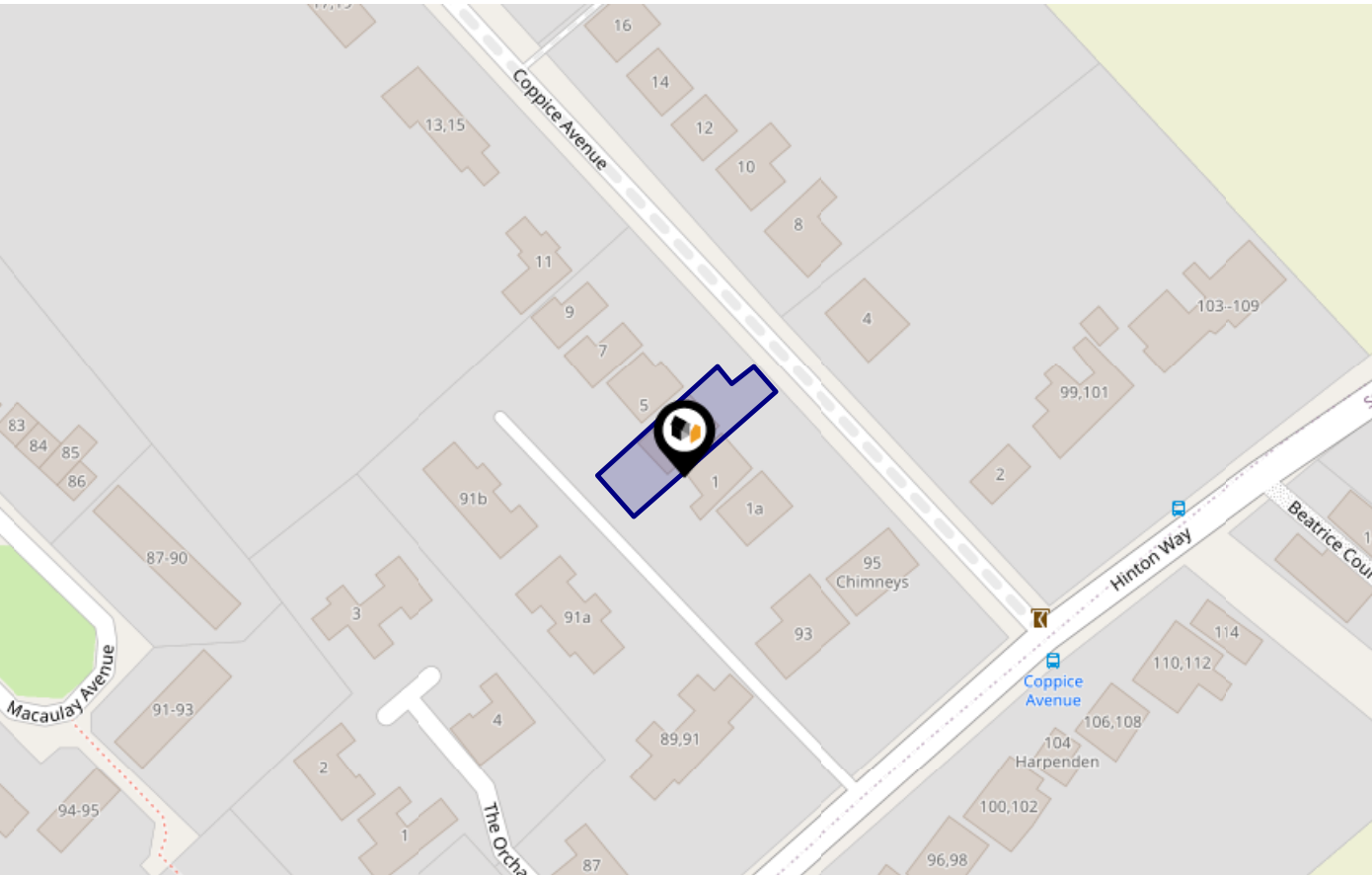


Flood Risk

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.

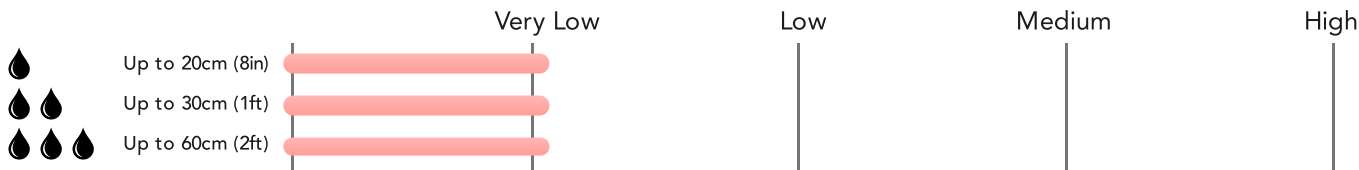


Risk Rating: Very low

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- 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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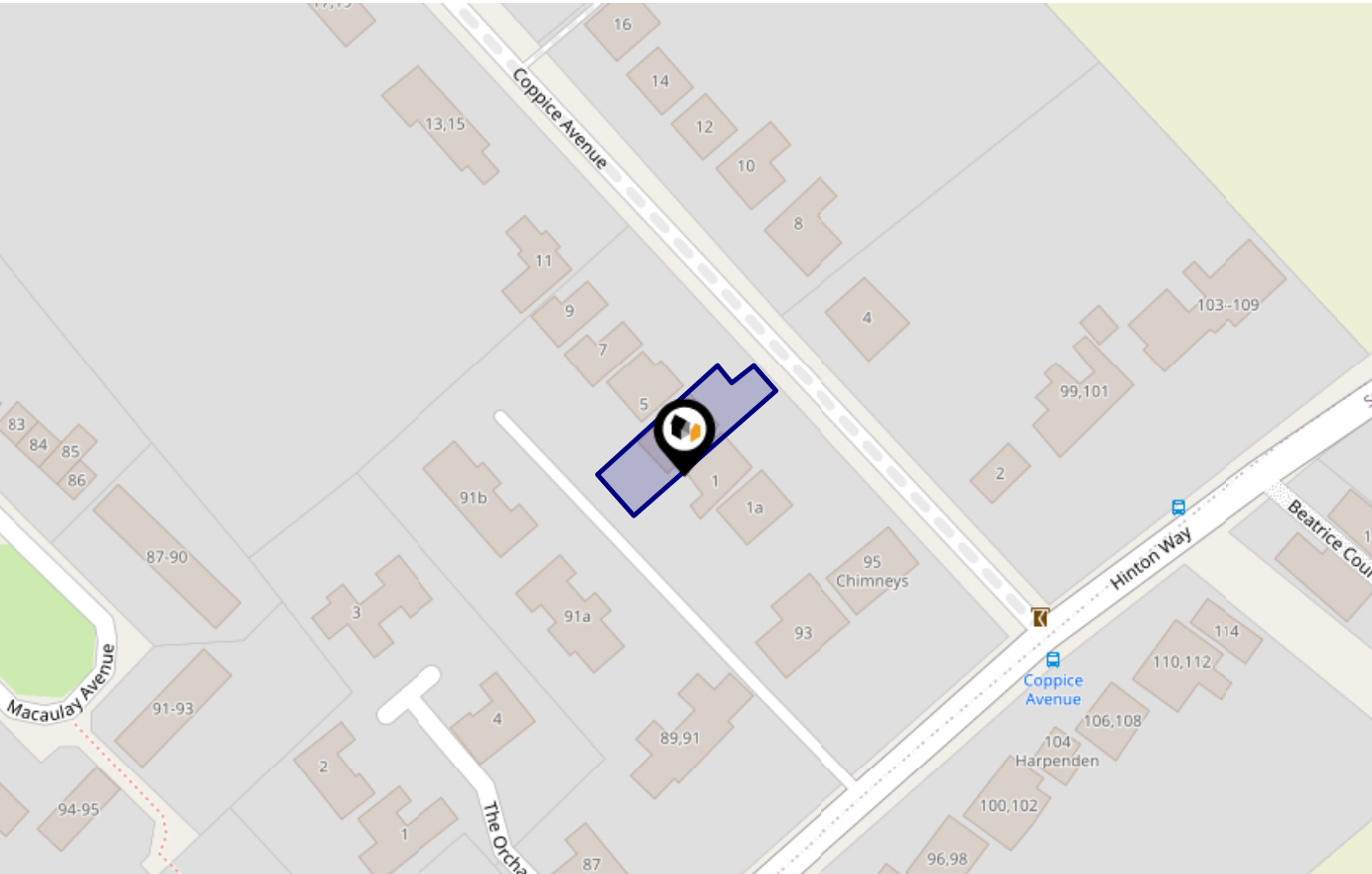


Flood Risk

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.

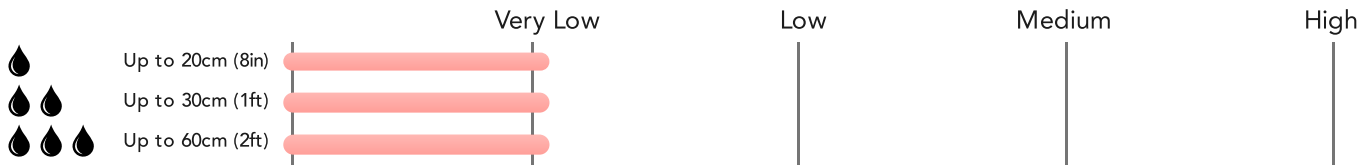


Risk Rating: Very low

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- 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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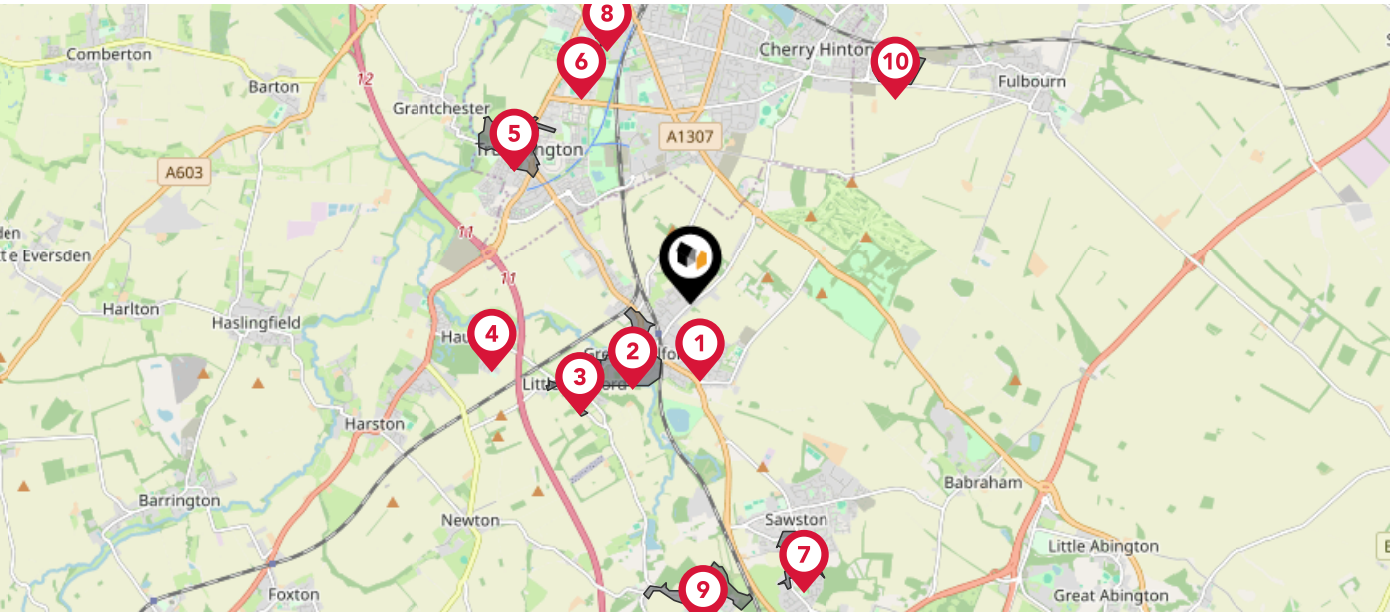


Maps

Conservation Areas

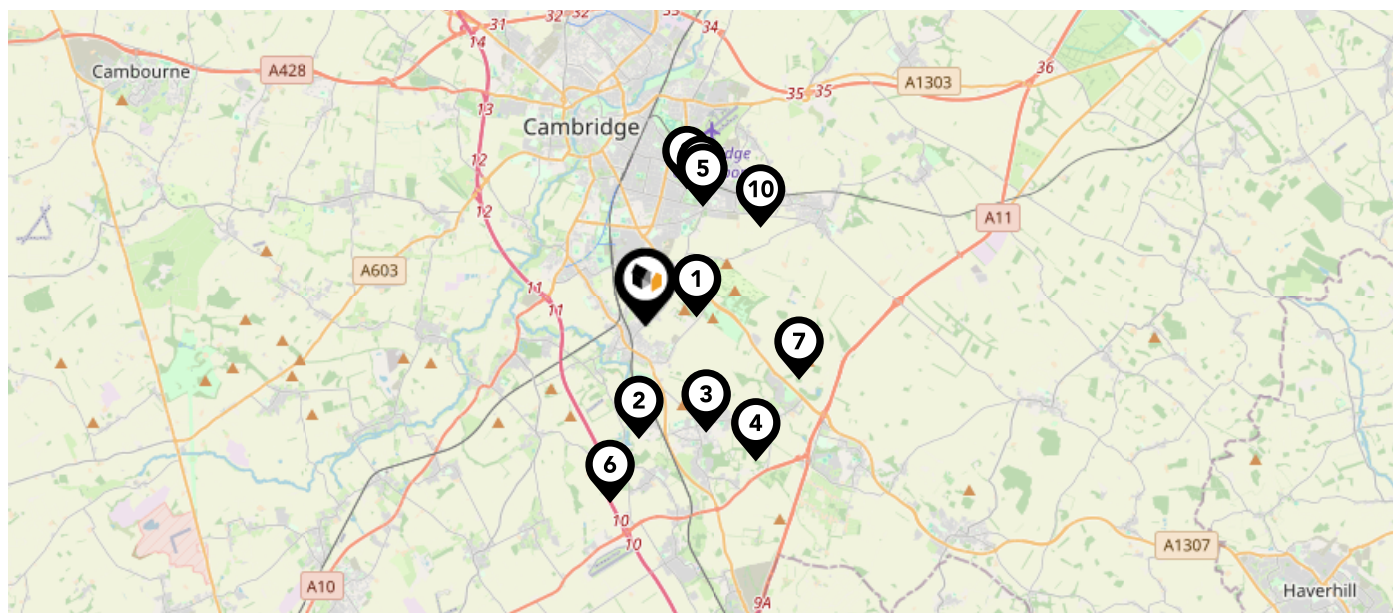


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Stapleford
2	Great Shelford
3	Little Shelford
4	Hauxton
5	Trumpington
6	Barrow Road
7	Sawston
8	Brooklands Avenue
9	Whittlesford
10	Fulbourn Hospital

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

	Hill Trees-Stapleford	Historic Landfill 
	Shelford Tip-Shelford	Historic Landfill 
	Sindalls-Sawston	Historic Landfill 
	Home Farm-Babraham, Cambridge	Historic Landfill 
	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill 
	Newton Road-Whittlesford	Historic Landfill 
	Home Farm-Babraham	Historic Landfill 
	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill 
	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill 
	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



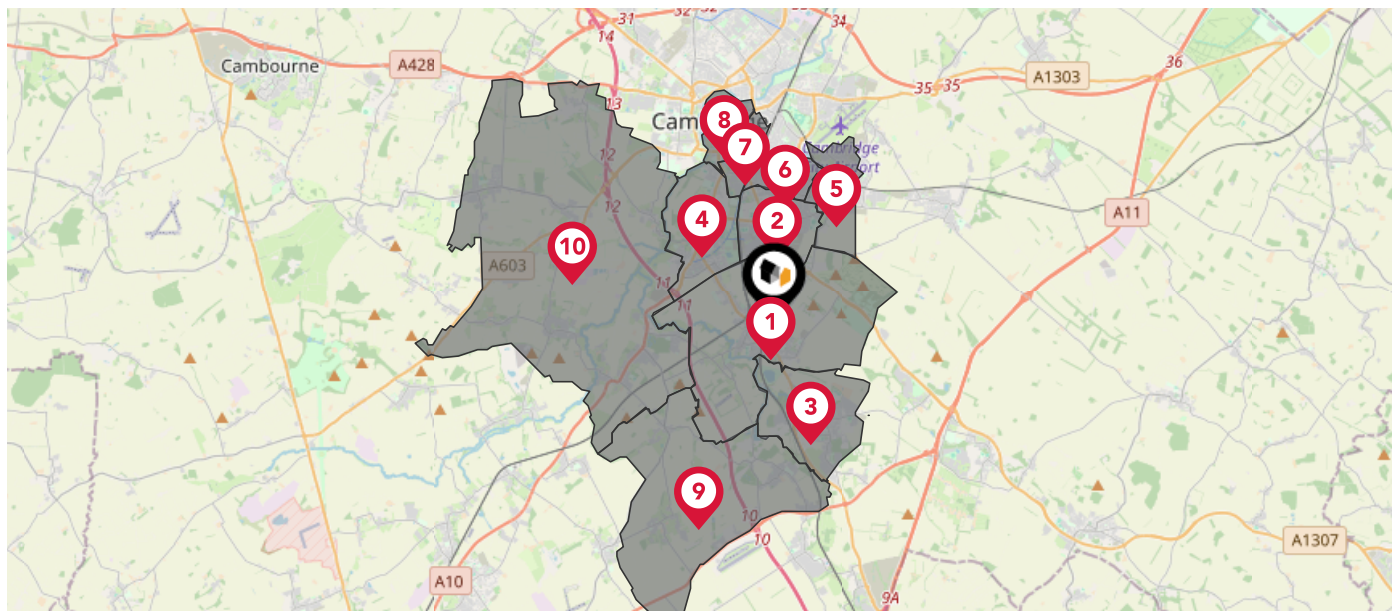
Mine Entry

- ✕ 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.

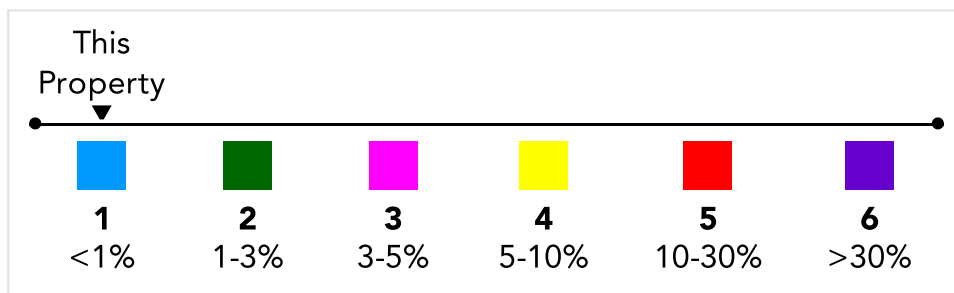
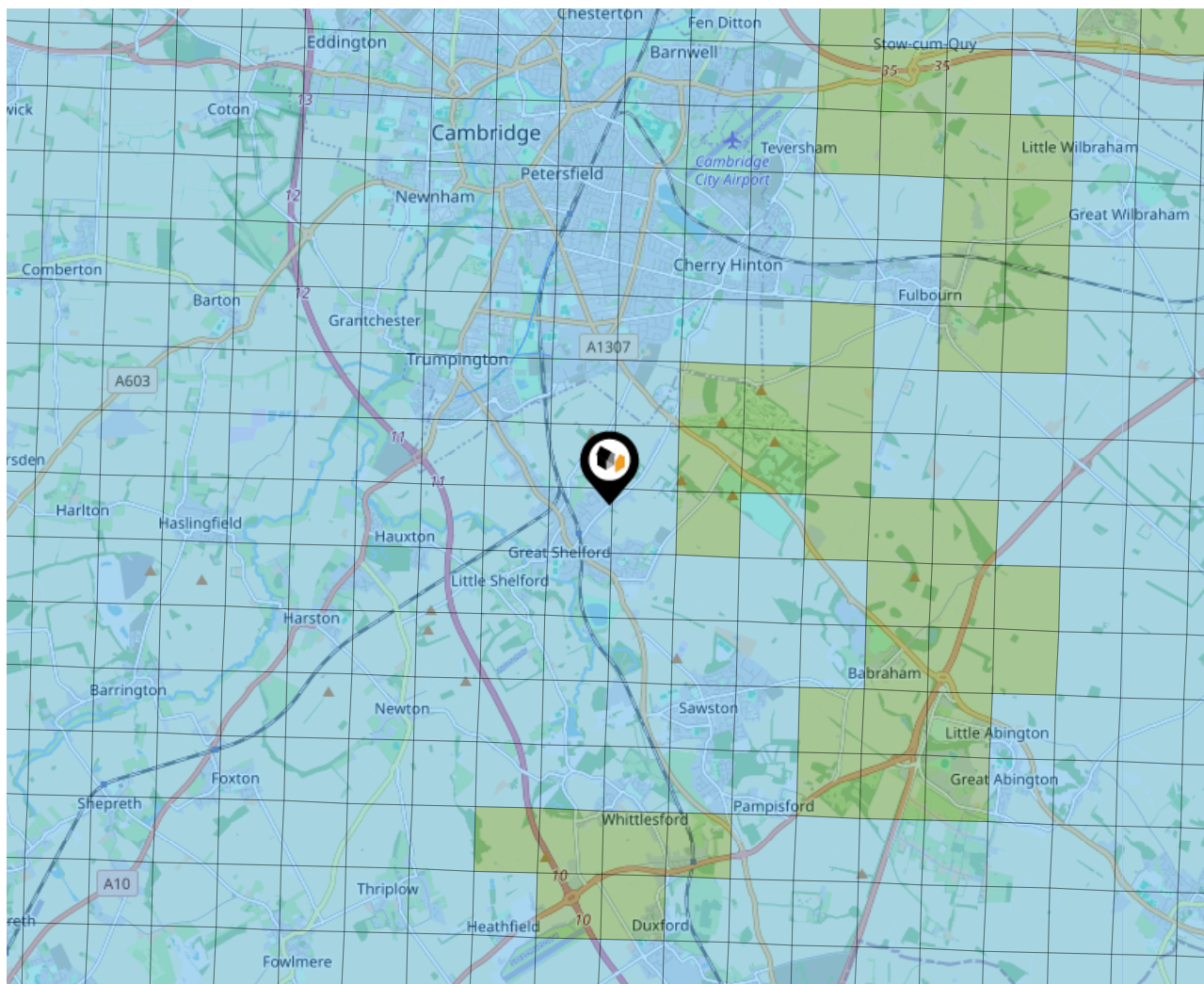
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



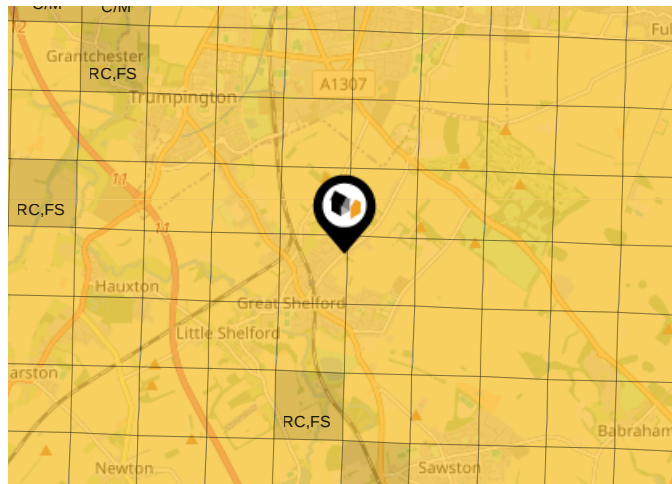
Nearby Council Wards

- | | |
|---|--------------------------|
|  | Shelford Ward |
|  | Queen Edith's Ward |
|  | Sawston Ward |
|  | Trumpington Ward |
|  | Cherry Hinton Ward |
|  | Coleridge Ward |
|  | Petersfield Ward |
|  | Market Ward |
|  | Whittlesford Ward |
|  | Harston & Comberton Ward |

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).



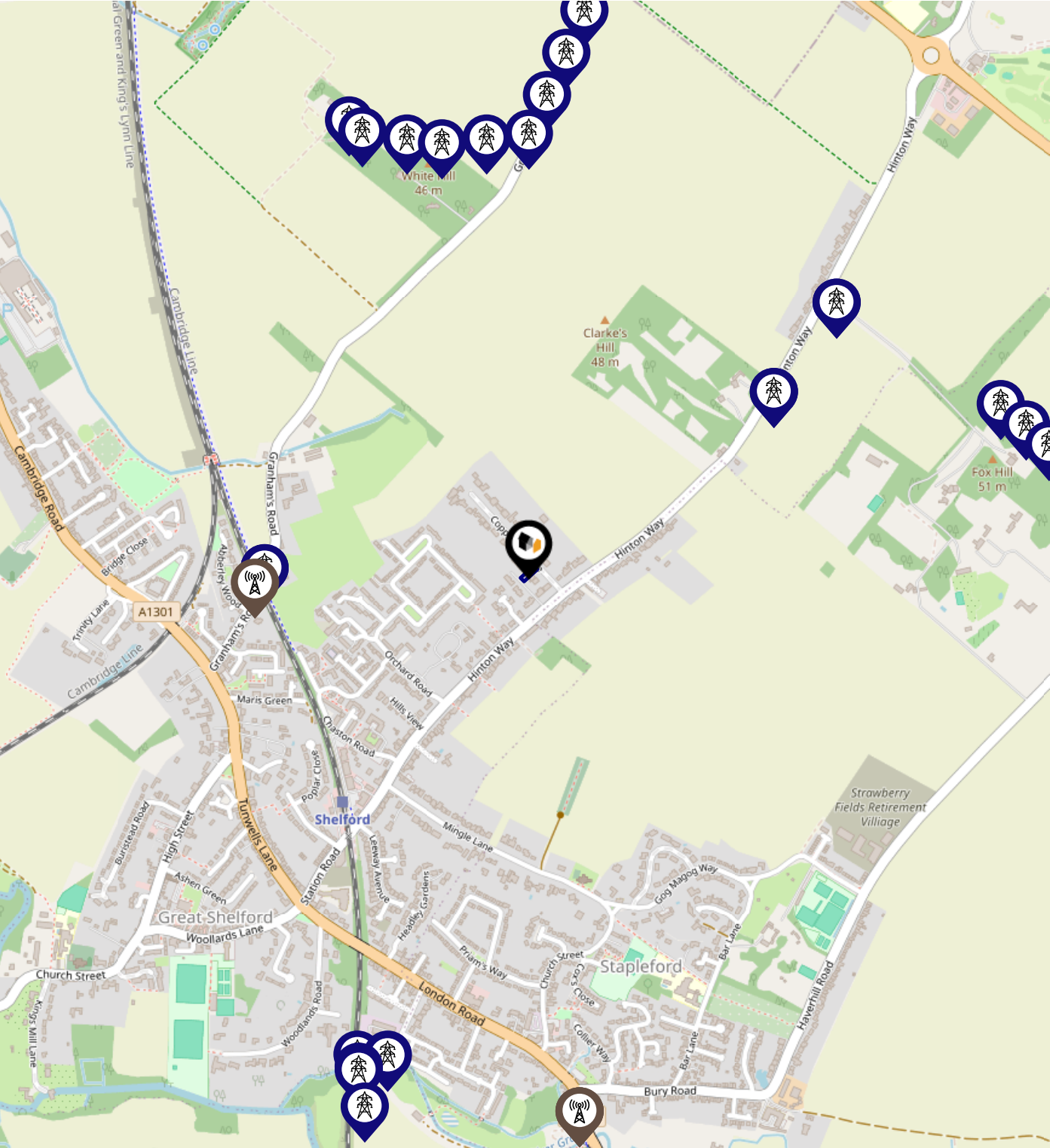
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



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:

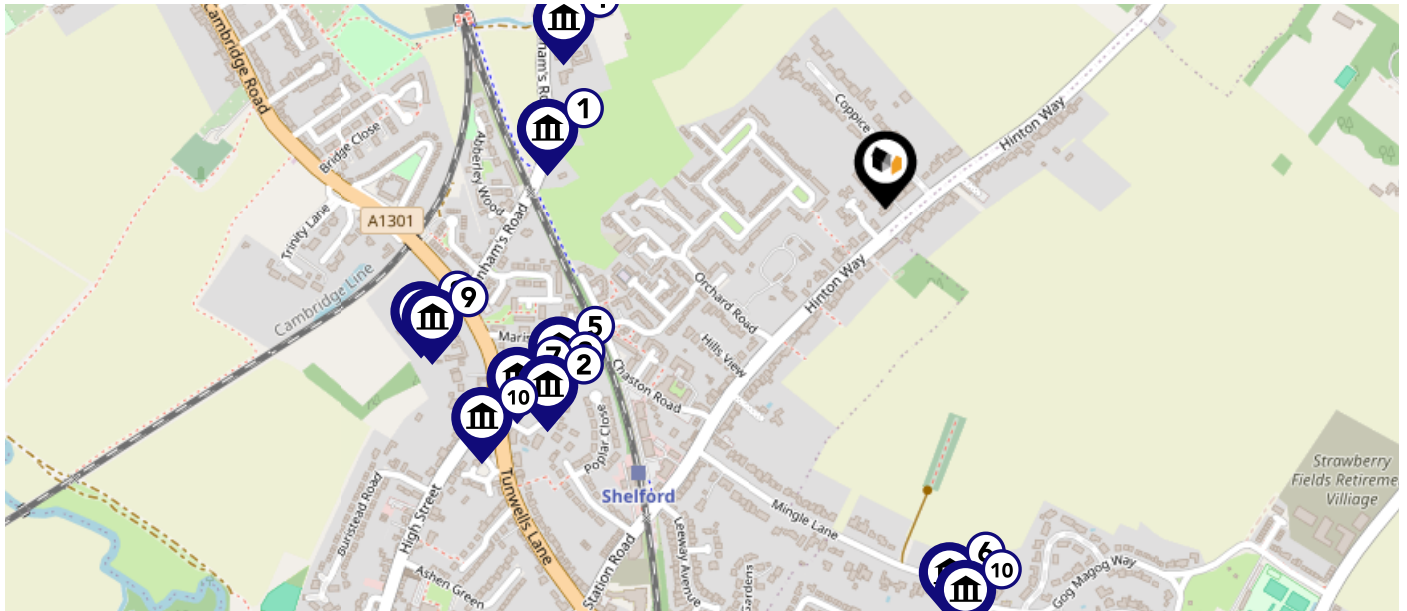
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

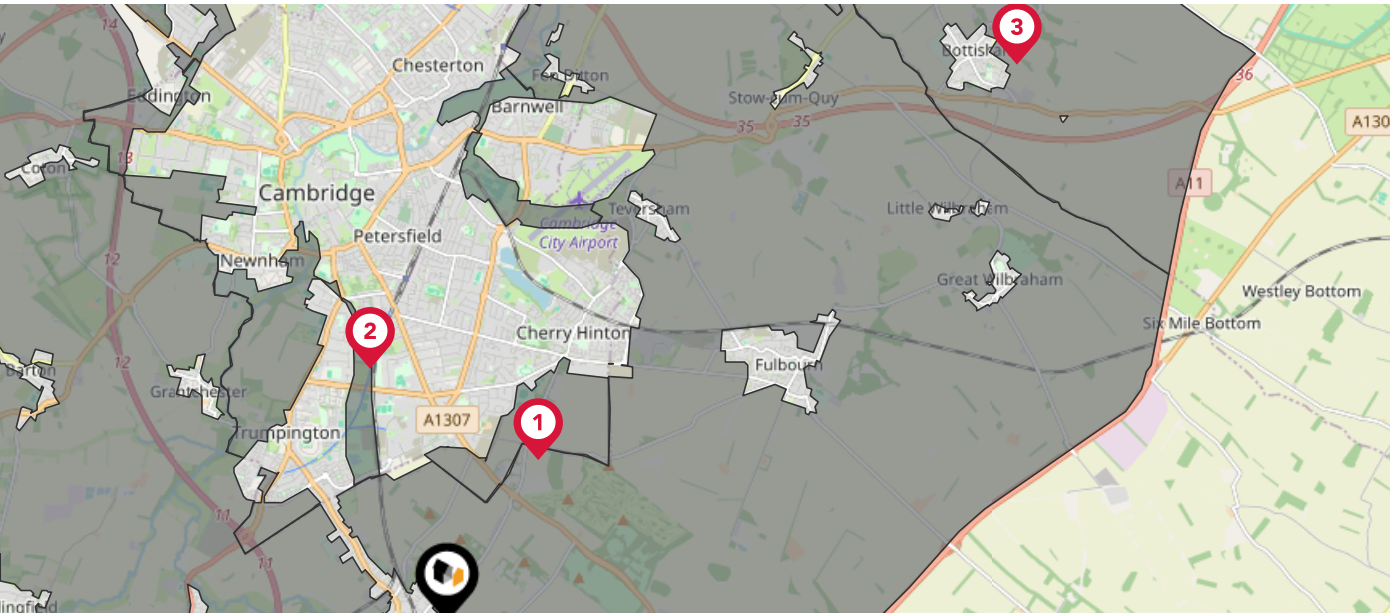


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

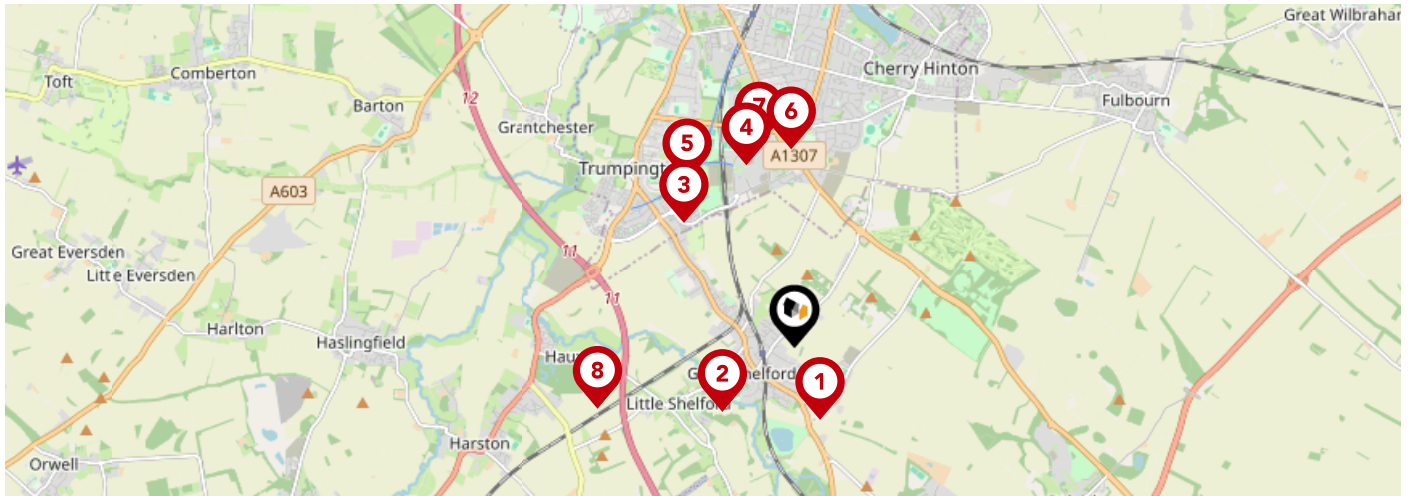


Listed Buildings in the local district		Grade	Distance
	1317912 - 32-38, Granhams Road	Grade II	0.4 miles
	1317876 - 16, High Green	Grade II	0.4 miles
	1317838 - Spanyards	Grade II	0.4 miles
	1331068 - Dovecote At Granhams Farm	Grade II	0.4 miles
	1127899 - Maris Farmhouse	Grade II	0.4 miles
	1165349 - Church Of St Andrew	Grade II	0.5 miles
	1331030 - Wall To Rear Of Number 18 And Side Of Number 16	Grade II	0.5 miles
	1164190 - Barn At De Freville Farm	Grade II	0.5 miles
	1127897 - 21, High Green	Grade II	0.5 miles
	1425398 - Great Shelford War Memorial	Grade II	0.5 miles
	1127823 - The White House	Grade II	0.5 miles

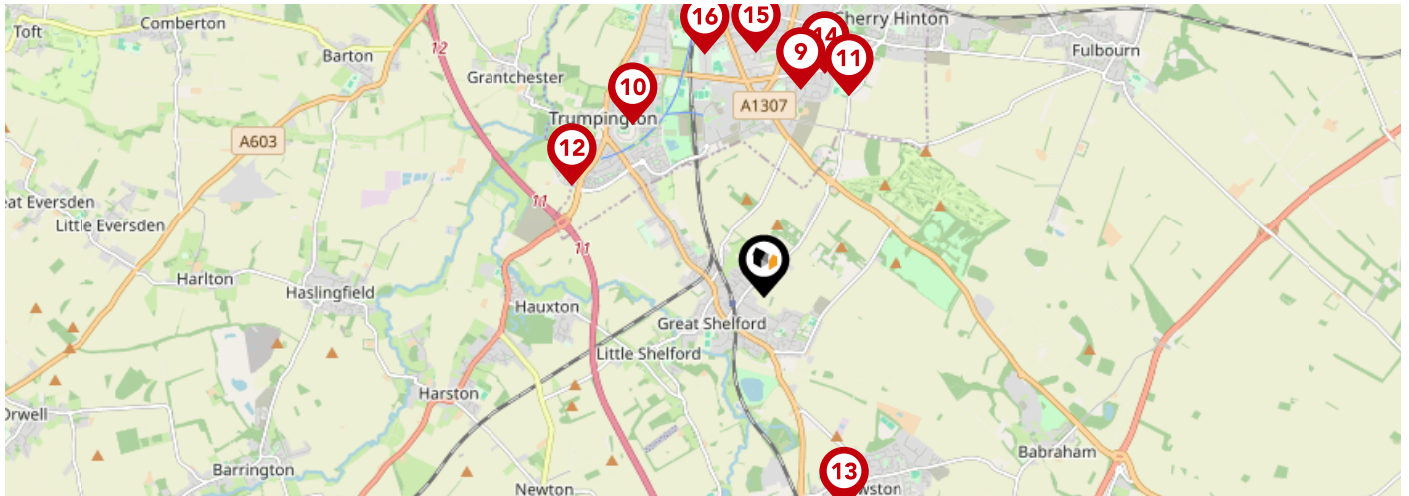
This map displays nearby areas that have been designated as Green Belt...



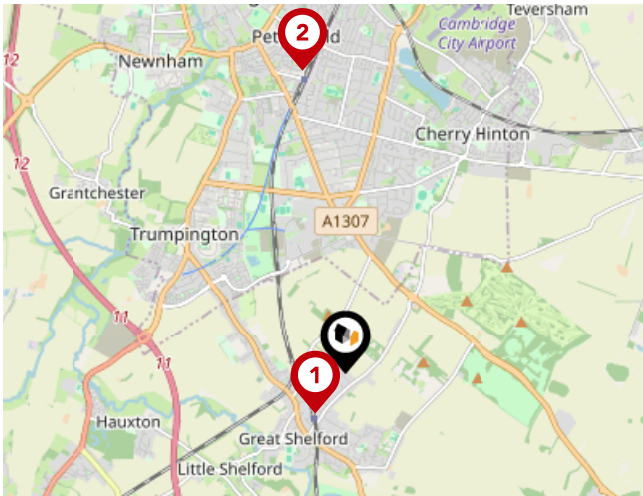
Nearby Green Belt Land	
1	Cambridge Green Belt - Cambridge
2	Cambridge Green Belt - South Cambridgeshire
3	Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:0.71	☐	☒	☐	☐	☐
2	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:0.88	☐	☒	☐	☐	☐
3	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:1.51	☐	☒	☐	☐	☐
4	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:1.72	☐	☐	☒	☐	☐
5	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:1.8	☐	☐	☒	☐	☐
6	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:1.8	☒	☐	☐	☐	☐
7	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:1.87	☐	☐	☒	☐	☐
8	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:1.88	☐	☒	☐	☐	☐

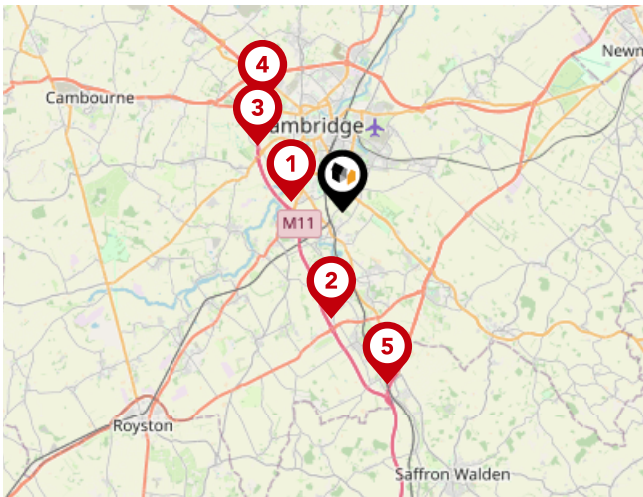


		Nursery	Primary	Secondary	College	Private
	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance: 1.92	☐	☒	☐	☐	☐
	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance: 1.97	☐	☒	☐	☐	☐
	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance: 1.98	☐	☐	☒	☐	☐
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance: 2.02	☐	☒	☐	☐	☐
	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance: 2.07	☐	☐	☒	☐	☐
	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance: 2.12	☐	☒	☐	☐	☐
	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance: 2.23	☐	☒	☐	☐	☐
	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance: 2.27	☐	☐	☒	☐	☐



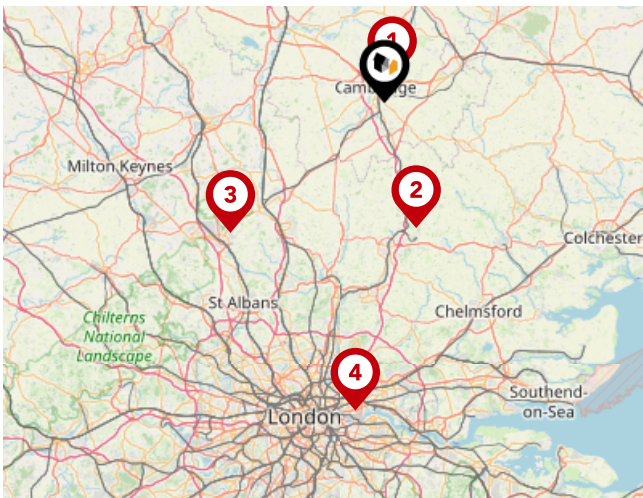
National Rail Stations

Pin	Name	Distance
1	Shelford (Cambs) Rail Station	0.46 miles
2	Cambridge Rail Station	2.78 miles
3	Whittlesford Parkway Rail Station	3.61 miles



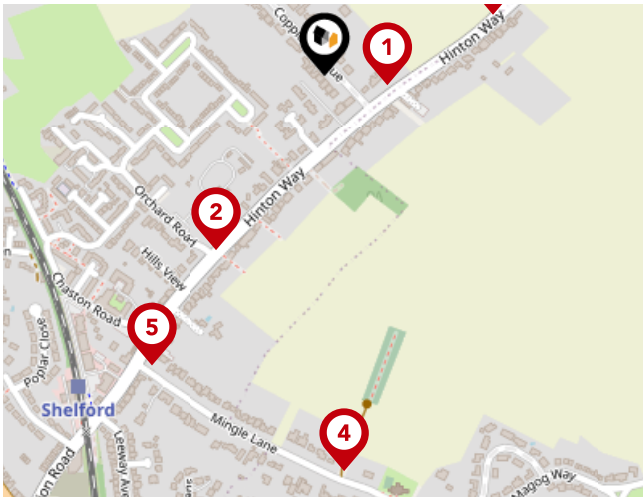
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.88 miles
2	M11 J10	3.88 miles
3	M11 J12	3.91 miles
4	M11 J13	4.95 miles
5	M11 J9	6.45 miles



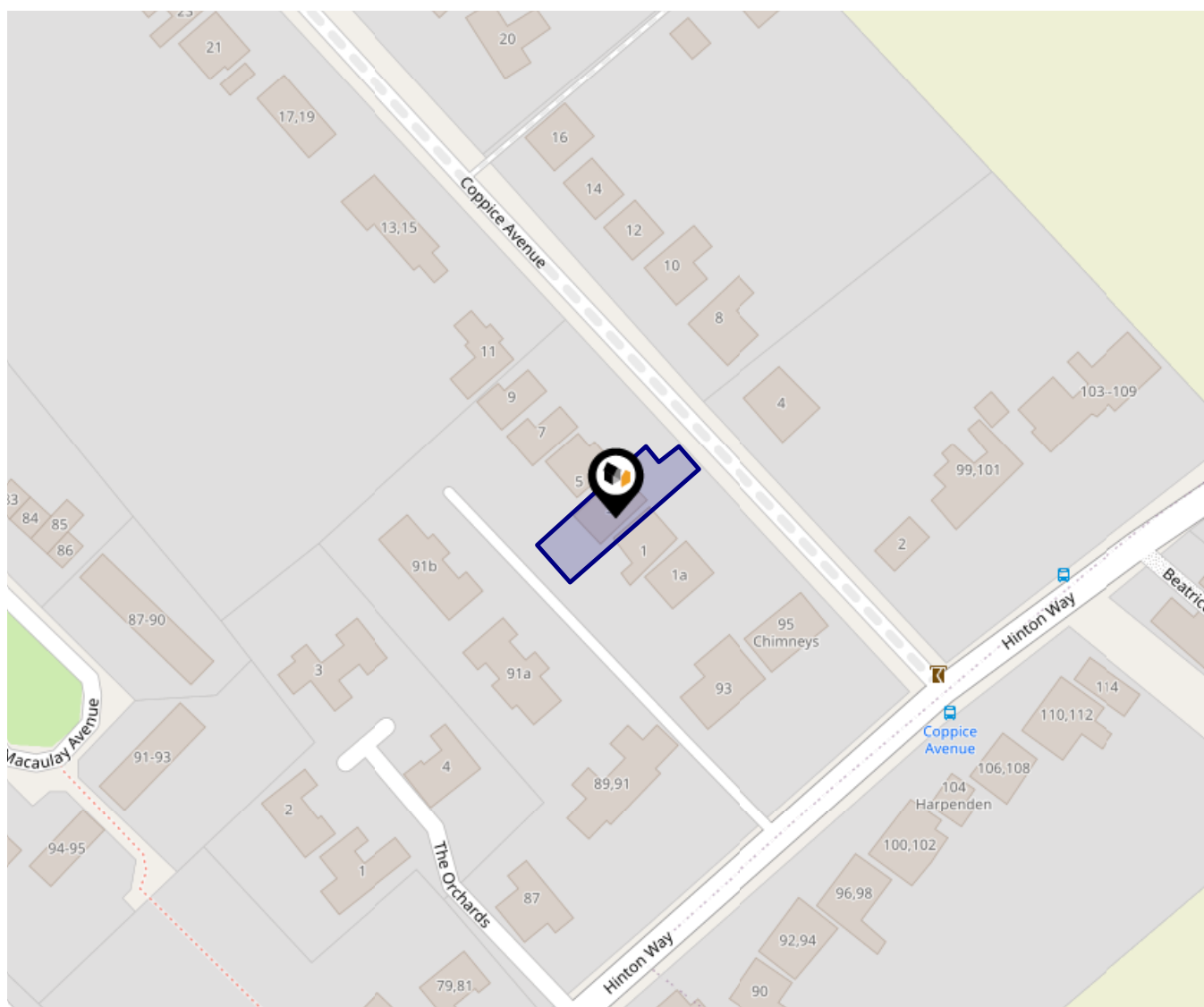
Airports/Helipads

Pin	Name	Distance
1	Cambridge	3.76 miles
2	Stansted Airport	18.88 miles
3	Luton Airport	29.3 miles
4	Silvertown	45.22 miles



Bus Stops/Stations

Pin	Name	Distance
1	Coppice Avenue	0.07 miles
2	Orchard Road	0.23 miles
3	Hinton Way	0.2 miles
4	St Andrew's Church	0.45 miles
5	The Limes	0.38 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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