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# MIR: Material Info

The Material Information Affecting this Property

**Monday 04<sup>th</sup> August 2025**



**WOODLAND ROAD, SAWSTON, CAMBRIDGE, CB22**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

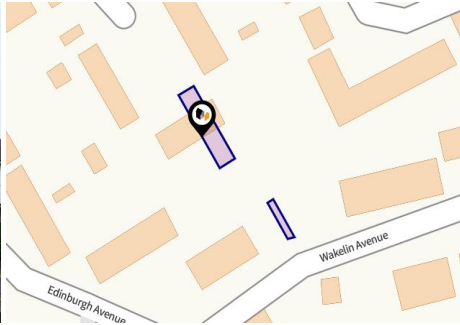
01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



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## Property

|                  |                                         |         |          |
|------------------|-----------------------------------------|---------|----------|
| Type:            | Terraced                                | Tenure: | Freehold |
| Bedrooms:        | 3                                       |         |          |
| Floor Area:      | 914 ft <sup>2</sup> / 85 m <sup>2</sup> |         |          |
| Plot Area:       | 0.05 acres                              |         |          |
| Year Built :     | 1976-1982                               |         |          |
| Council Tax :    | Band C                                  |         |          |
| Annual Estimate: | £2,146                                  |         |          |
| Title Number:    | CB2143                                  |         |          |

## Local Area

|                    |                |                                                                                     |                                                                                       |
|--------------------|----------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Local Authority:   | Cambridgeshire | Estimated Broadband Speeds                                                          |                                                                                       |
| Conservation Area: | No             | (Standard - Superfast - Ultrafast)                                                  |                                                                                       |
| Flood Risk:        |                |                                                                                     |                                                                                       |
| • Rivers & Seas    | Very low       | 15 mb/s                                                                             | 1000 mb/s                                                                             |
| • Surface Water    | Very low       |  |  |

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

Planning records for: **22 Woodland Road Sawston Sawston Cambridgeshire CB22 3DU**

| Reference - S/2137/15/FL |                                                                                                     |
|--------------------------|-----------------------------------------------------------------------------------------------------|
| Decision:                | -                                                                                                   |
| Date:                    | 14th August 2015                                                                                    |
| Description:             | First floor rear extension single storey rear extension and installation of first floor side window |

Planning records for: **26 Woodland Road Sawston Cambridgeshire CB22 3DU**

| Reference - 20/03935/CONDA |                                                                                                                                                      |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                  | Withdrawn                                                                                                                                            |
| Date:                      | 07th March 2022                                                                                                                                      |
| Description:               | Submission of details required by condition 3 (Choice of brick, bond, mortar mix design and pointing technique) of planning permission 20/03935/HFUL |

| Reference - 22/01089/FUL |                                                         |
|--------------------------|---------------------------------------------------------|
| Decision:                | Decided                                                 |
| Date:                    | 07th March 2022                                         |
| Description:             | Erection of a wooden insulated gym shed in back garden. |

Planning records for: **Land To The North-East Of 38 Woodland Road Sawston Cambridge CB22 3DU**

| Reference - S/0422/09/F |                 |
|-------------------------|-----------------|
| Decision:               | Withdrawn       |
| Date:                   | 27th March 2009 |
| Description:            | Dwelling        |

Planning records for: **38 Woodland Road Sawston Cambridge Cambridgeshire CB22 3DU**

| Reference - S/1882/16/FL                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Decision:</b> Withdrawn</p>                                                                                                                                                                                                    |
| <p><b>Date:</b> 19th July 2016</p>                                                                                                                                                                                                   |
| <p><b>Description:</b><br/>Resubmission of S/0418/16/FL - Erection of annexe</p>                                                                                                                                                     |
| Reference - S/3165/16/NM                                                                                                                                                                                                             |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                                                      |
| <p><b>Date:</b> 14th November 2016</p>                                                                                                                                                                                               |
| <p><b>Description:</b><br/>Non-Mataterial Amendment to planning consent S/0418/16/FL for Erection of annexe to reduce glazing in west elevation south elevation window changed to patio doors and new window to north elevation.</p> |
| Reference - 25/01290/HFUL                                                                                                                                                                                                            |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                                                      |
| <p><b>Date:</b> 31st March 2025</p>                                                                                                                                                                                                  |
| <p><b>Description:</b><br/>Single Storey Rear Extension and Pergola</p>                                                                                                                                                              |
| Reference - S/0418/16/FL                                                                                                                                                                                                             |
| <p><b>Decision:</b> Decided</p>                                                                                                                                                                                                      |
| <p><b>Date:</b> 15th February 2016</p>                                                                                                                                                                                               |
| <p><b>Description:</b><br/>Erection of annexe</p>                                                                                                                                                                                    |

Planning records for: **38 Woodland Road Sawston Cambridgeshire CB22 3DU**

| Reference - 25/01291/HFUL |                                                           |
|---------------------------|-----------------------------------------------------------|
| Decision:                 | Decided                                                   |
| Date:                     | 31st March 2025                                           |
| Description:              | Single Storey Porch Extension to Existing Detached Annexe |

Planning records for: **42 Woodland Road Sawston Cambridge CB22 3DU**

| Reference - S/1468/16/FL |                             |
|--------------------------|-----------------------------|
| Decision:                | Decided                     |
| Date:                    | 07th June 2016              |
| Description:             | Construction of front porch |

Planning records for: **80 Woodland Road Sawston Cambridge Cambridgeshire CB22 3DU**

| Reference - S/1462/17/FL |                                    |
|--------------------------|------------------------------------|
| Decision:                | Decided                            |
| Date:                    | 26th April 2017                    |
| Description:             | Two storey side and rear extension |

Planning records for: **102 Woodland Road Sawston Cambridge Cambridgeshire CB22 3DU**

| Reference - S/2702/17/FL |                                                                                                                                        |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                |
| Date:                    | 01st August 2017                                                                                                                       |
| Description:             | Demolition of existing front porch conservatory and garage. 2 Storey front extension single storey rear extension and detached garage. |

Planning records for: **102 Woodland Road Sawston Cambridge Cambridgeshire CB22 3DU**

| Reference - S/3965/18/FL |                                                                                 |
|--------------------------|---------------------------------------------------------------------------------|
| Decision:                | Decided                                                                         |
| Date:                    | 17th October 2018                                                               |
| Description:             | Single storey front extension single storey rear extension and detached garage. |

| Reference - S/3382/18/NM |                                                            |
|--------------------------|------------------------------------------------------------|
| Decision:                | Decided                                                    |
| Date:                    | 05th September 2018                                        |
| Description:             | Non Material Amendment of Planning Permission S/2702/17/FL |

Planning records for: **104 Woodland Road Sawston Cambridge Cambridgeshire CB22 3DU**

| Reference - S/3419/18/NM |                                                            |
|--------------------------|------------------------------------------------------------|
| Decision:                | Decided                                                    |
| Date:                    | 10th September 2018                                        |
| Description:             | Non Material Amendment of Planning Permission S/0240/18/FL |

| Reference - S/0240/18/FL |                                                                            |
|--------------------------|----------------------------------------------------------------------------|
| Decision:                | Decided                                                                    |
| Date:                    | 18th January 2018                                                          |
| Description:             | Construction of 2 storey front extension and single storey rear extension. |

Planning records for: **104 Woodland Road Sawston Cambridge Cambridgeshire CB22 3DU**

| Reference - S/3964/18/FL |                                |
|--------------------------|--------------------------------|
| Decision:                | Decided                        |
| Date:                    | 18th October 2018              |
| Description:             | Single storey front extension. |

Planning records for: **110 Woodland Road Sawston CB22 3DU**

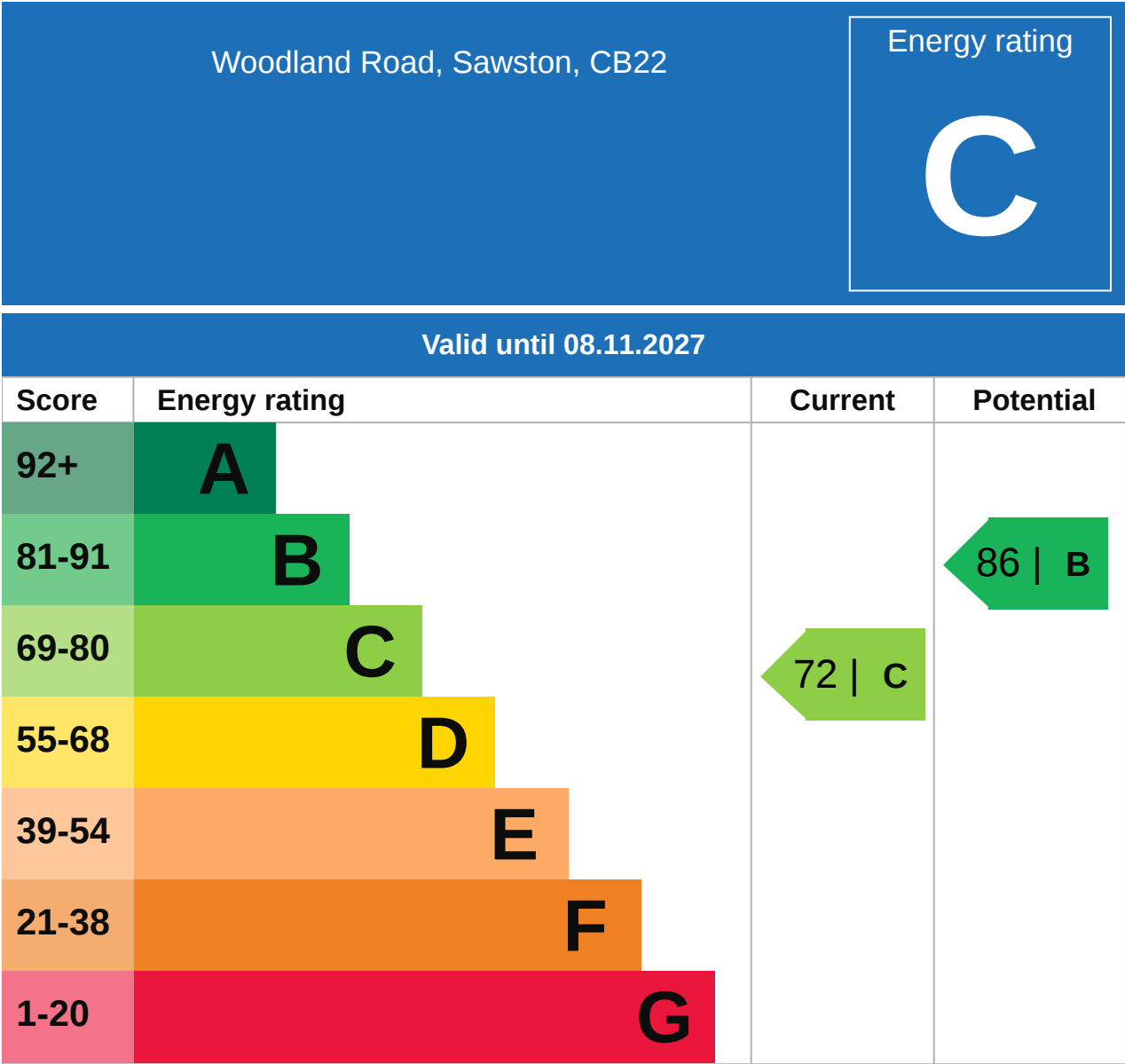
| Reference - S/3467/16/FL |                                                                                     |
|--------------------------|-------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                             |
| Date:                    | 13th December 2016                                                                  |
| Description:             | Demolition of existing attached garage and construction of 2 storey side extension. |

Planning records for: **114 Woodland Road Sawston Cambridge Cambridgeshire CB22 3DU**

| Reference - S/4279/18/FL |                                                  |
|--------------------------|--------------------------------------------------|
| Decision:                | Decided                                          |
| Date:                    | 12th November 2018                               |
| Description:             | Two storey side and single storey rear extension |

Planning records for: **118 Woodland Road Sawston Cambridge Cambridgeshire CB22 3DU**

| Reference - 20/01197/HFUL |                              |
|---------------------------|------------------------------|
| Decision:                 | Decided                      |
| Date:                     | 27th January 2020            |
| Description:              | Single storey rear extension |





## Additional EPC Data

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|                                     |                                                      |
|-------------------------------------|------------------------------------------------------|
| <b>Property Type:</b>               | House                                                |
| <b>Build Form:</b>                  | Mid-Terrace                                          |
| <b>Transaction Type:</b>            | Marketed sale                                        |
| <b>Energy Tariff:</b>               | Unknown                                              |
| <b>Main Fuel:</b>                   | Mains gas (not community)                            |
| <b>Main Gas:</b>                    | Yes                                                  |
| <b>Flat Top Storey:</b>             | No                                                   |
| <b>Top Storey:</b>                  | 0                                                    |
| <b>Glazing Type:</b>                | Double glazing, unknown install date                 |
| <b>Previous Extension:</b>          | 2                                                    |
| <b>Open Fireplace:</b>              | 0                                                    |
| <b>Ventilation:</b>                 | Natural                                              |
| <b>Walls:</b>                       | System built, as built, partial insulation (assumed) |
| <b>Walls Energy:</b>                | Average                                              |
| <b>Roof:</b>                        | Pitched, 100 mm loft insulation                      |
| <b>Roof Energy:</b>                 | Average                                              |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                      |
| <b>Main Heating Controls:</b>       | Programmer, TRVs and bypass                          |
| <b>Hot Water System:</b>            | From main system                                     |
| <b>Hot Water Energy Efficiency:</b> | Good                                                 |
| <b>Lighting:</b>                    | Low energy lighting in 53% of fixed outlets          |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                       |
| <b>Total Floor Area:</b>            | 85 m <sup>2</sup>                                    |

## Construction Type

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The property is of a steel-framed construction

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## Electricity Supply

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Octopus Energy

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## Gas Supply

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Octopus Energy

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## Central Heating

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Gas condensing boiler in attic.

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## Water Supply

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Cambridge Water

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## Drainage

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Anglian Water



### Cooke Curtis & Co

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

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

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

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

### Testimonial 1



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

### Testimonial 2



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

### Testimonial 3



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

### Testimonial 4



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



/cookecurtisco



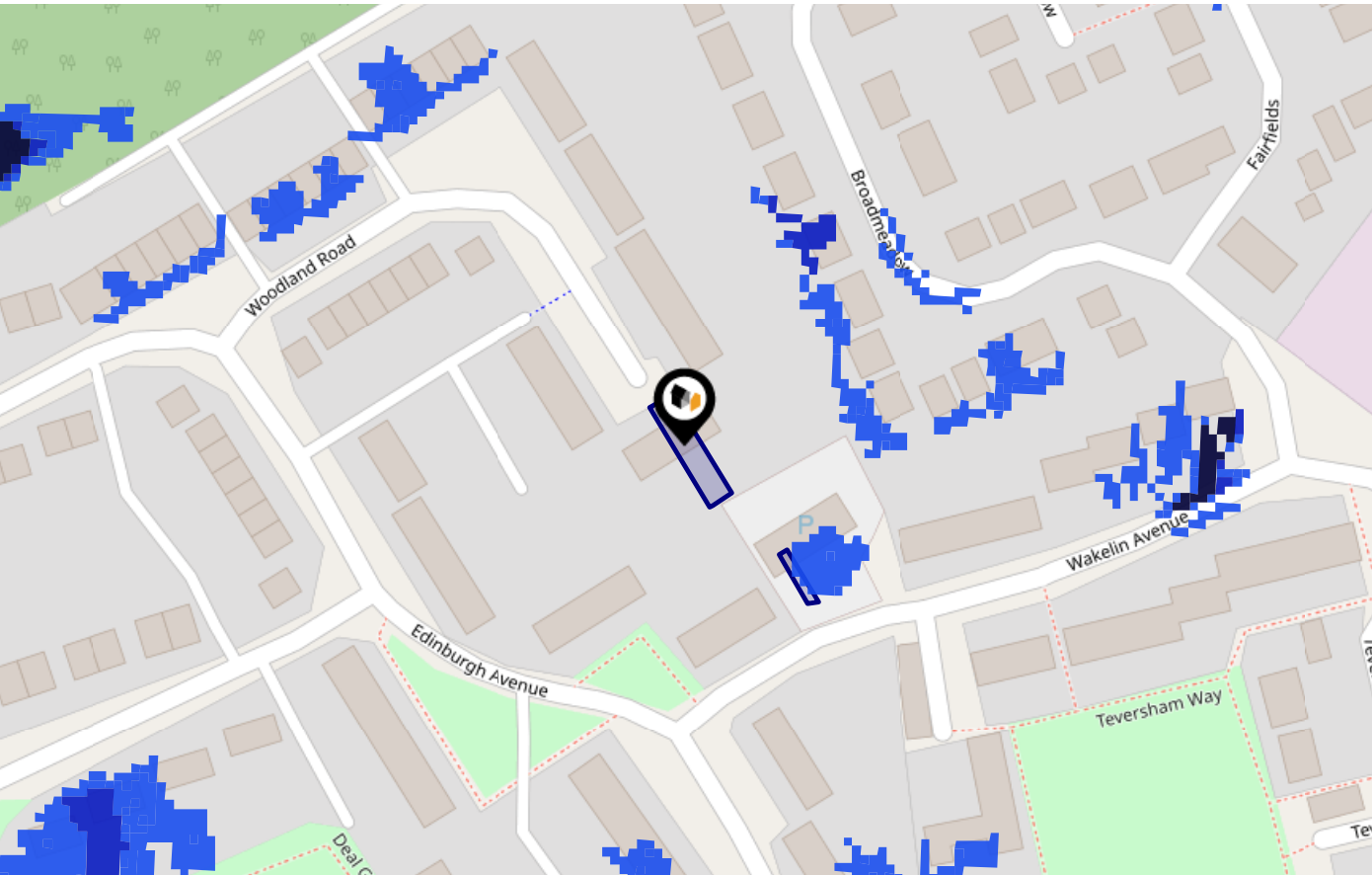
/cookecurtisco

# Flood Risk

## Surface Water - Flood Risk



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

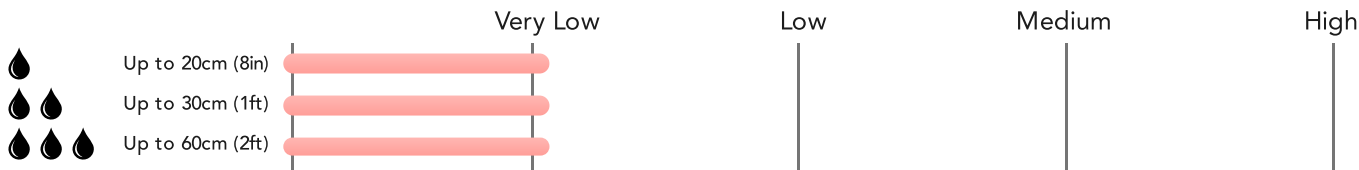


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

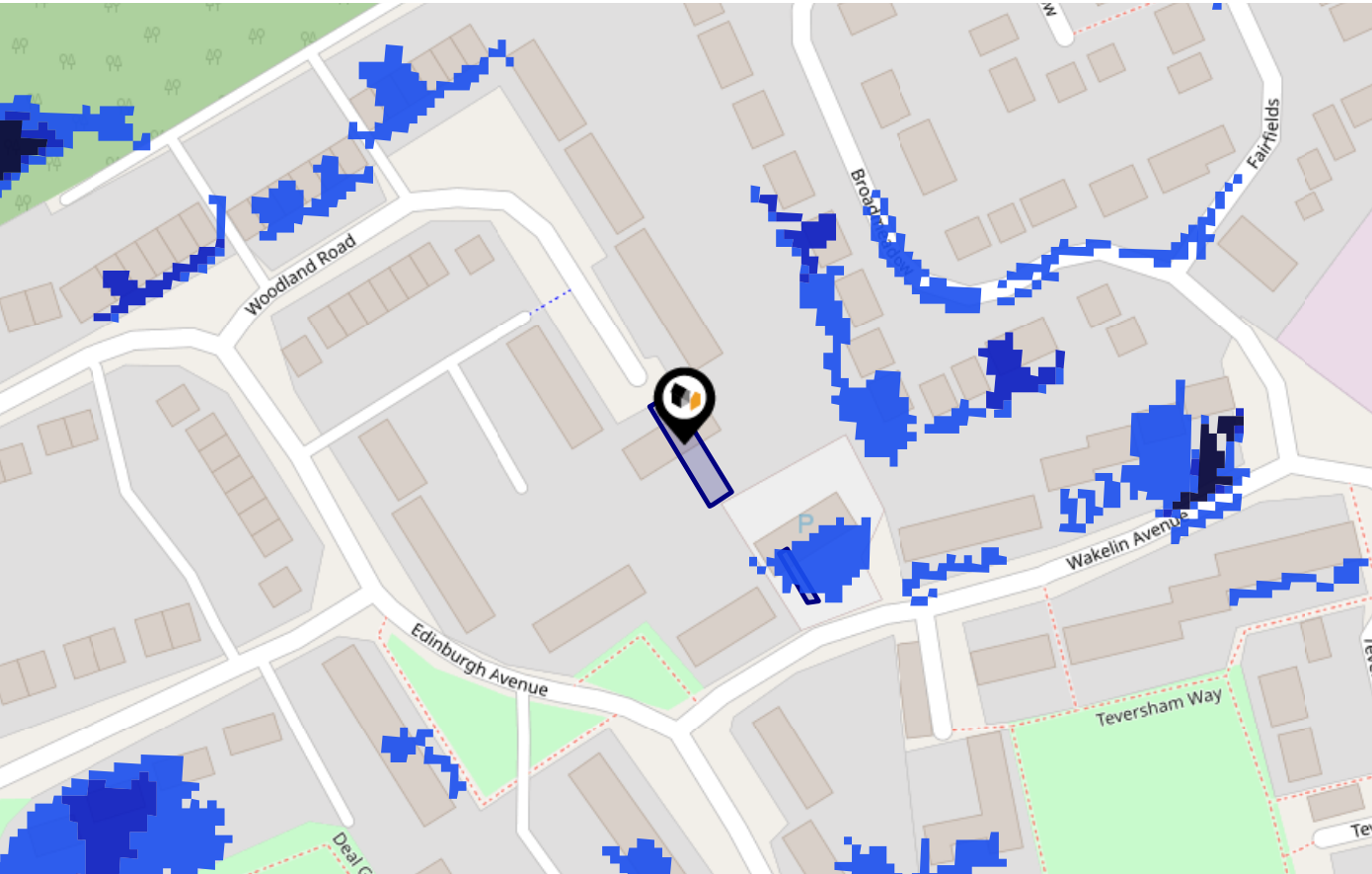


# Flood Risk

## Surface Water - Climate Change



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

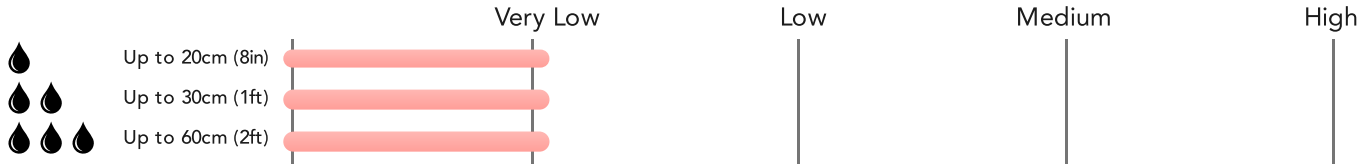


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Chance of flooding to the following depths at this property:

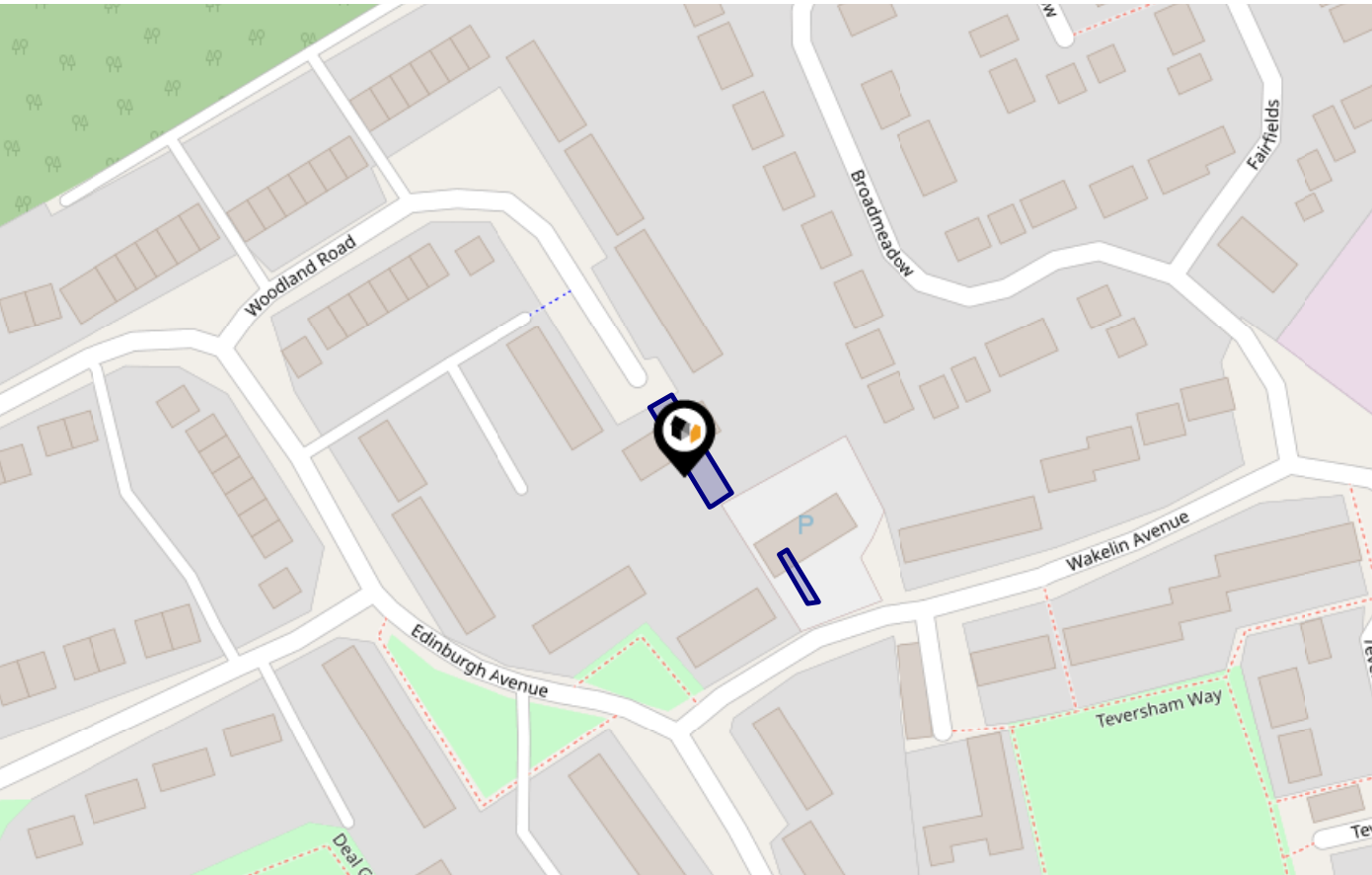


# Flood Risk

## 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.

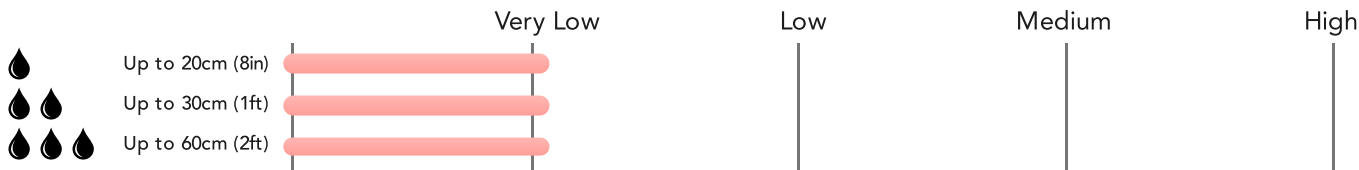


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:



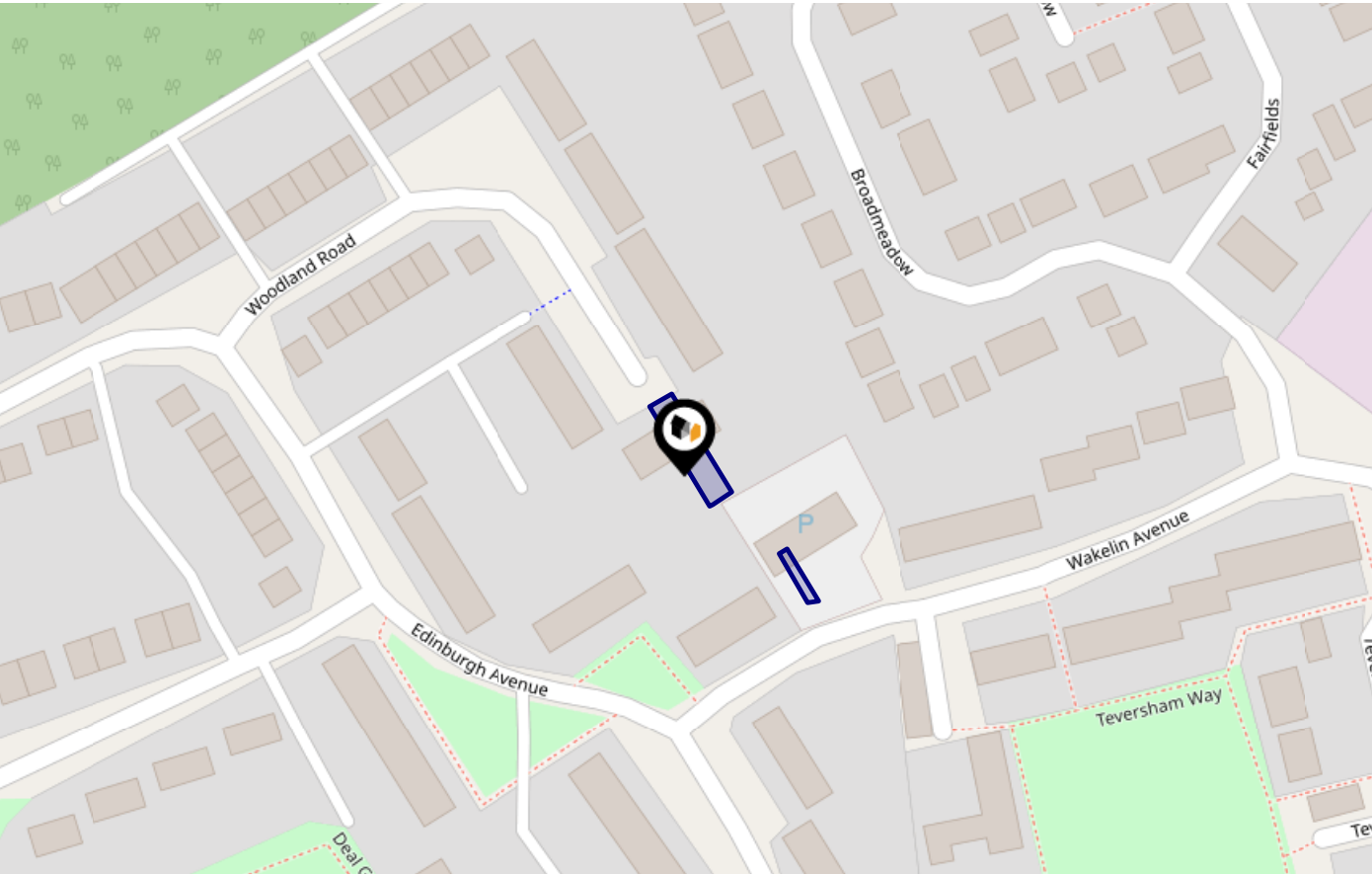


# Flood Risk

## Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

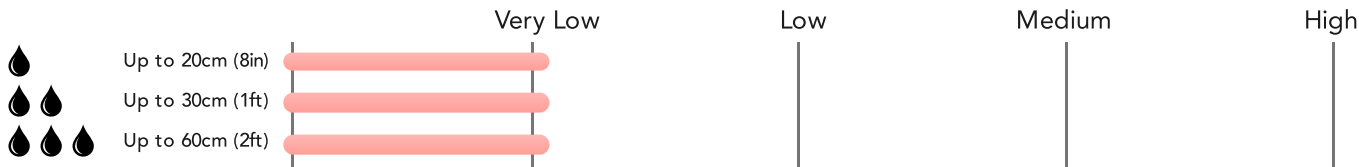


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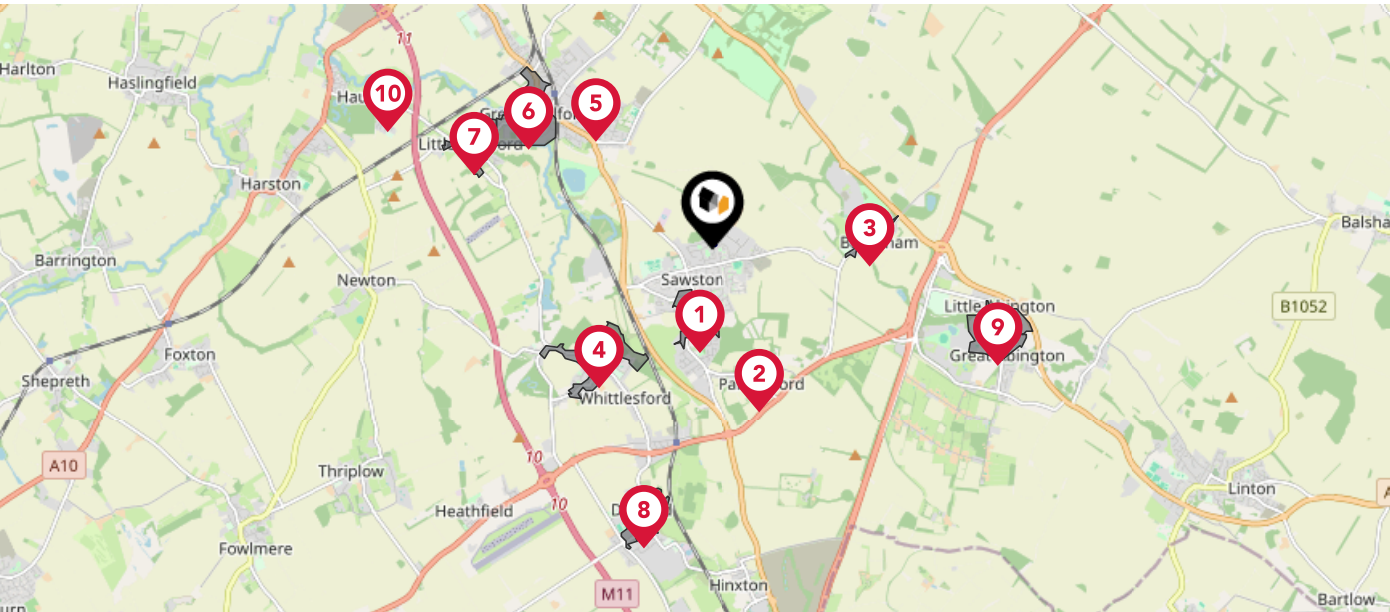


# Maps

## Conservation Areas

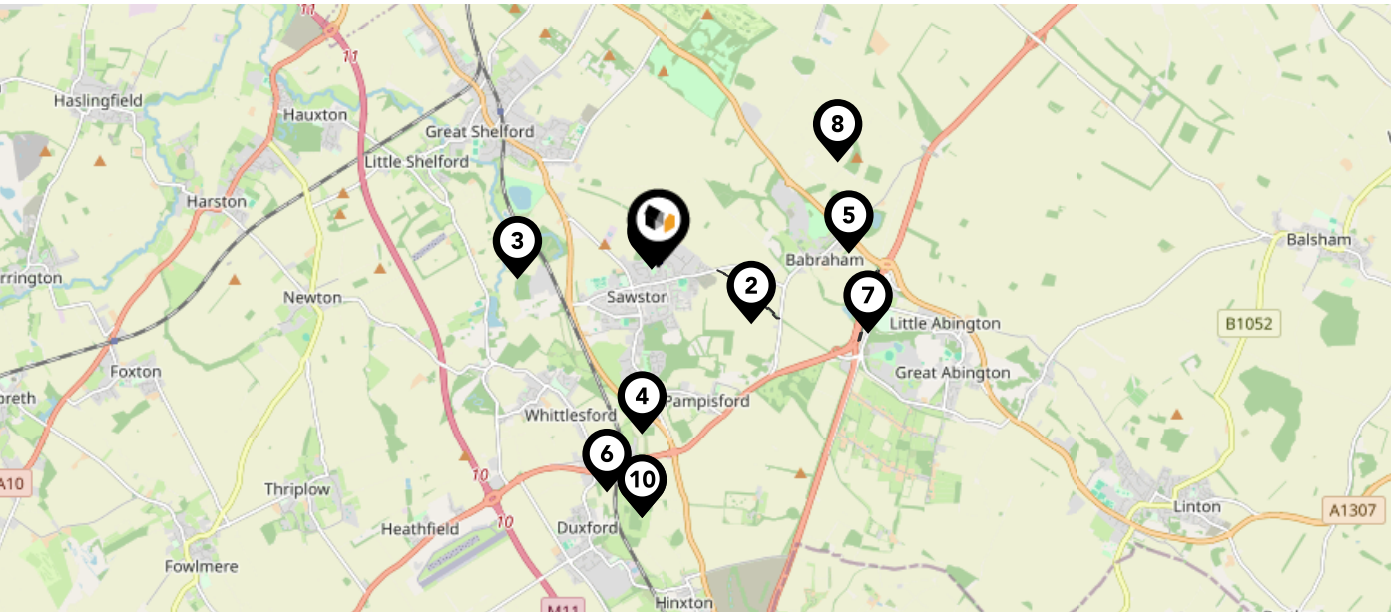


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



| Nearby Conservation Areas |                           |
|---------------------------|---------------------------|
| 1                         | Sawston                   |
| 2                         | Pampisford                |
| 3                         | Babraham                  |
| 4                         | Whittlesford              |
| 5                         | Stapleford                |
| 6                         | Great Shelford            |
| 7                         | Little Shelford           |
| 8                         | Duxford                   |
| 9                         | Great and Little Abington |
| 10                        | Hauxton                   |

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                     | Sindalls-Sawston                                                                 | Historic Landfill |
| 2                     | Home Farm-Babraham, Cambridge                                                    | Historic Landfill |
| 3                     | Shelford Tip-Shelford                                                            | Historic Landfill |
| 4                     | Eastern County Leather-Sawston                                                   | Historic Landfill |
| 5                     | Home Farm-Babraham                                                               | Historic Landfill |
| 6                     | Land off Station Road West-Station Road, Whittlesford                            | Historic Landfill |
| 7                     | Home Farm-Babraham                                                               | Historic Landfill |
| 8                     | Home Farm-Babraham                                                               | Historic Landfill |
| 9                     | North Hinxton Landfill-Hinxton, Cambridgeshire                                   | Historic Landfill |
| 10                    | Middleton Aggregates Ltd - Hinxton Quarry-Lordship Farm, Hinxton, Cambridgeshire | Historic Landfill |

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

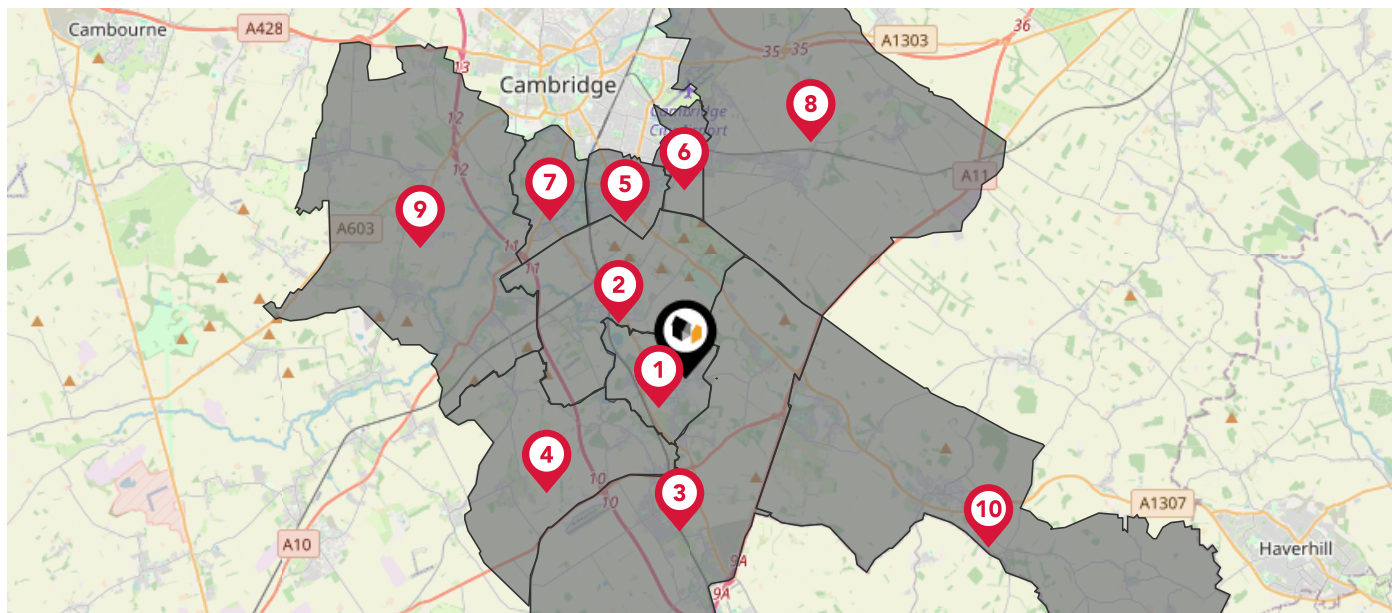
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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



Sawston Ward



Shelford Ward



Duxford Ward



Whittlesford Ward



Queen Edith's Ward



Cherry Hinton Ward



Trumpington Ward



Fen Ditton & Fulbourn Ward



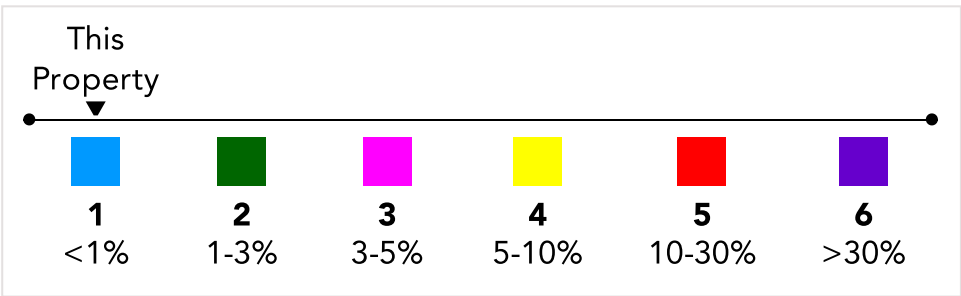
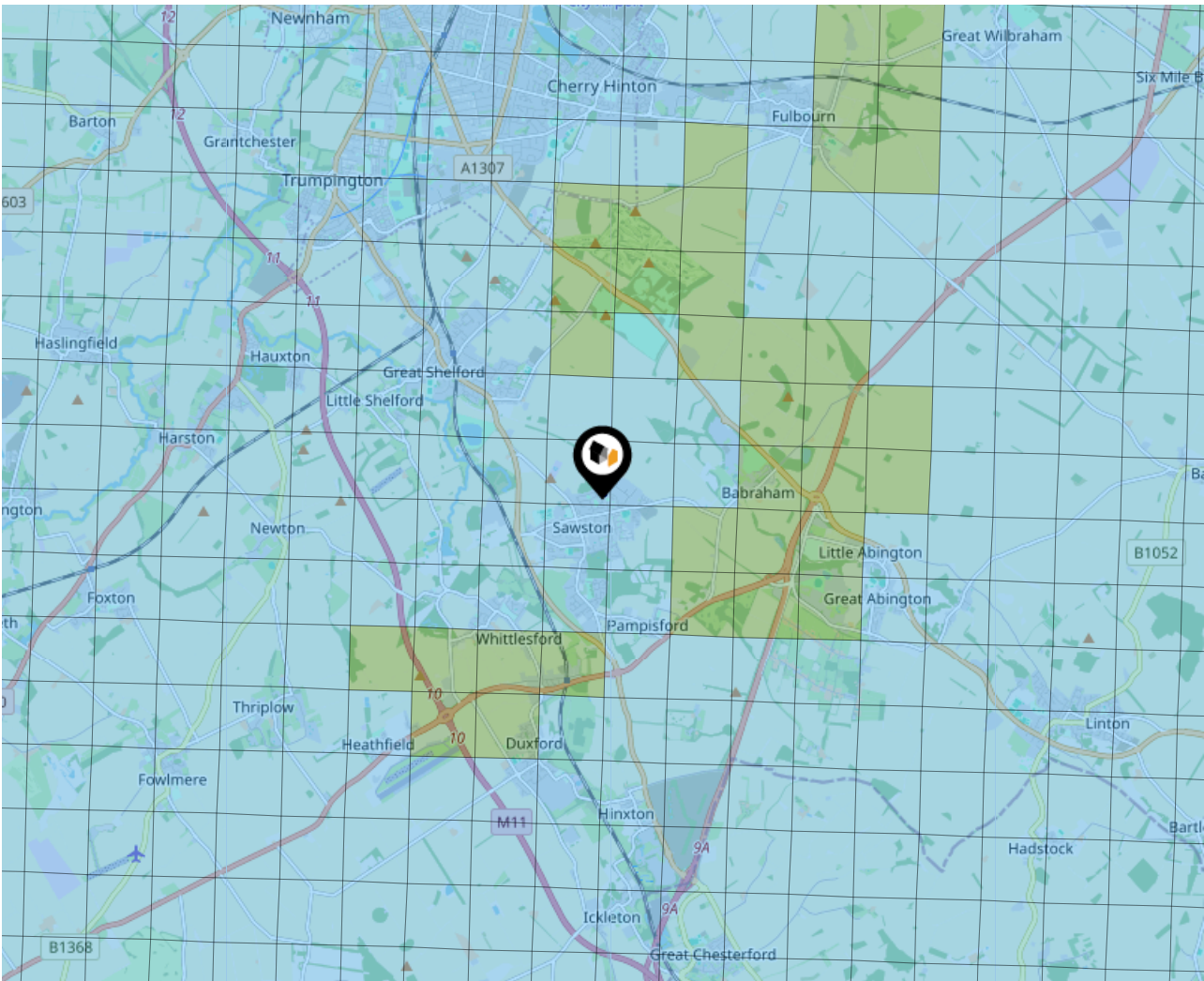
Harston & Comberton Ward



Linton Ward

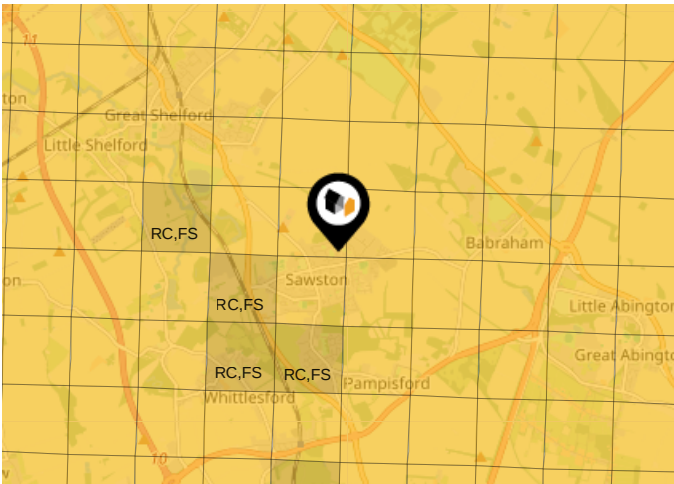
### What is Radon?

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)

|                               |                                  |                      |                    |
|-------------------------------|----------------------------------|----------------------|--------------------|
| <b>Carbon Content:</b>        | NONE                             | <b>Soil Texture:</b> | SAND TO SANDY LOAM |
| <b>Parent Material Grain:</b> | ARENACEOUS -<br>RUDACEOUS        | <b>Soil Depth:</b>   | DEEP               |
| <b>Soil Group:</b>            | LIGHT(SANDY) TO<br>MEDIUM(SANDY) |                      |                    |

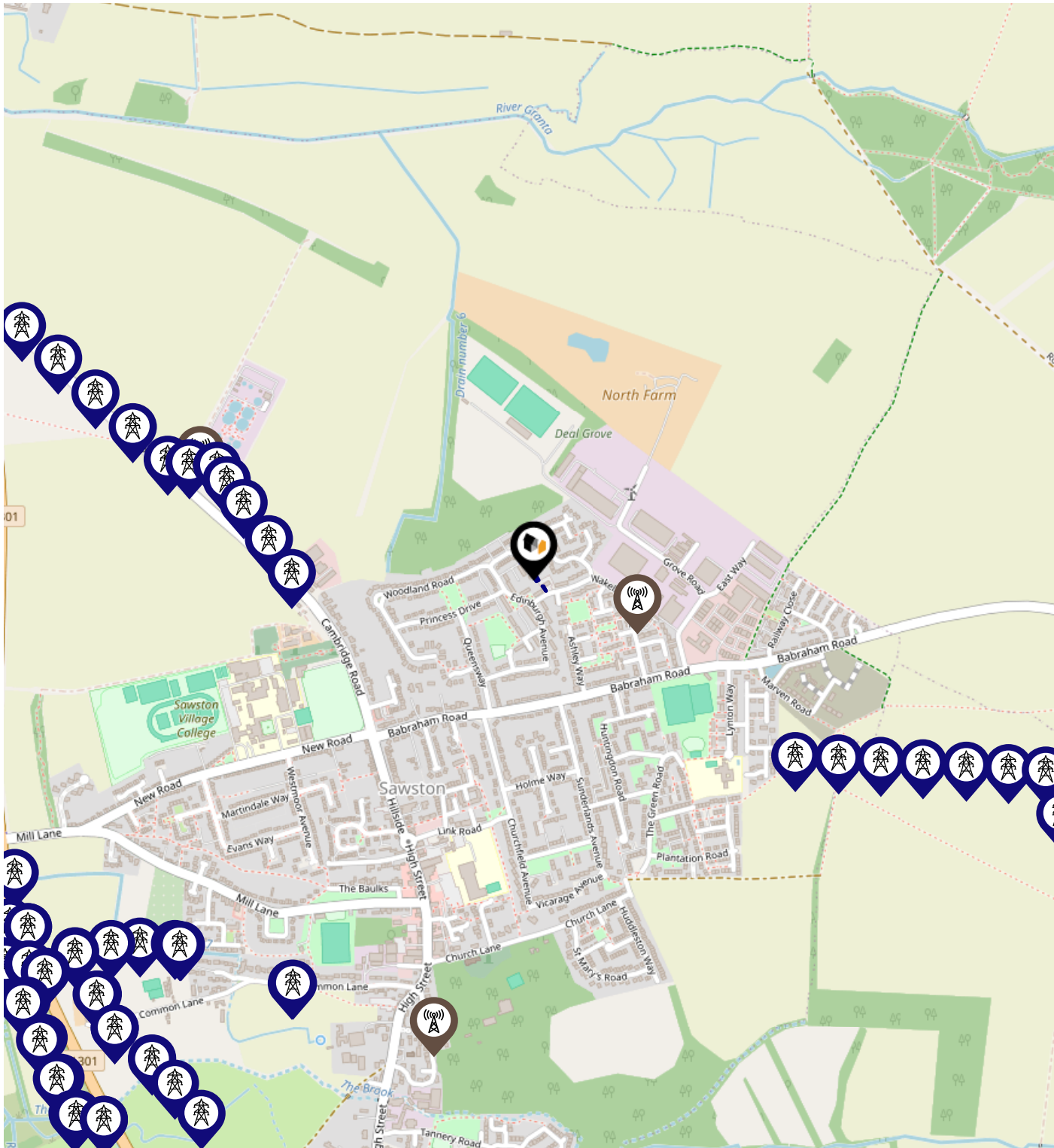


### Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

# Local Area

## Masts & Pylons



### Key:

-  Power Pylons
-  Communication Masts

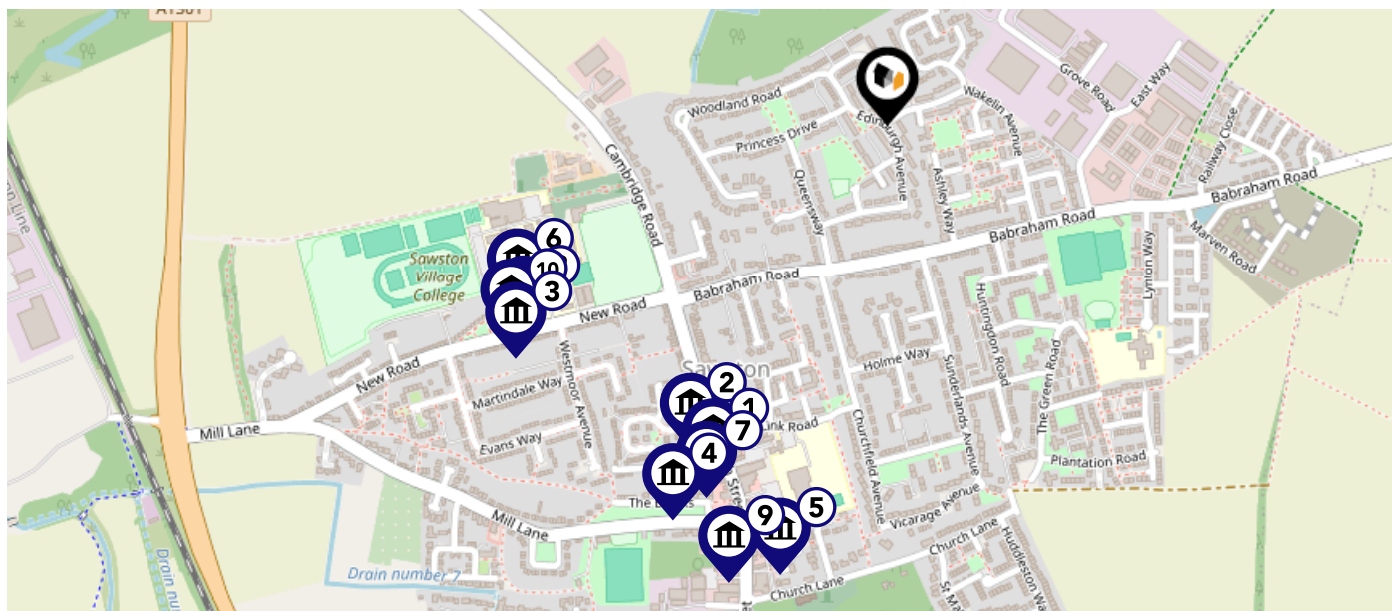


# Maps

## Listed Buildings

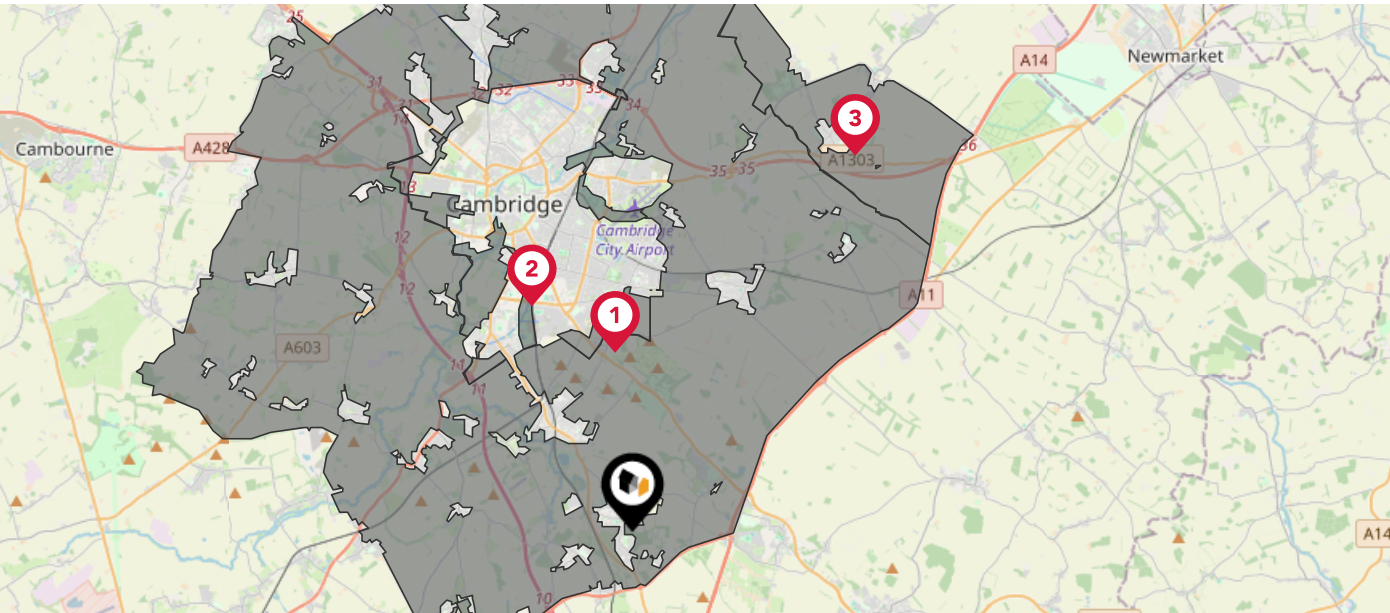


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



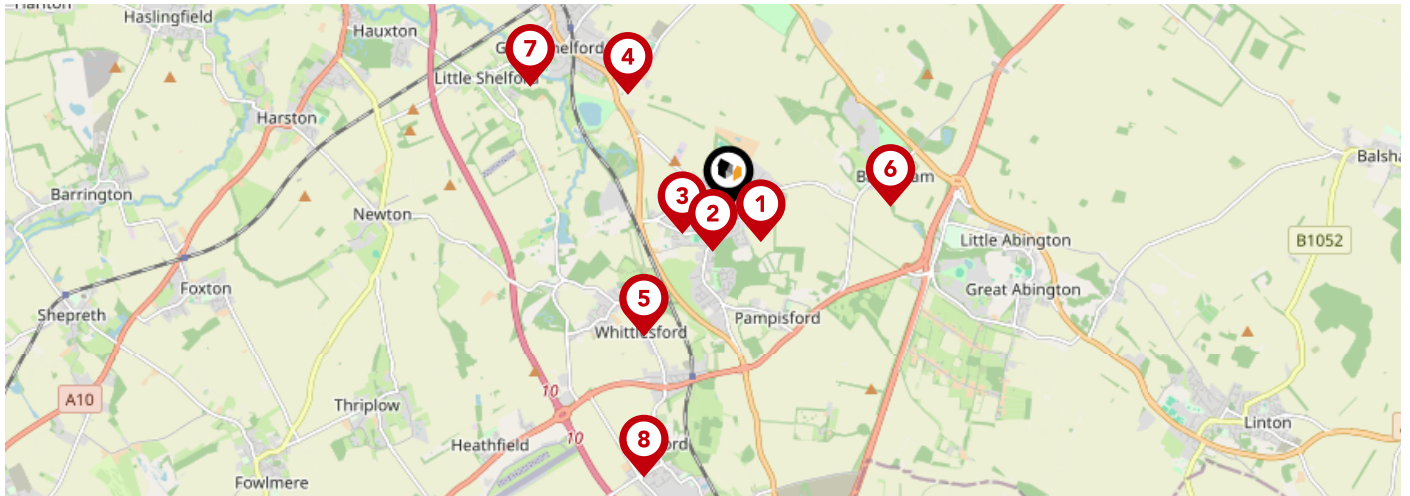
| Listed Buildings in the local district |                                                                                              | Grade    | Distance  |
|----------------------------------------|----------------------------------------------------------------------------------------------|----------|-----------|
|                                        | 1330981 - Kings Head Public House                                                            | Grade II | 0.4 miles |
|                                        | 1128032 - The Greyhound Public House                                                         | Grade II | 0.4 miles |
|                                        | 1128039 - College House To West Of Village College                                           | Grade II | 0.5 miles |
|                                        | 1165362 - Dovecot John Faulker Primary School                                                | Grade II | 0.5 miles |
|                                        | 1128041 - 1, 3 And 5, Orchard Lane                                                           | Grade II | 0.5 miles |
|                                        | 1165403 - Garden Ornament To Centre Of Open Court East Of Library Of Sawston Village College | Grade II | 0.5 miles |
|                                        | 1165287 - 26, High Street                                                                    | Grade II | 0.5 miles |
|                                        | 1128040 - Fountain In Centre Of Courtyard To East Of Sawston Village College                 | Grade II | 0.5 miles |
|                                        | 1317390 - 54, High Street                                                                    | Grade II | 0.5 miles |
|                                        | 1128038 - Sawston Village College                                                            | Grade II | 0.5 miles |

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

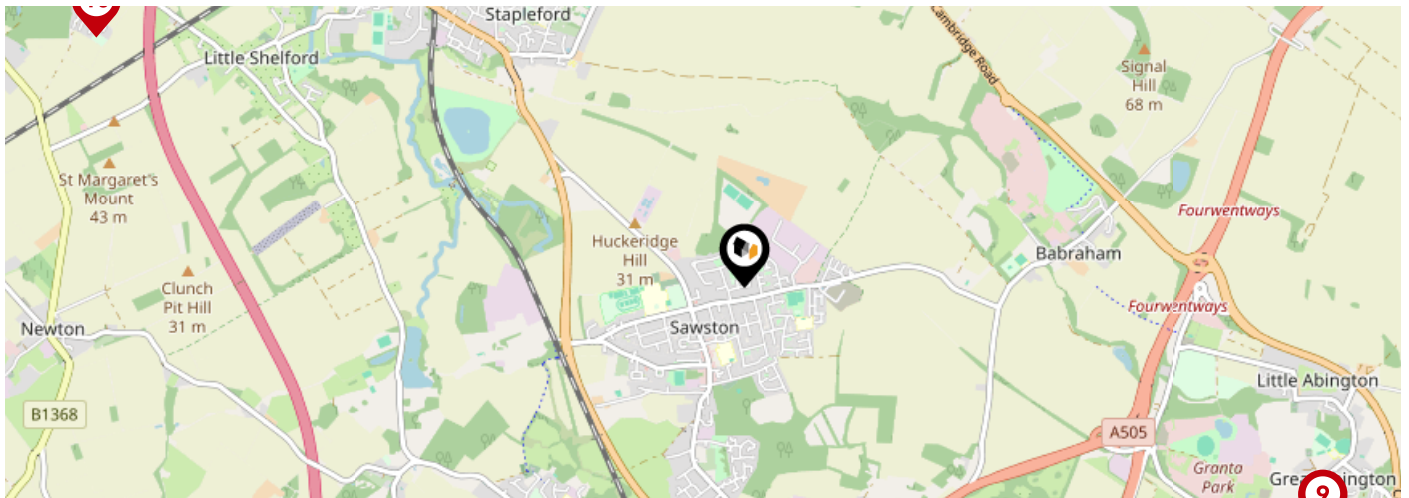


Nearby Green Belt Land

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



|          |                                                                                                                   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|-------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>The Icknield Primary School</b><br>Ofsted Rating: Good   Pupils: 200   Distance:0.41                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>The Bellbird Primary School</b><br>Ofsted Rating: Good   Pupils: 415   Distance:0.42                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Sawston Village College</b><br>Ofsted Rating: Good   Pupils: 1162   Distance:0.48                              | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Stapleford Community Primary School</b><br>Ofsted Rating: Good   Pupils: 215   Distance:1.38                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>William Westley Church of England VC Primary School</b><br>Ofsted Rating: Good   Pupils: 186   Distance:1.39   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Babraham CofE (VC) Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 91   Distance:1.48               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Great and Little Shelford CofE (Aided) Primary School</b><br>Ofsted Rating: Good   Pupils: 208   Distance:2.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Duxford Church of England Community Primary School</b><br>Ofsted Rating: Good   Pupils: 172   Distance:2.57    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

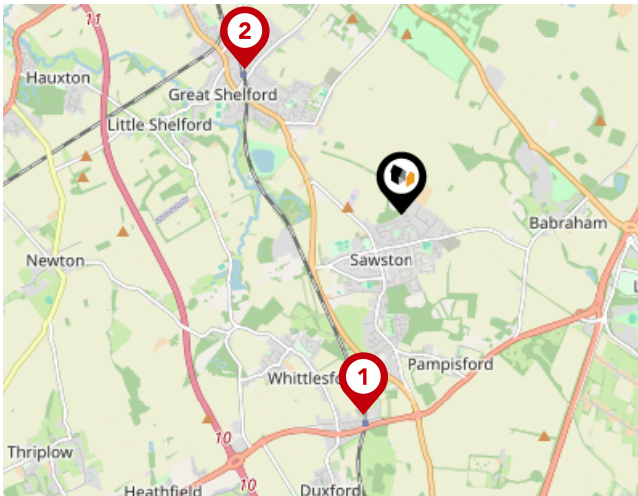


|    |                                                                                                          | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|----|----------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 9  | <b>Great Abington Primary School</b><br>Ofsted Rating: Good   Pupils: 133   Distance:2.86                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | <b>Hauxton Primary School</b><br>Ofsted Rating: Good   Pupils: 90   Distance:3.16                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | <b>The Netherhall School</b><br>Ofsted Rating: Good   Pupils: 1229   Distance:3.54                       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | <b>Trumpington Park Primary School</b><br>Ofsted Rating: Good   Pupils: 403   Distance:3.56              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | <b>Queen Edith Primary School</b><br>Ofsted Rating: Good   Pupils: 422   Distance:3.67                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | <b>Homerton Early Years Centre</b><br>Ofsted Rating: Outstanding   Pupils: 118   Distance:3.69           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | <b>Thriplow CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 102   Distance:3.7                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | <b>Cambridge Academy for Science and Technology</b><br>Ofsted Rating: Good   Pupils: 431   Distance:3.72 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



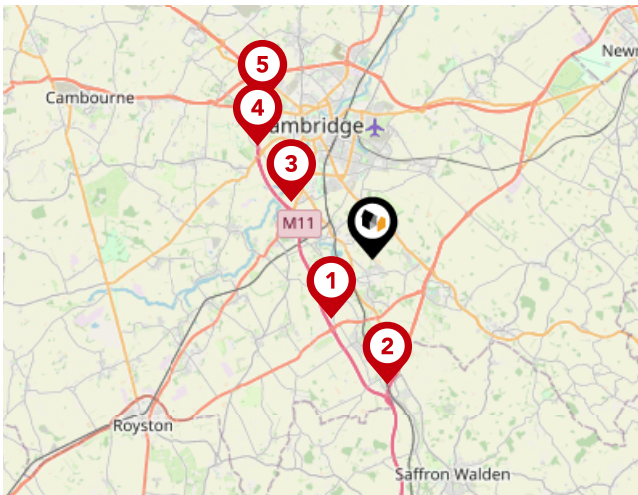
# Area

## Transport (National)



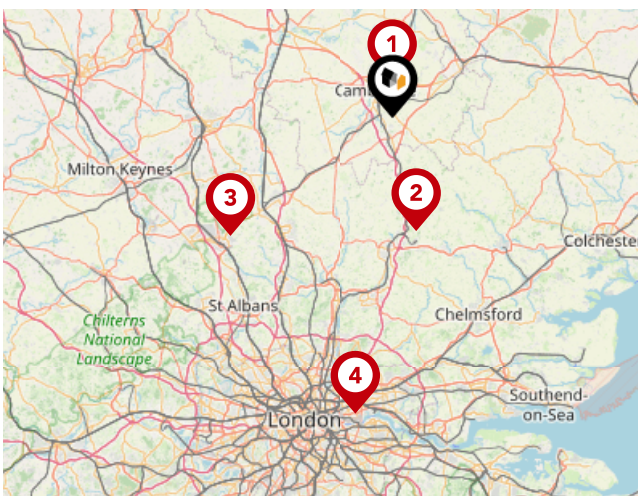
### National Rail Stations

| Pin | Name                              | Distance   |
|-----|-----------------------------------|------------|
| 1   | Whittlesford Parkway Rail Station | 1.85 miles |
| 2   | Shelford (Cambs) Rail Station     | 1.95 miles |
| 3   | Cambridge Rail Station            | 4.71 miles |



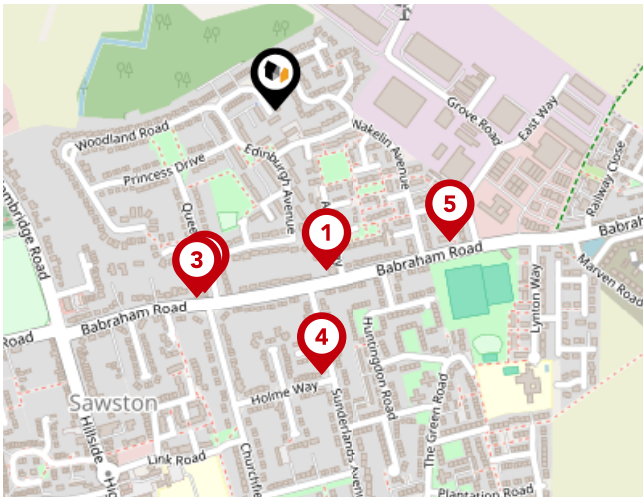
### Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M11 J10 | 2.64 miles |
| 2   | M11 J9  | 4.56 miles |
| 3   | M11 J11 | 3.65 miles |
| 4   | M11 J12 | 5.91 miles |
| 5   | M11 J13 | 7 miles    |



### Airports/Helipads

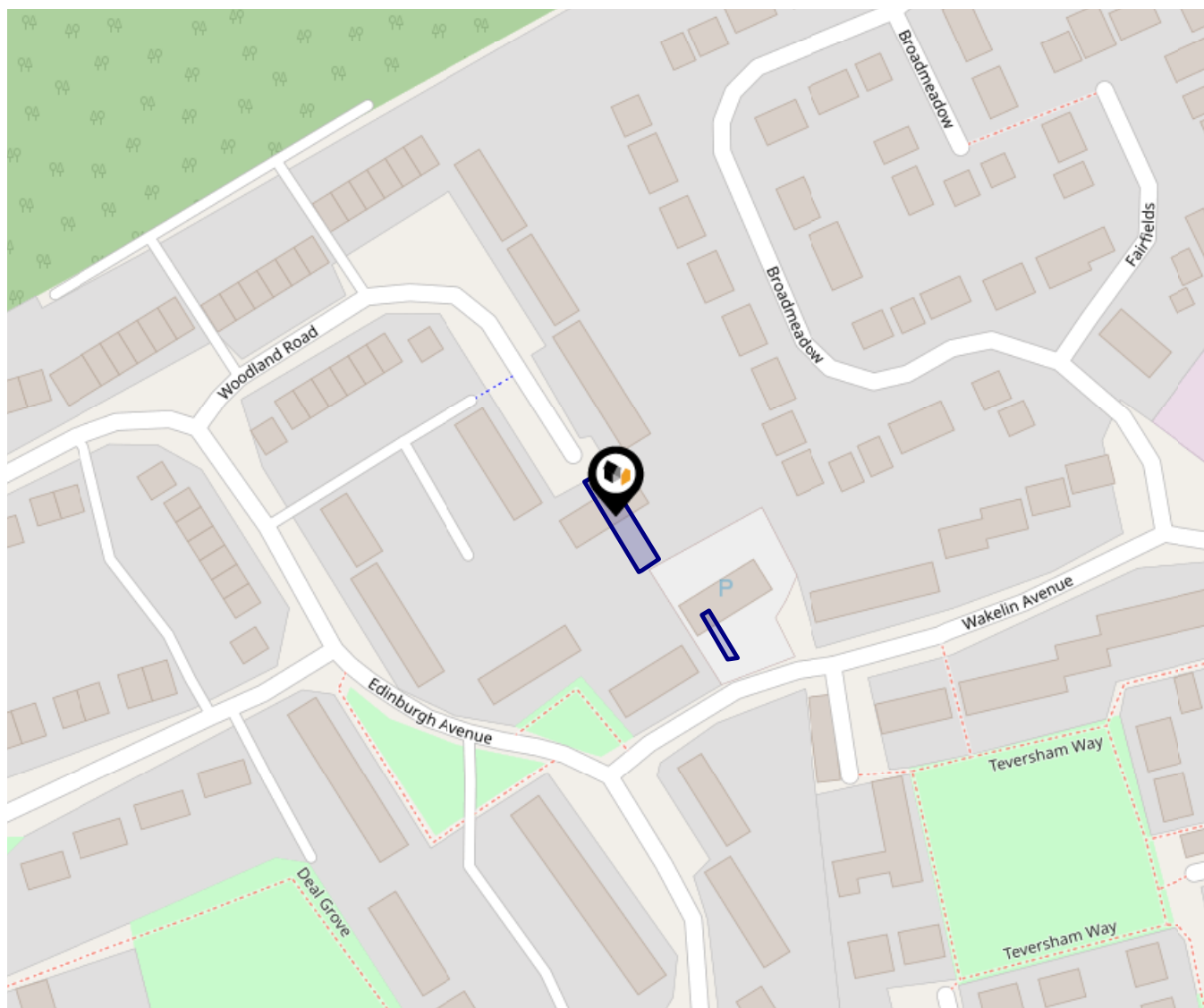
| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Cambridge        | 5.26 miles  |
| 2   | Stansted Airport | 16.96 miles |
| 3   | Luton Airport    | 29.15 miles |
| 4   | Silvertown       | 43.66 miles |



Bus Stops/Stations

| Pin | Name               | Distance   |
|-----|--------------------|------------|
| 1   | Ashley Way         | 0.19 miles |
| 2   | Churchfield Avenue | 0.22 miles |
| 3   | Churchfield Avenue | 0.23 miles |
| 4   | Sunderland Avenue  | 0.31 miles |
| 5   | Grove Road         | 0.25 miles |





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

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

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

# Cooke Curtis & Co

## Data Quality

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



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