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MIR: Material Info

The Material Information Affecting this Property

Wednesday 30th July 2025



CANTELUPE ROAD, HASLINGFIELD, CAMBRIDGE, CB23

Cooke Curtis & Co

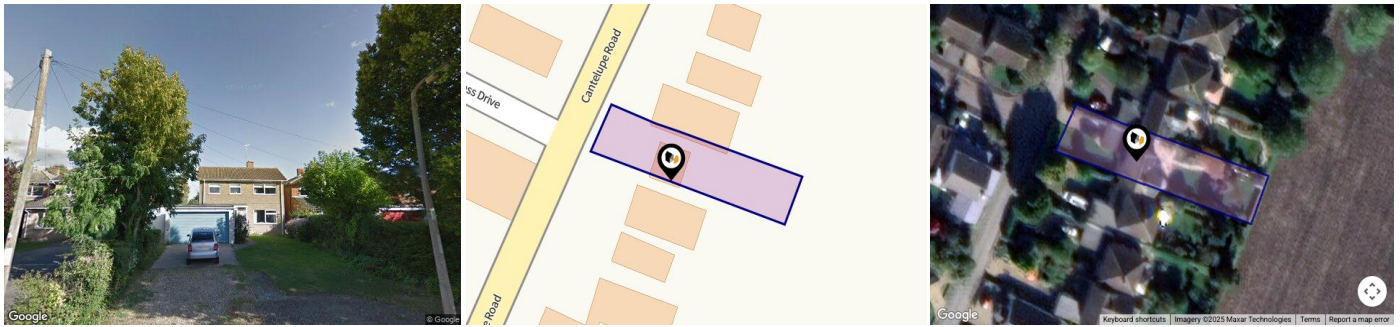
40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,291 ft ² / 120 m ²		
Plot Area:	0.16 acres		
Year Built :	1967-1975		
Council Tax :	Band F		
Annual Estimate:	£3,488		
Title Number:	CB228485		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		21	1000
● Rivers & Seas	Very low	mb/s	mb/s
● Surface Water	Very low		

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

Planning records for: **Land North Of Lesanna Farm Cantelupe Road Haslingfield Cambridgeshire CB23 1LU**

Reference - 24/01821/FUL	
Decision:	Decided
Date:	14th May 2024
Description:	Change of use of agricultural land to enclosed field for private dog walking to include erection of secure boundary fencing, field shelter and area for car parking.

Reference - 24/01823/HFUL	
Decision:	Awaiting decision
Date:	14th May 2024
Description:	Part two storey, part single storey side and rear extension, and associated alterations.

Planning records for: **Brook Bank 1 Cantelupe Road Haslingfield Cambridge Cambridgeshire CB23 1LU**

Reference - S/4070/19/CONDC	
Decision:	Decided
Date:	08th December 2020
Description:	Submission of details required for condition 9 (Roof Structure) of listed building consent S/4070/19/LB

Reference - S/4070/19/LB	
Decision:	Decided
Date:	22nd November 2019
Description:	Rear extension conversion of adjoined outbuilding renovations & internal alterations

Planning records for: **Brook Bank 1 Cantelupe Road Haslingfield Cambridge Cambridgeshire CB23 1LU**

Reference - 22/03139/HFUL	
Decision:	Decided
Date:	11th July 2022
Description:	Installation of solar panels to the roof of the garage and erection of greenhouse in the garden.

Reference - S/4070/19/CONDA	
Decision:	Decided
Date:	26th October 2020
Description:	Submission of details required for conditions 3 (details of the phasing of the below ground works, new plinth and sole plate) and 4 (details of the support for the cottage during the construction period) pursuant to listed building consent S/4070/19/LB

Reference - S/4067/19/CONDA	
Decision:	Decided
Date:	27th August 2020
Description:	Submission of details required by condition 3 (Written Scheme of Investigation (WSI)) of planning permission S/4067/19/FL

Reference - S/4070/19/CONDB	
Decision:	Decided
Date:	16th November 2020
Description:	Submission of details required for conditions 5 (brick, bond & mortar mix), 6 (render), 7 (laths & plaster), 8 (flooring), 10 (roof) & 15 (timber wall boarding/cladding) of listed building consent S/4070/19/LB

Planning records for: **1 Cantelupe Road Haslingfield Cambridge Cambridgeshire CB23 1LU**

Reference - S/4126/18/FL
Decision: Decided
Date: 30th October 2018
Description: Single storey rear extension and conversion of garage/store

Reference - S/4070/19/CONDD
Decision: Decided
Date: 11th July 2022
Description: Submission of details required for condition 12 (joinery) of listed building consent S/4070/19/LB

Reference - 20/04671/S19LB
Decision: Decided
Date: 16th November 2020
Description: S19 application to remove condition 14 (historic joinery survey) of permission S/4070/19/LB (Rear extension conversion of adjoined outbuilding renovations & internal alterations).

Reference - S/2282/18/FL
Decision: Decided
Date: 14th June 2018
Description: Retention of existing cabin and storage unit and construction of new store and gates

Planning records for: **1 Cantelupe Road Haslingfield Cambridge Cambridgeshire CB23 1LU**

Reference - S/4067/19/FL	
Decision:	Decided
Date:	22nd November 2019
Description:	Rear extension conversion of adjoined outbuilding renovations & internal alterations

Planning records for: **3 Cantelupe Road Haslingfield CB23 1LU**

Reference - 21/02446/HFUL	
Decision:	Decided
Date:	26th May 2021
Description:	Front porch extension

Planning records for: **7 Cantelupe Road Haslingfield Cambridge Cambridgeshire CB23 1LU**

Reference - S/1830/15/FL	
Decision:	Decided
Date:	21st July 2015
Description:	Raising height of flat roof and converting garage to habitable accomodation

Planning records for: **Innisfree 9A Cantelupe Road Haslingfield Cambridgeshire CB23 1LU**

Reference - 23/02836/HFUL	
Decision:	Decided
Date:	21st July 2023
Description:	Single storey front extensions and new covered ways to both sides.

Planning records for: *Innisfree 9A Cantelupe Road Haslingfield Cambridgeshire CB23 1LU*

Reference - 23/02831/CLUED	
Decision:	Decided
Date:	21st July 2023
Description:	Certificate of lawfulness under S191 for the existing residential use in breach of condition 1 of planning permission (S/0114/78) which requires the dwelling to be occupied by a person solely or mainly in agriculture.

Planning records for: *9 Cantelupe Road Haslingfield Cambridgeshire CB23 1LU*

Reference - 24/01198/CLUED	
Decision:	Decided
Date:	26th March 2024
Description:	Certificate of lawfulness under S191 for the existing use of a former workshop as a residential unit.

Reference - S/0084/16/FL	
Decision:	Decided
Date:	14th January 2016
Description:	Retrospective planning application for change of use of annex to separate dwelling

Planning records for: *17 Cantelupe Road Haslingfield Cambridge Cambridgeshire CB23 1LU*

Reference - S/0561/16/LD	
Decision:	Decided
Date:	29th February 2016
Description:	Loft conversion with side facing dormer window

Planning records for: **18 Cantelupe Road Haslingfield Cambridge Cambridgeshire CB23 1LU**

Reference - S/2771/18/FL	
Decision:	Decided
Date:	19th July 2018
Description:	Conversion of carport

Reference - S/0535/19/FL	
Decision:	Decided
Date:	11th February 2019
Description:	Rear extension

Planning records for: **Brook Cottage 24 Cantelupe Road Haslingfield Cambridge CB23 1LU**

Reference - S/3818/17/FL	
Decision:	Decided
Date:	20th October 2017
Description:	New front porch and rear extension and alterations.

Reference - S/3819/17/LB	
Decision:	Decided
Date:	20th October 2017
Description:	New front porch and rear extension and alterations.

Planning records for: **Brook Cottage 24 Cantelupe Road Haslingfield Cambridge CB23 1LU**

Reference - S/0287/18/DC	
Decision:	Decided
Date:	24th January 2018
Description:	Discharge of conditions 3 (External materials) of listed building consent S/3819/17/LB

Planning records for: **28 Cantelupe Road Haslingfield CB23 1LU**

Reference - 20/01706/HFUL	
Decision:	Decided
Date:	16th March 2020
Description:	Ground floor plan redesign, facade alterations and all associated works

Reference - 20/01705/CL2PD	
Decision:	Decided
Date:	15th March 2020
Description:	Certificate of lawful development for a loft conversion

Reference - 20/03987/HFUL	
Decision:	Decided
Date:	26th September 2020
Description:	Proposed single storey side and rear extension, facade alterations and floor plan redesign

Planning records for: **32 Cantelupe Road Haslingfield Cambridge Cambridgeshire CB23 1LU**

Reference - S/1531/11	
Decision:	Decided
Date:	29th July 2011
Description:	Front Extension

Planning records for: **34 Cantelupe Road Haslingfield Cambridge Cambridgeshire CB23 1LU**

Reference - S/0590/10/F	
Decision:	Decided
Date:	15th April 2010
Description:	Extensions & replacement garage

Reference - S/2368/12/FL	
Decision:	Decided
Date:	16th November 2012
Description:	Loft Conversion

Planning records for: **36 Cantelupe Road Haslingfield Cambridge Cambridgeshire CB23 1LU**

Reference - S/1978/08/F	
Decision:	Withdrawn
Date:	14th November 2008
Description:	First floor/roof extension

Planning records for: **36 Cantelupe Road Haslingfield Cambridge Cambridgeshire CB23 1LU**

Reference - S/0176/09/F	
Decision:	Decided
Date:	02nd February 2009
Description:	Alteration to Roof Insertion of Rooflights and Extension

Planning records for: **38 Cantelupe Road Haslingfield CB23 1LU**

Reference - 20/01471/HFUL	
Decision:	Decided
Date:	28th February 2020
Description:	Single storey rear extension

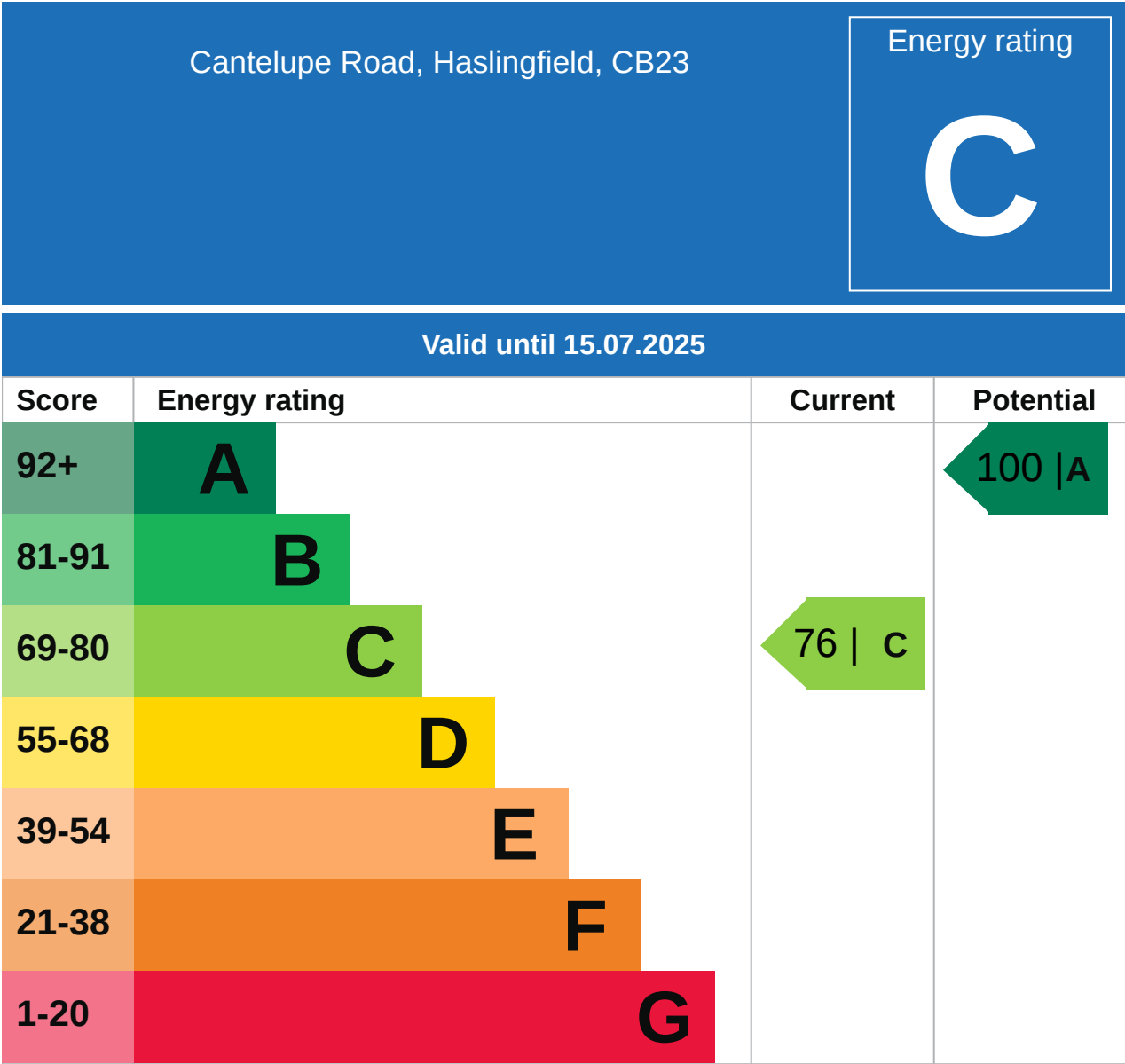
Planning records for: **Lesanna Farm Cantelupe Road Haslingfield Cambridge Cambridgeshire CB23 1LU**

Reference - S/1343/09/F	
Decision:	Decided
Date:	18th September 2009
Description:	Agricultural Dwelling & Double Garage

Reference - S/0582/11	
Decision:	-
Date:	22nd March 2011
Description:	Prior Notification - Proposed Building

Planning records for: *Lesanna Farm Cantelupe Road Haslingfield Cambridge Cambridgeshire CB23 1LU*

Reference - S/1419/16/DC
Decision: Decided
Date: 23rd May 2016
Description: Discharge of Condition 3 (Boundary Treatment) and Condition 4 (Materials) of Planning ref S/3184/15/FL
Reference - S/0236/15/FL
Decision: Decided
Date: 30th January 2015
Description: Demolition of existing farm buildings erection of a new farm building & construction of a new farm dwelling and garage
Reference - S/1910/10
Decision: -
Date: 03rd November 2010
Description: Prior Notification - Proposed Building.
Reference - S/3184/15/FL
Decision: Decided
Date: 16th December 2015
Description: Construction of a new Farm Dwelling (revised design from S/0236/15/FL)



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	FiT application
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 75 mm loft insulation
Roof Energy:	Average
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:	Good
Lighting:	Low energy lighting in 69% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	120 m ²

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

Gas powered central heating throughout (excluding conservatory) Combi boiler in garage

Water Supply

Cambridge Water

Drainage

Anglian Water



Cooke Curtis & Co

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

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

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

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

Testimonial 1



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

Testimonial 2



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

Testimonial 3



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

Testimonial 4



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



/cookecurtisco



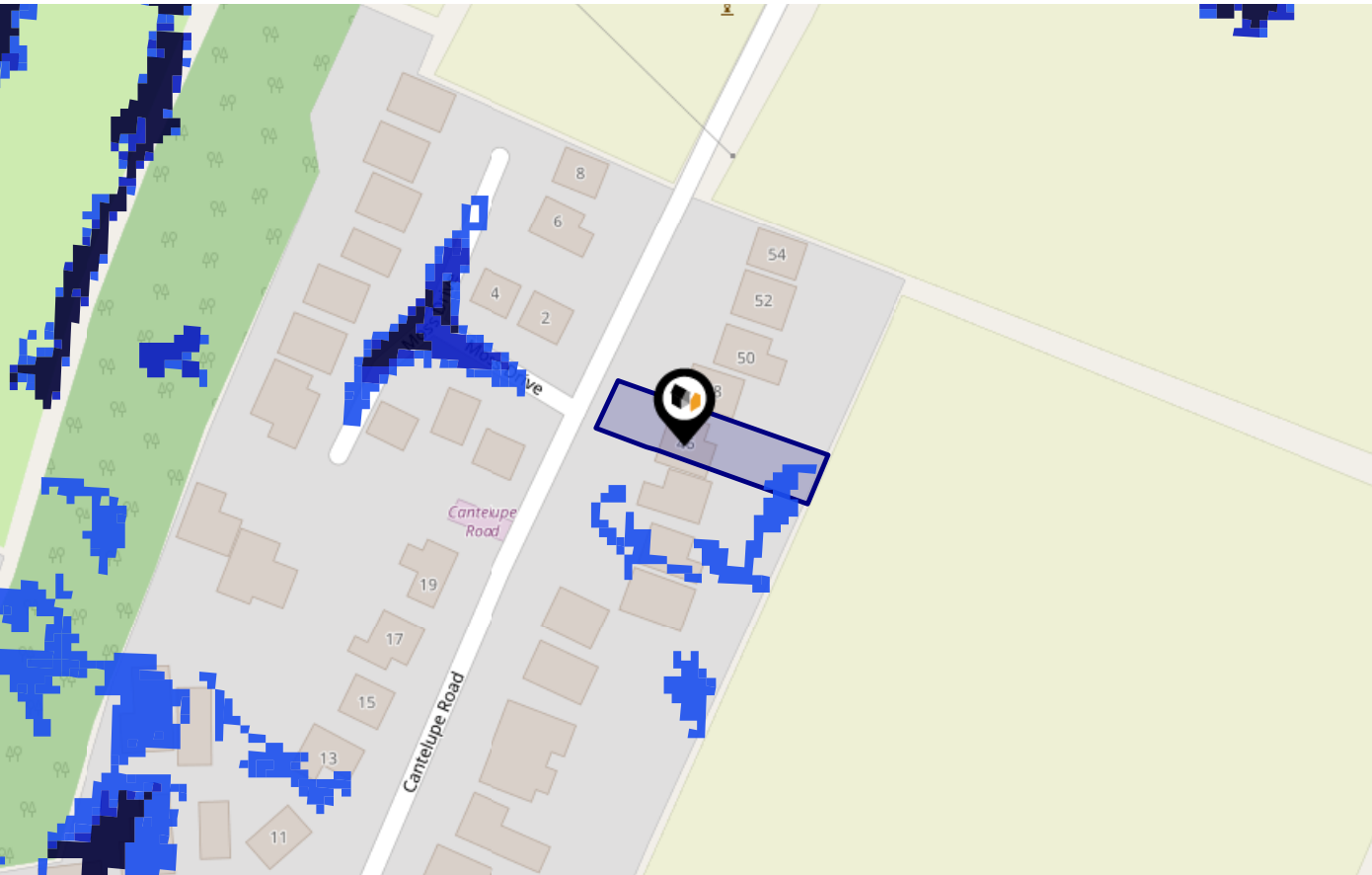
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Flood Risk

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.

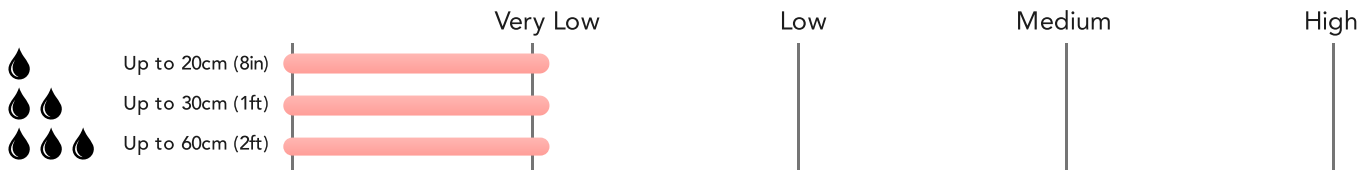


Risk Rating: Very low

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:

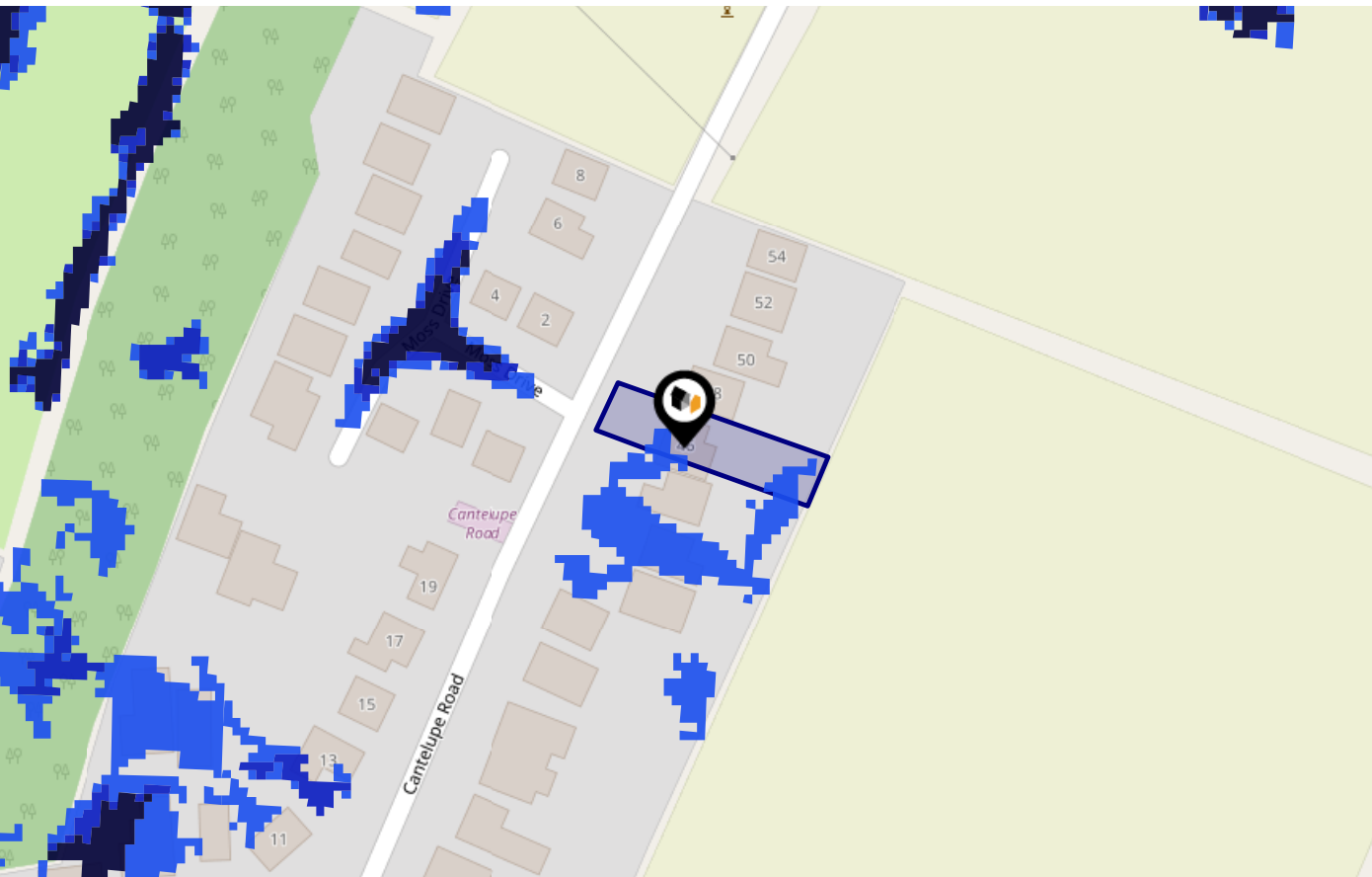


Flood Risk

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.

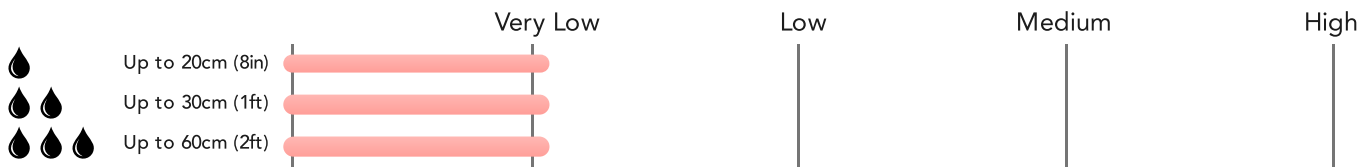


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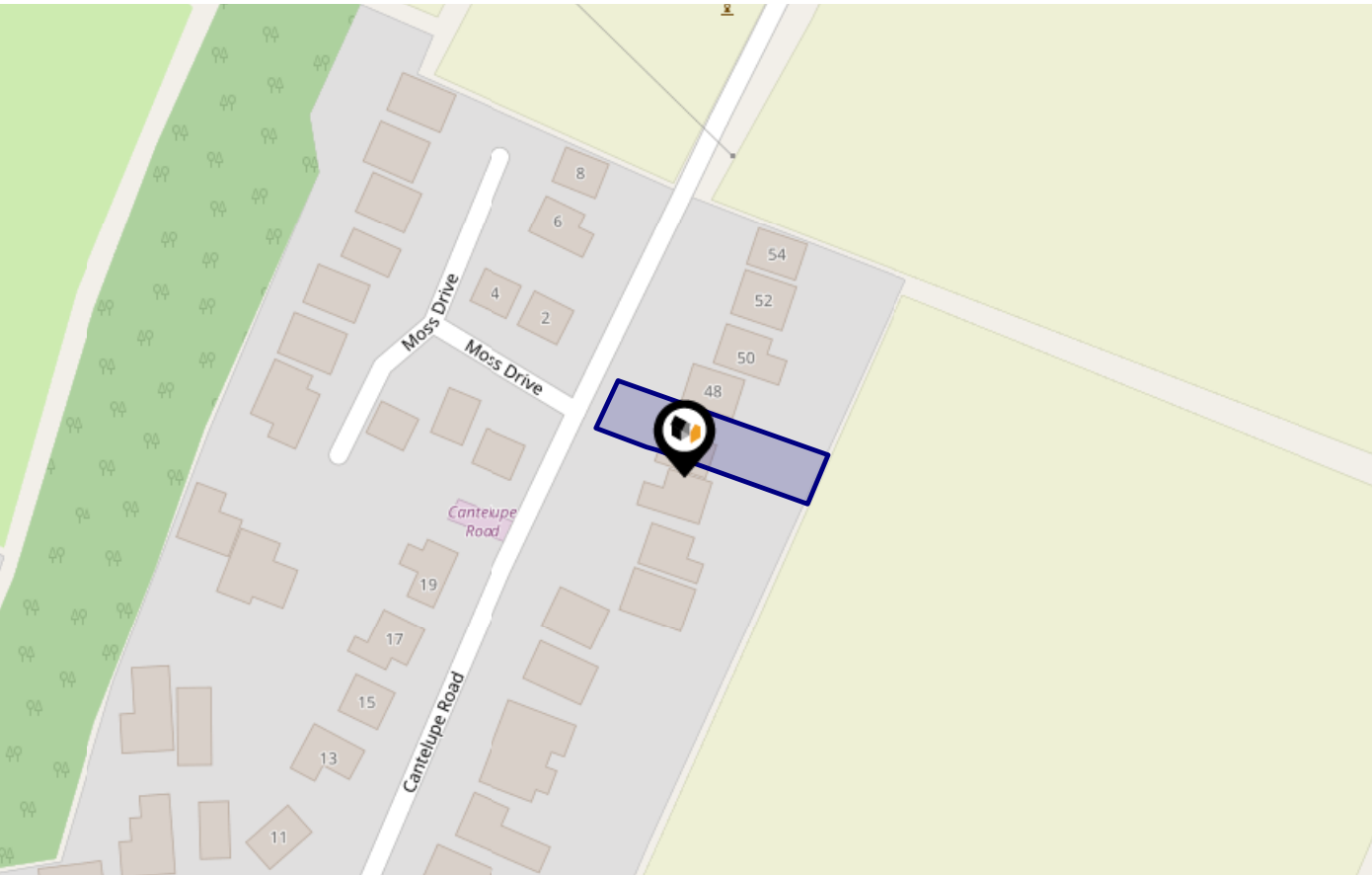


Flood Risk

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.

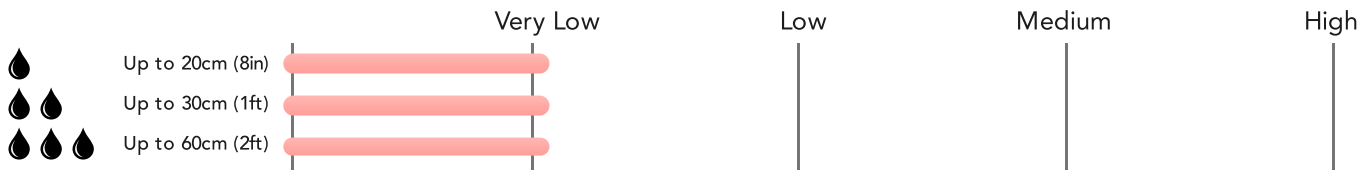


Risk Rating: Very low

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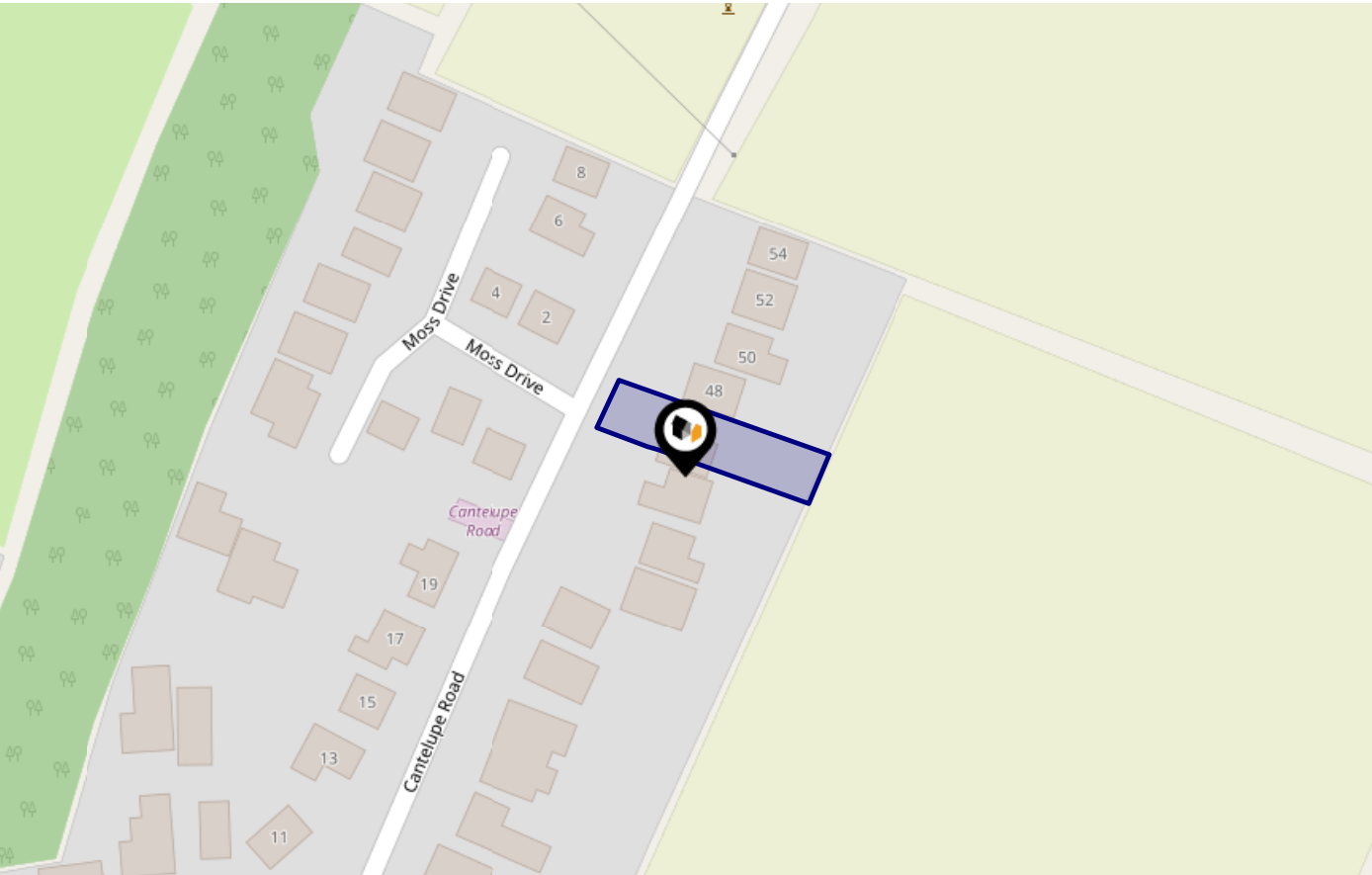


Flood Risk

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.

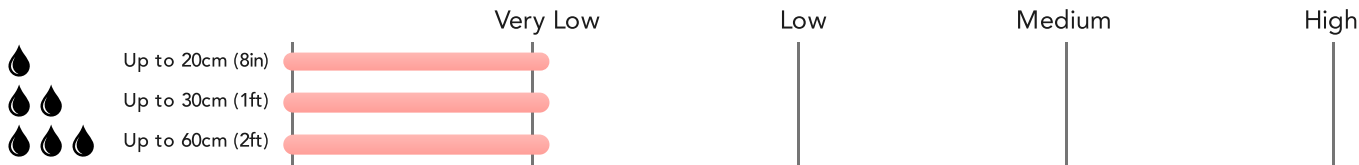


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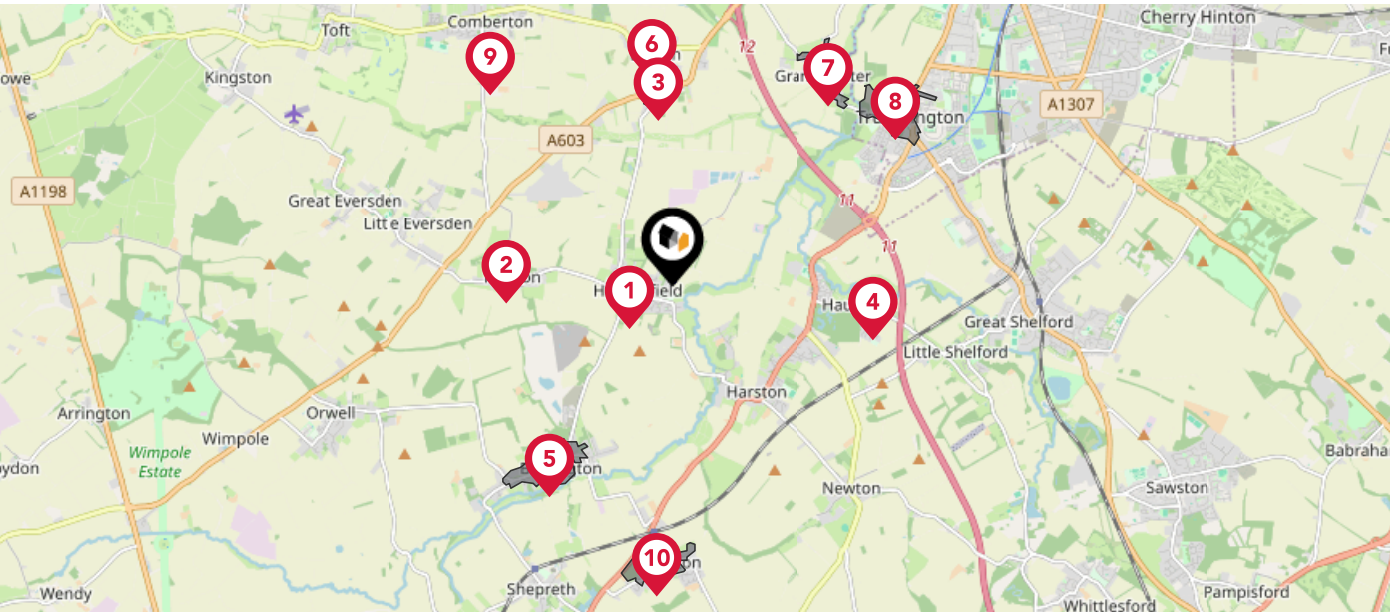


Maps

Conservation Areas

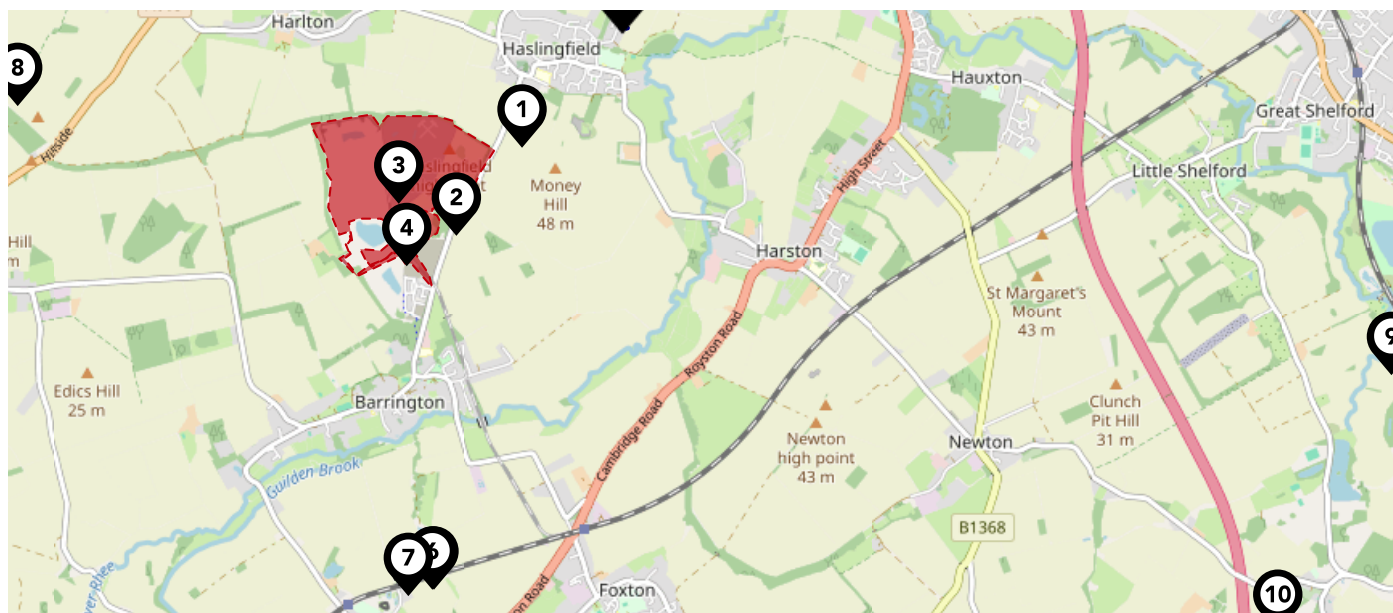


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Haslingfield
2	Harlton
3	Barton Wimpole Road
4	Hauxton
5	Barrington
6	Barton St Peter's
7	Grantchester
8	Trumpington
9	Comberton St Mary's
10	Foxton

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

This map displays nearby coal mine entrances and their classifications.



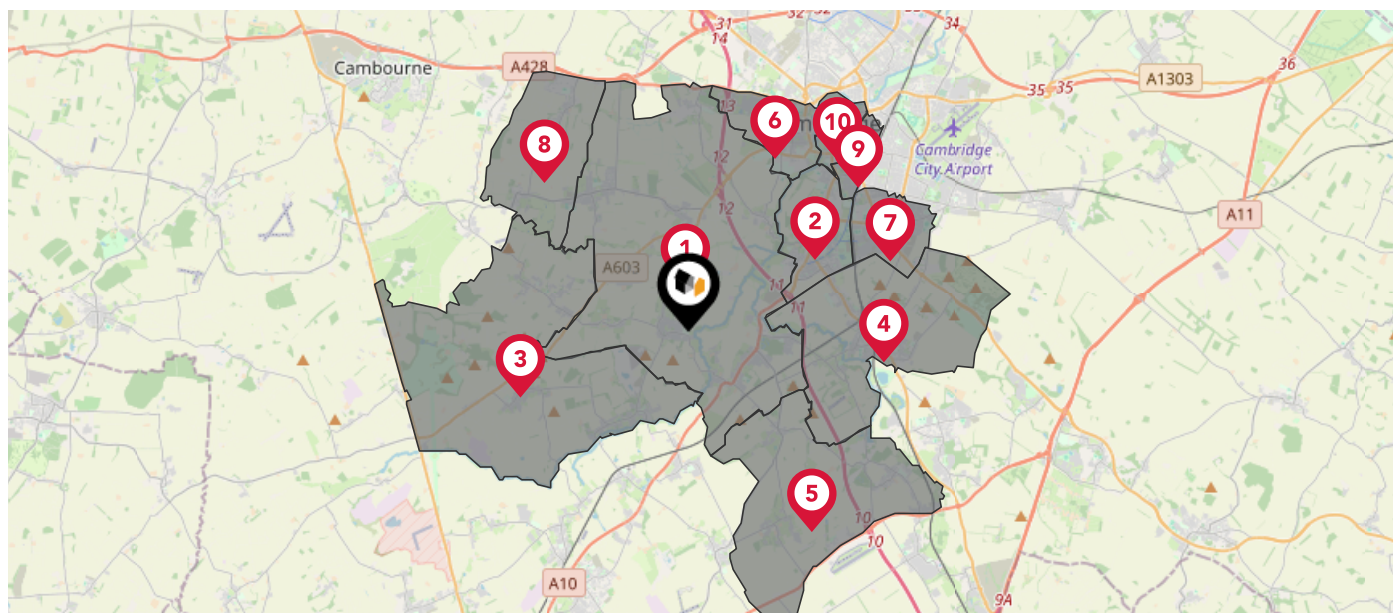
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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



Nearby Council Wards

1

Harston & Comberton Ward

2

Trumpington Ward

3

Barrington Ward

4

Shelford Ward

5

Whittlesford Ward

6

Newnham Ward

7

Queen Edith's Ward

8

Hardwick Ward

9

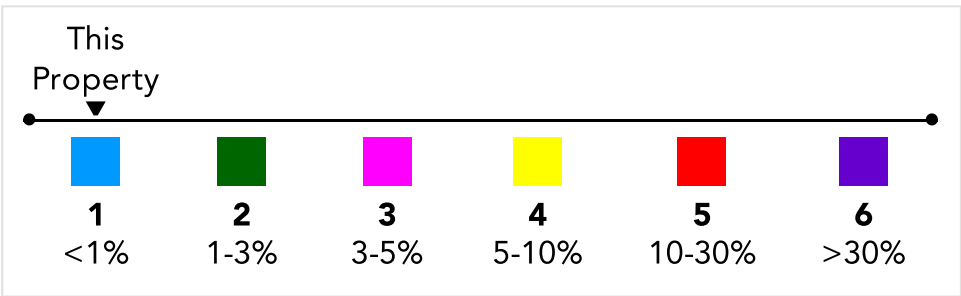
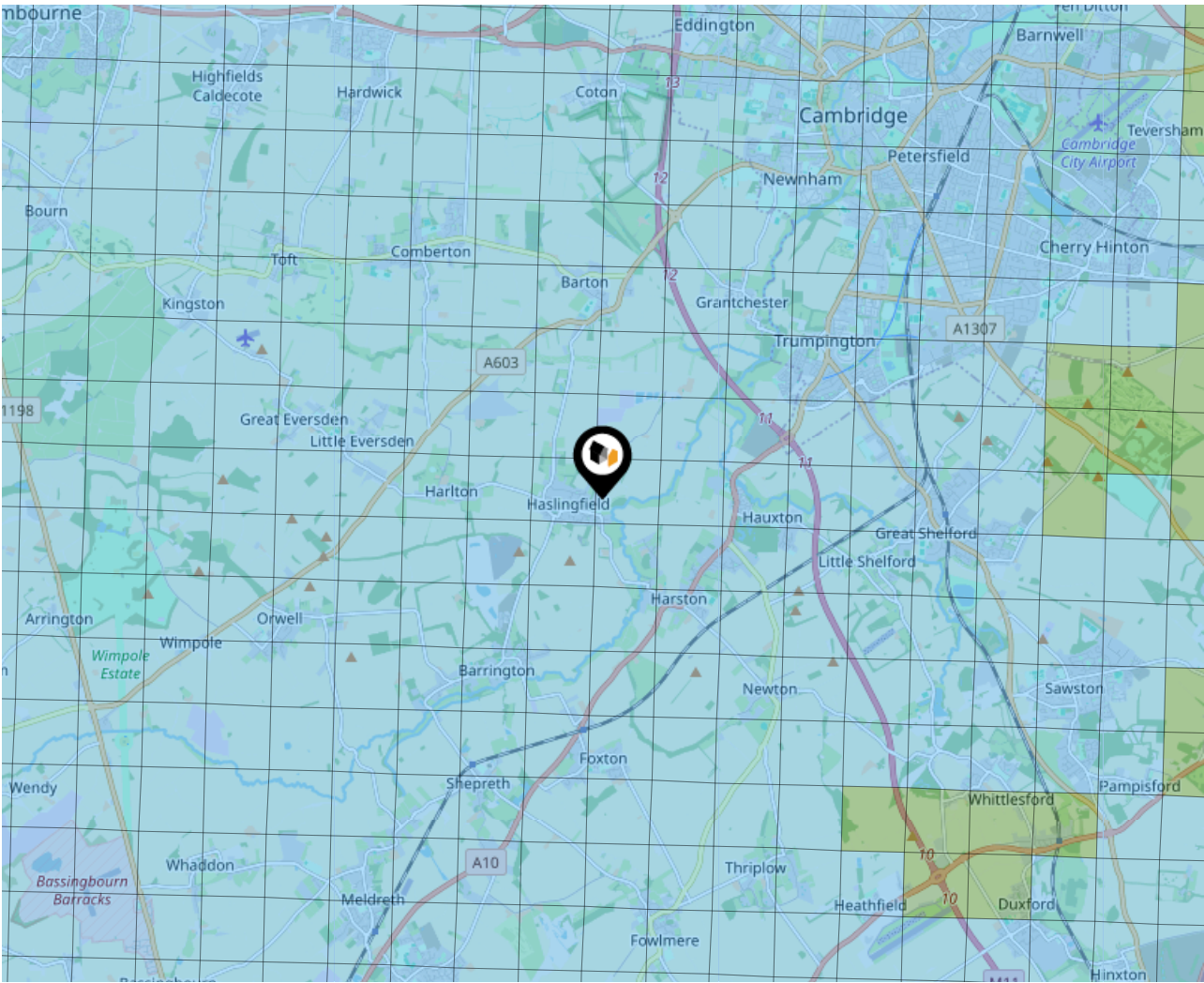
Petersfield Ward

10

Market Ward

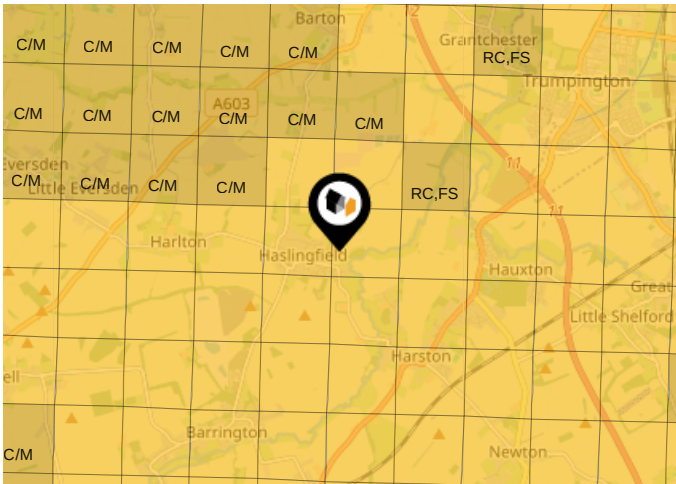
What is Radon?

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:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

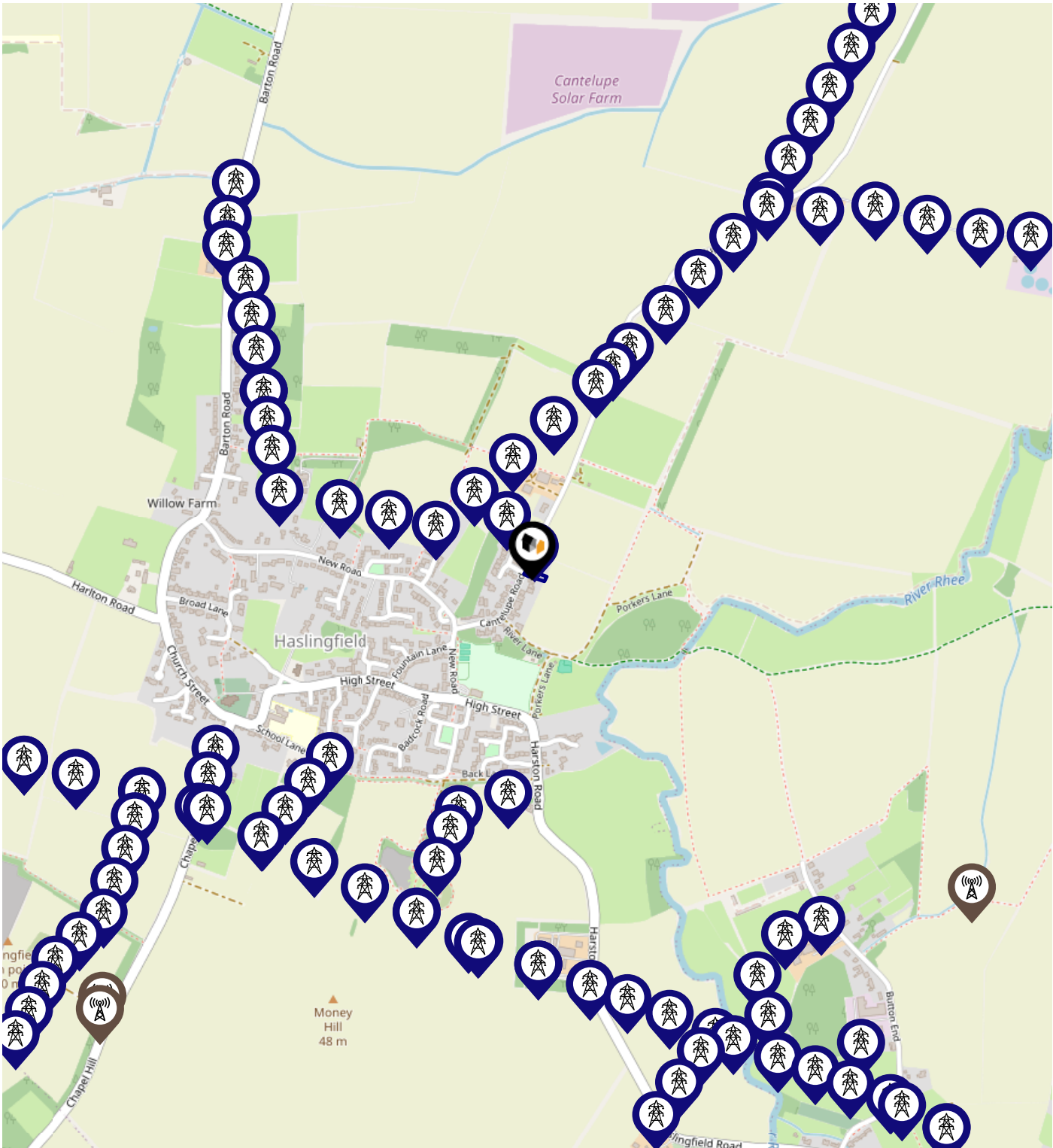


Primary Classifications (Most Common Clay Types)

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:

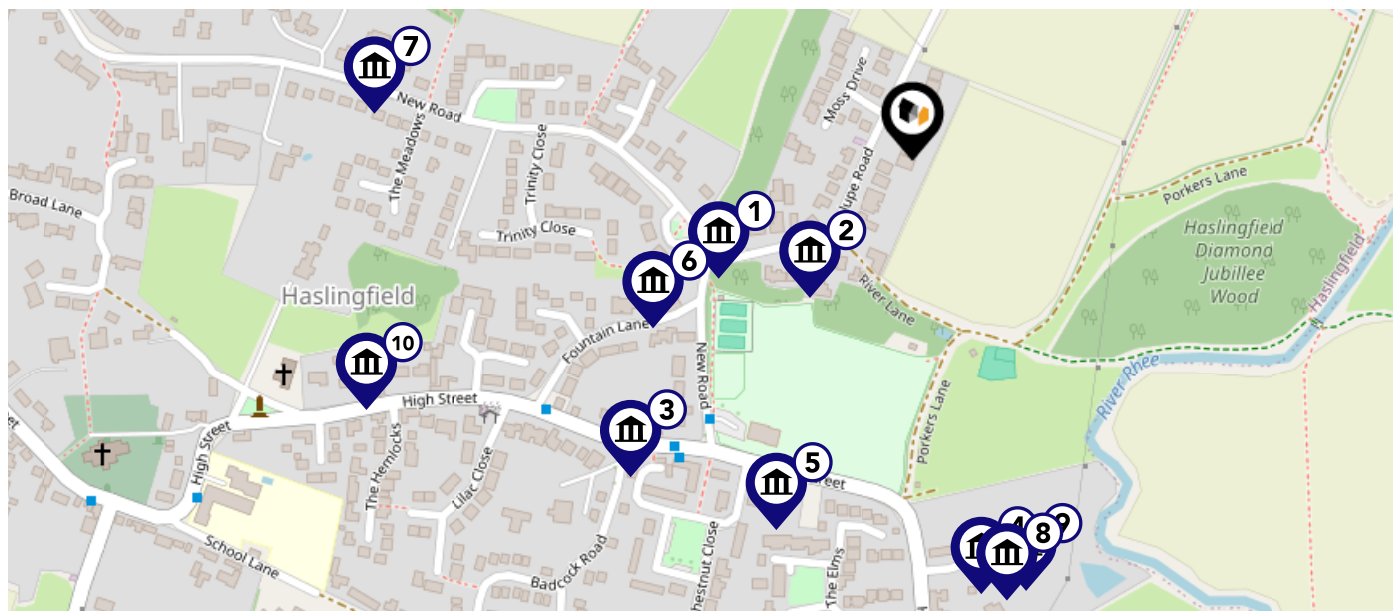
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

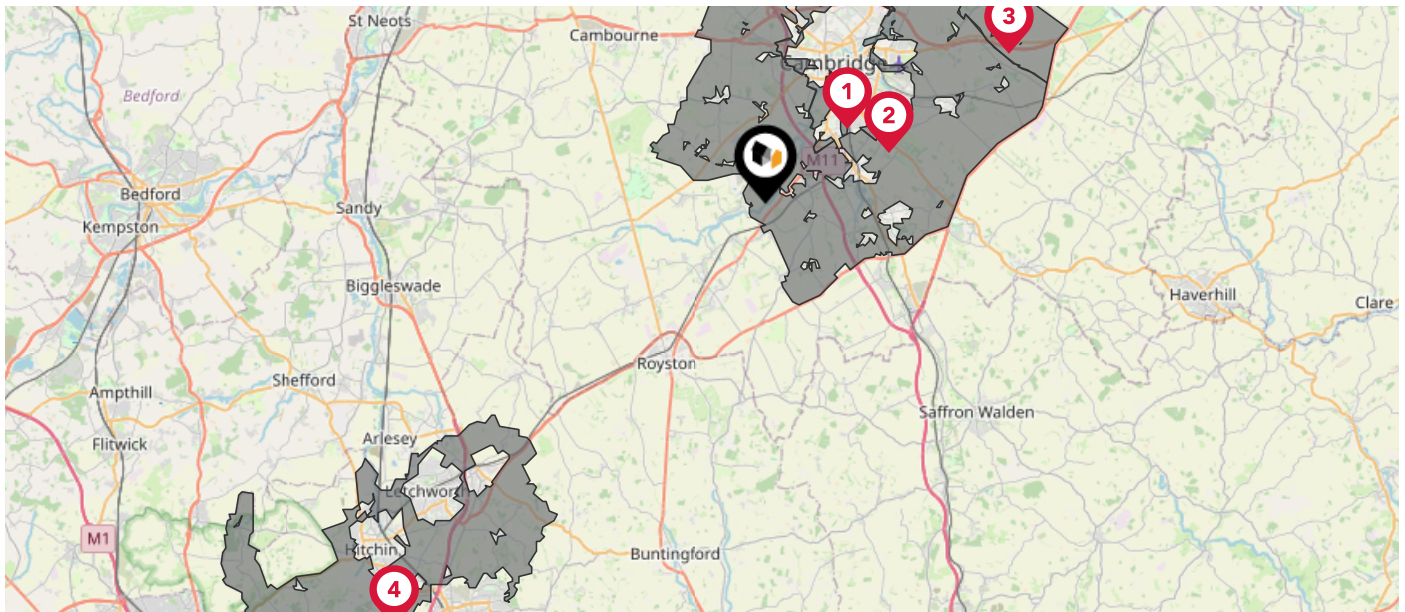


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1163192 - Brook Bank	Grade II	0.1 miles
	1331123 - 24 And 26, Cantelupe Road	Grade II	0.1 miles
	1163367 - The White Cottage	Grade II	0.2 miles
	1163319 - Stable Block At River Farm	Grade II	0.2 miles
	1309181 - Pear Tree Cottages	Grade II	0.2 miles
	1163430 - Norbrook	Grade II	0.2 miles
	1331147 - The Orchards	Grade II	0.3 miles
	1309218 - River Farmhouse	Grade II	0.3 miles
	1127770 - Stables At River Farm	Grade II	0.3 miles
	1309227 - The Dovecote	Grade II	0.3 miles

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



Nearby Green Belt Land



Cambridge Green Belt - South Cambridgeshire



Cambridge Green Belt - Cambridge



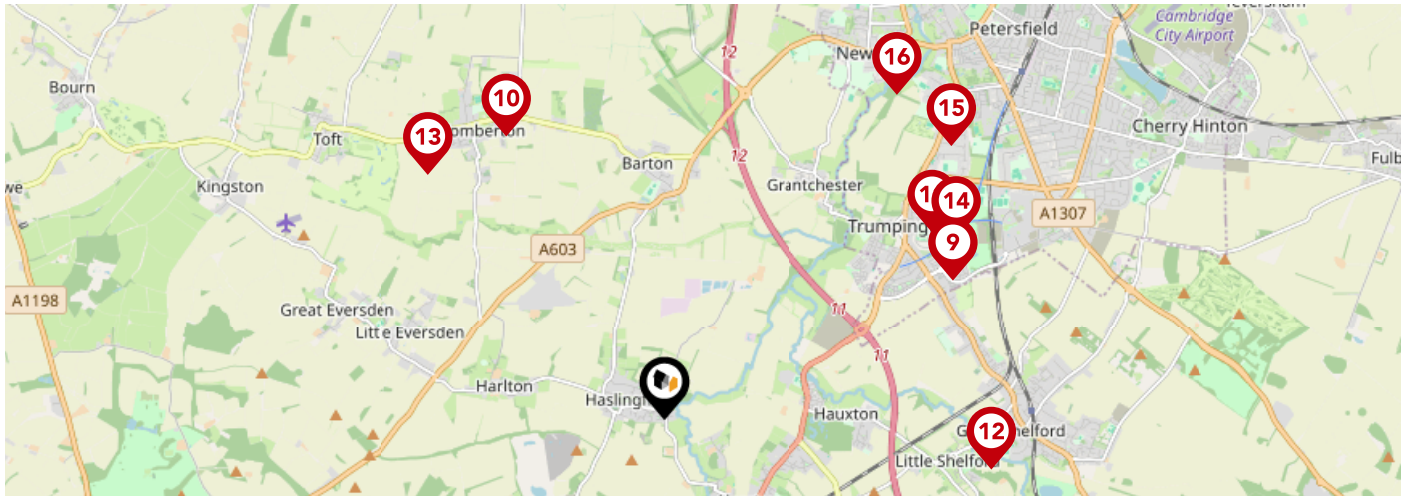
Cambridge Green Belt - East Cambridgeshire



London Green Belt - North Hertfordshire



		Nursery	Primary	Secondary	College	Private
1	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:0.36	☐	☒	☐	☐	☐
2	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:1.29	☐	☒	☐	☐	☐
3	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:1.72	☐	☒	☐	☐	☐
4	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:1.88	☐	☒	☐	☐	☐
5	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:2.06	☐	☒	☐	☐	☐
6	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:2.2	☐	☒	☐	☐	☐
7	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:2.32	☐	☐	☒	☐	☐
8	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:2.6	☐	☒	☐	☐	☐

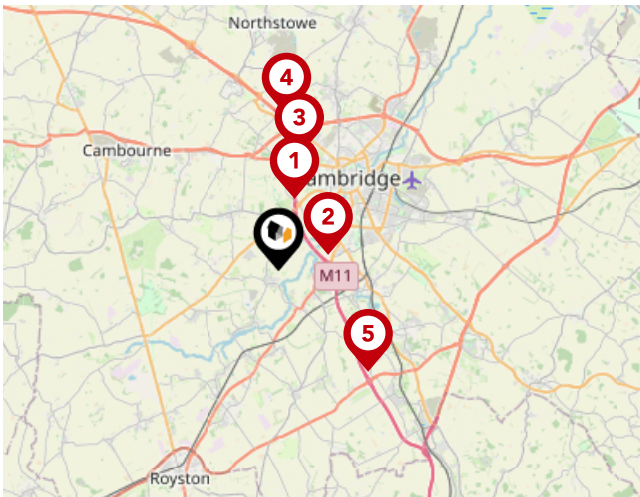


		Nursery	Primary	Secondary	College	Private
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:2.92	☐	☒	☐	☐	☐
	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:2.96	☐	☒	☐	☐	☐
	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:2.97	☐	☒	☐	☐	☐
	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:3	☐	☒	☐	☐	☐
	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:3.1	☐	☐	☒	☐	☐
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:3.12	☐	☐	☒	☐	☐
	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:3.61	☐	☐	☒	☐	☐
	Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:3.64	☐	☒	☐	☐	☐



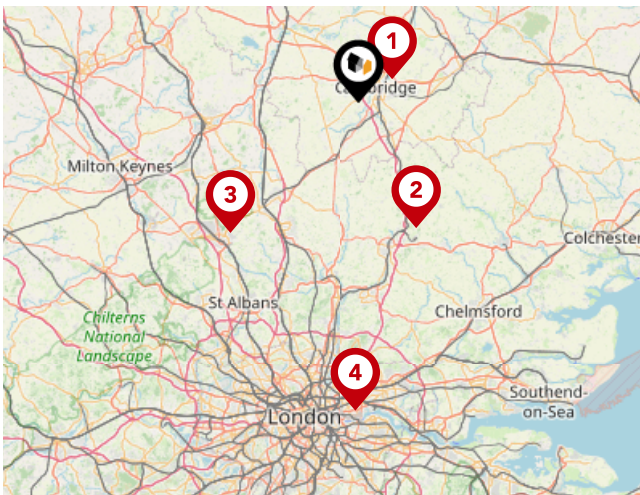
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	2.31 miles
2	Shepreth Rail Station	2.93 miles
3	Shelford (Cambs) Rail Station	3.36 miles



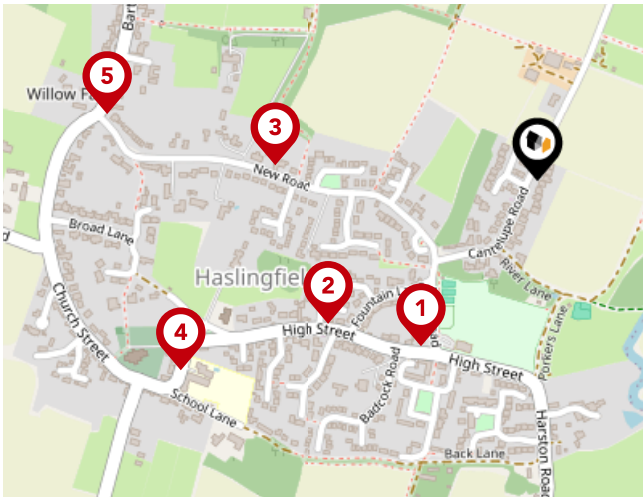
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	2.64 miles
2	M11 J11	1.88 miles
3	M11 J13	4.2 miles
4	M11 J14	5.62 miles
5	M11 J10	4.95 miles



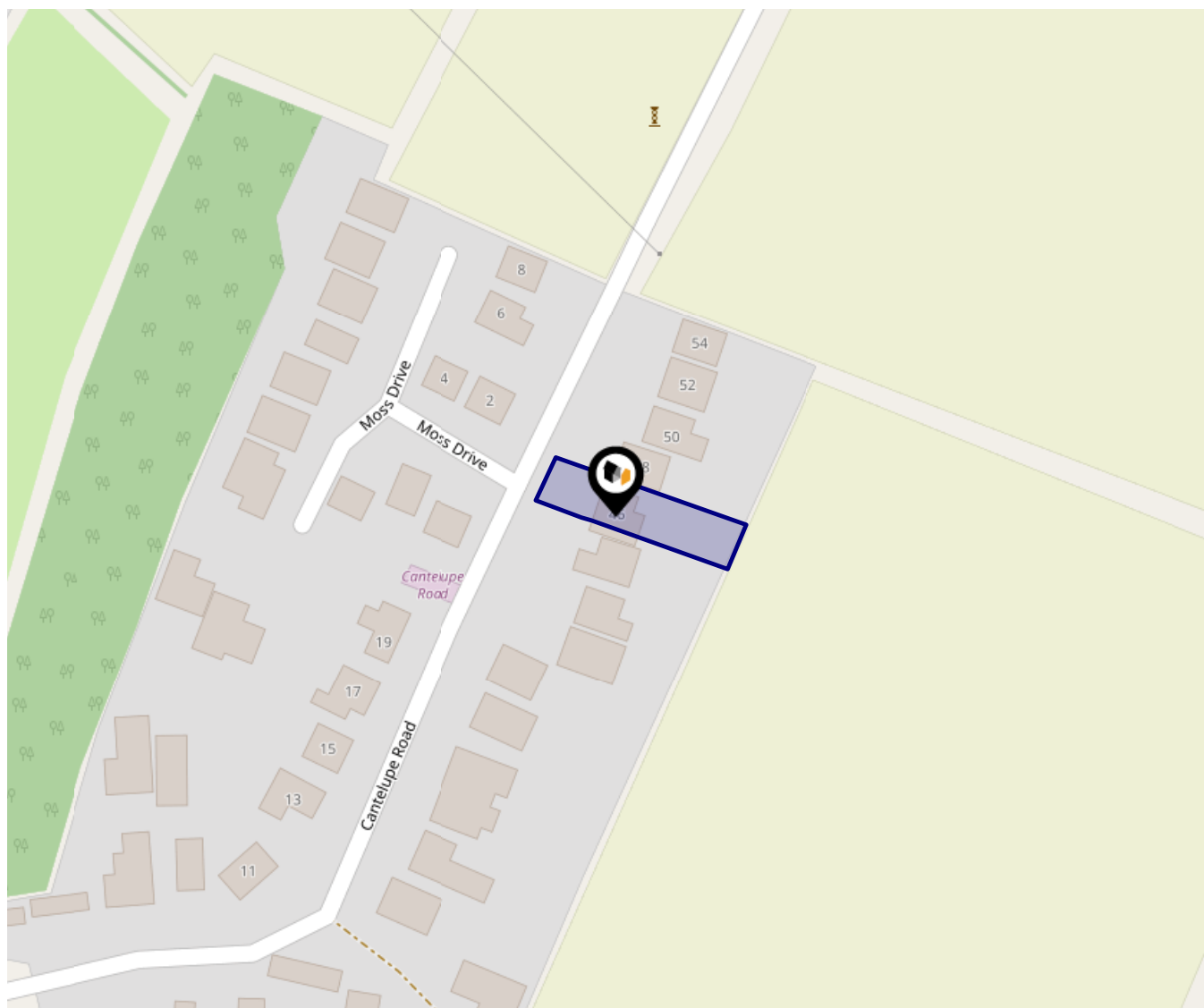
Airports/Helipads

Pin	Name	Distance
1	Cambridge	6.08 miles
2	Stansted Airport	20 miles
3	Luton Airport	26.54 miles
4	Silvertown	44.9 miles



Bus Stops/Stations

Pin	Name	Distance
1	Badcock Road	0.23 miles
2	Fountain Lane	0.29 miles
3	The Meadows	0.3 miles
4	School	0.46 miles
5	Barton Road	0.5 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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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Valuation Office
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