

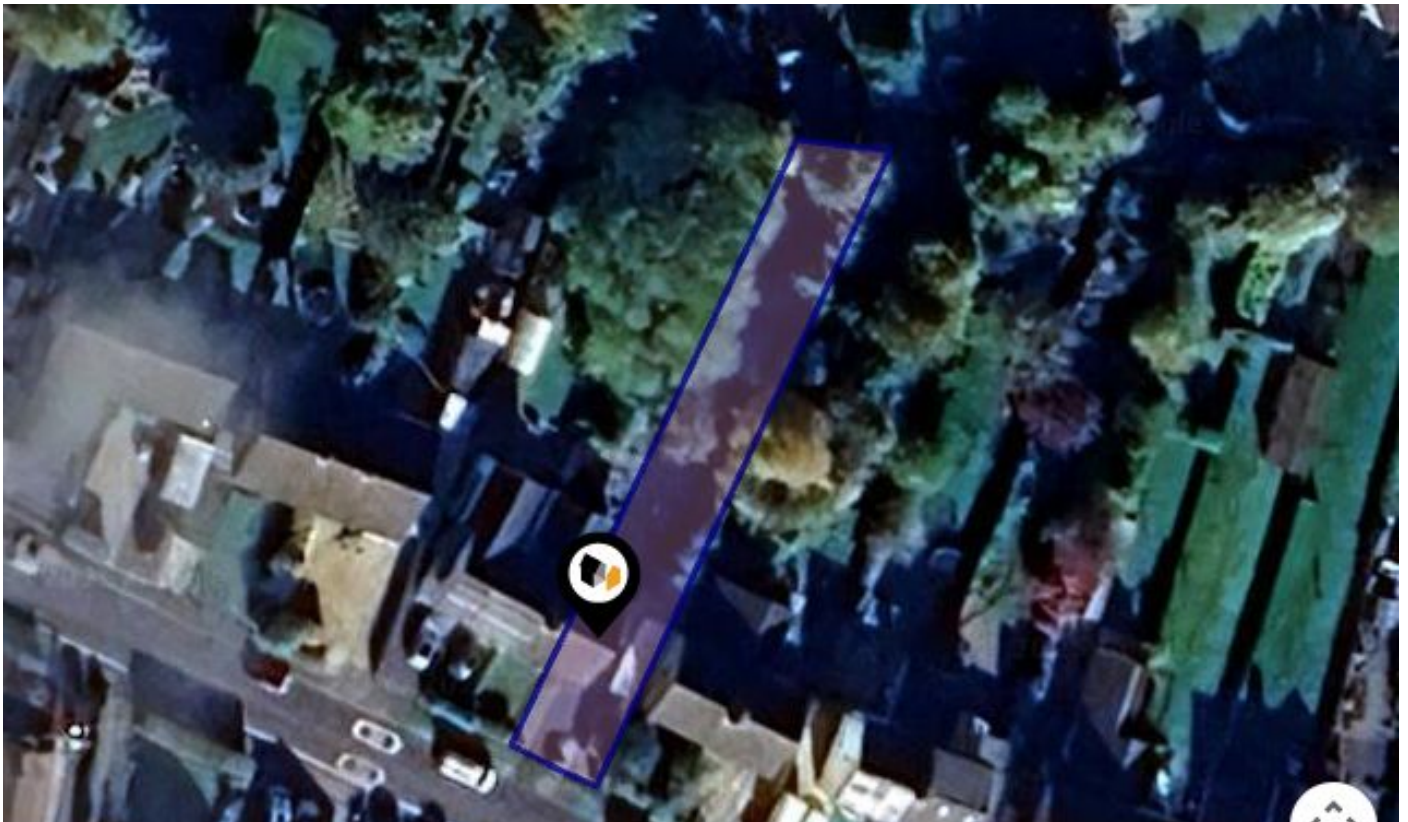


See More Online

# MIR: Material Info

The Material Information Affecting this Property

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



**MILL LANE, SAWSTON, CAMBRIDGE, CB22**

## Cooke Curtis & Co

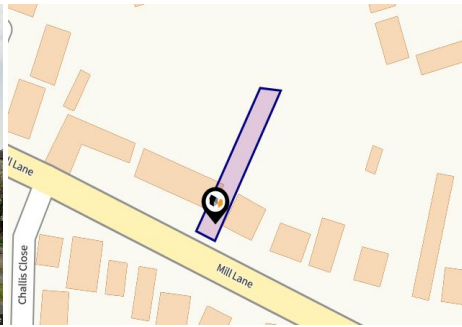
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



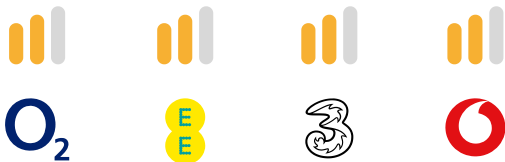


## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	882 ft <sup>2</sup> / 82 m <sup>2</sup>		
Plot Area:	0.11 acres		
Council Tax :	Band C		
Annual Estimate:	£2,146		
Title Number:	CB44481		

## Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	High	19 mb/s	80 mb/s	- mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		



Planning records for: ***Groundsmans Building Recreation Ground Mill Lane Sawston Cambridge Cambridgeshire CB22 3HZ***

Reference - 21/1246/TTPO	
Decision:	Awaiting decision
Date:	23rd September 2021
Description:	T.1 - Area of elm saplings, hawthorn Saplings, Elder Mountain Ash - fell to ground level mixture of low amenity scrub on footpath. Mixture of trees and 1X fallen mountain ash due to area becoming untidy and dominated by bramble. Re plant with 2 Silver Birch and hawthorn whips between the trees to enhance area.

Planning records for: ***8 Mill Lane Sawston Cambridge Cambridgeshire CB22 3HZ***

Reference - S/0121/18/PA	
Decision:	Decided
Date:	12th January 2018
Description:	Prior approval for a change of use from shops (Class A1) and financial and professional services (Class A2) to cafe (Class A3)

Planning records for: ***22 Mill Lane Sawston Cambridge Cambridgeshire CB22 3HZ***

Reference - S/2369/13/LD	
Decision:	-
Date:	05th November 2013
Description:	Single Storey Rear Extension

Planning records for: ***26 Mill Lane Sawston Cambridge Cambridgeshire CB22 3HZ***

Reference - S/0115/10/F	
Decision:	Decided
Date:	26th January 2010
Description:	Extension

Planning records for: **48 Mill Lane Sawston Cambridge Cambridgeshire CB22 3HZ**

Reference - S/1478/15/FL	
Decision:	Decided
Date:	12th June 2015
Description:	Two Storey Side & Rear Extension

Planning records for: **60 Mill Lane Sawston CB22 3HZ**

Reference - S/1117/10	
Decision:	Decided
Date:	05th July 2010
Description:	Conservatory

Planning records for: **76 Mill Lane Sawston CB22 3HZ**

Reference - 21/02933/HFUL	
Decision:	Decided
Date:	23rd June 2021
Description:	Single Storey Rear Extension

Planning records for: **80 Mill Lane Sawston Cambridge Cambridgeshire CB22 3HZ**

Reference - 21/03128/HFUL	
Decision:	Decided
Date:	05th July 2021
Description:	Erection of a ground floor side extension to replace the existing car port, ground floor rear infill extension, internal modifications and alterations to the existing outbuilding to form an additional bedroom.

Planning records for: **82 Mill Lane Sawston Cambridgeshire CB22 3HZ**

Reference - 23/02436/S73	
Decision:	Decided
Date:	14th December 2023
Description:	Variation of Condition 2 (Plans) of 22/00298/FUL.

Reference - 23/1544/TTPO	
Decision:	Decided
Date:	14th December 2023
Description:	Horse Chestnut reduce height by 4m reduce spread on all sides by 2.5 - 3m remove deadwood raise lower canopy by 2-3m by removal of growths on main stem tree previously pollarded and management has lapsed, resulting in heavy re-growths throughout canopy at risk of failure above roof, road and public footpath

Reference - S/0876/16/DC	
Decision:	Decided
Date:	23rd March 2016
Description:	Erection of two storey extension and dormer window to rear dwelling installation of new windows and other alterations

Reference - S/0525/14/LB	
Decision:	Decided
Date:	07th March 2014
Description:	Erection of two storey extension and dormer window to rear of dwelling installation of new windows and other alterations.

Planning records for: **82 Mill Lane Sawston Cambridge Cambridgeshire CB22 3HZ**

Reference - S/1306/14/DC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 03rd June 2014</p>
<p><b>Description:</b> Discharge of Conditions 5 (Fenestration) 10 (Window Joinery Details) 11 (Boundary Details) 13 (Flues Extracts and Wastes) 14 (Lime Mortar Render and Plaster) 16 (Rainwater Goods) and 17 (Rooflights) pursuant to Listed Building Consent S/0525/14/LB</p>
Reference - S/1566/14/DC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 20th June 2014</p>
<p><b>Description:</b> Discharge of Conditions 3 (Schedule of Works) &amp; 8 (Temporary Structural Support) of Listed Building Consent S/0525/14/LB.</p>
Reference - S/0523/14/FL
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 06th March 2014</p>
<p><b>Description:</b> Erection of two storey extension and dormer window to rear of dwelling installation of new windows and other alterations.</p>
Reference - S/0924/11
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 28th April 2011</p>
<p><b>Description:</b> Discharge of Conditions 3 and 9 of Planning Consent S/2435/07/F</p>

Planning records for: **82 Mill Lane Sawston Cambridge Cambridgeshire CB22 3HZ**

Reference - S/2557/12/FL
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 13th December 2012</p>
<p><b>Description:</b> Erection of three bedroom bungalow to rear of existing dwelling.</p>
Reference - 23/1542/TTCA
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 14th December 2023</p>
<p><b>Description:</b> Ash in adjacent garden Honey Hill House, 3 Honey Hill, West Wratting, CB21 5NQ reduce height to form pollard at 3m above primary fork</p>
Reference - S/1307/14/DC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 03rd June 2014</p>
<p><b>Description:</b> Discharge of Condition 4 (Fenestration) pursuant to Planning Permission S/0523/14/FL.</p>
Reference - S/1752/13/DC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 08th August 2013</p>
<p><b>Description:</b> Discharge of conditions 3 (Materials) 4 (Landscaping) and 8 (Traffic Management Plan) of planning permission S/2557/12/FL for the erection of a three bedroom bungalow.</p>

Planning records for: **82 Mill Lane Sawston Cambridge Cambridgeshire CB22 3HZ**

Reference - S/2906/14/VC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 10th December 2014</p>
<p><b>Description:</b> Variation of Condition 2 (Approved Plans) of Planning Consent S/2557/12/FL for Erection of Bungalow to Rear of Existing Dwelling.</p>
Reference - S/1297/11
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 28th June 2011</p>
<p><b>Description:</b> Extension of Time Limit for Implementation of Planning Consent S/2435/07/F for Change of Use of Shop/ Dwelling to Dwelling with Home Office Erection of Bungalow and Garage and Formation of Driveway and Realignment of Public Right of Way</p>
Reference - S/2525/12/FL
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 10th December 2012</p>
<p><b>Description:</b> Alterations and replacement rear extension</p>
Reference - S/1223/16/VC
<p><b>Decision:</b> Withdrawn</p>
<p><b>Date:</b> 09th May 2016</p>
<p><b>Description:</b> Removal of Condition 3 (Tree Protection) of planning permission S/0523/14/FL</p>

Planning records for: **82 Mill Lane Sawston Cambridge Cambridgeshire CB22 3HZ**

Reference - S/2435/07/F	
Decision:	Decided
Date:	21st December 2007
Description:	Change of use of Combined Dwelling / Shop to Dwelling with Home Office Erection of Bungalow and Garage Formation of Driveway and Realignment of Public Right of Way Erection of Boundary Fencing

Reference - S/0969/11	
Decision:	Decided
Date:	11th May 2011
Description:	Internal and external alterations- including demolition of flat roofed extension and conversion of former shop to home office bathroom and bedroom with replacement window and 4 new windows and a door. Replace external boarding with render. Remove shower room and add dormer window in rear elevation.

Reference - S/2595/12/LB	
Decision:	Decided
Date:	10th December 2012
Description:	Alterations and replacement rear extension

Planning records for: **86 Mill Lane Sawston Cambridge Cambridgeshire CB22 3HZ**

Reference - S/1848/15/FL	
Decision:	Decided
Date:	20th July 2015
Description:	Installation of external wall insulation to the top rear elevation and the front elevation

Planning records for: **88 Mill Lane Sawston Cambridge Cambridgeshire CB22 3HZ**

Reference - S/1002/16/FL	
Decision:	Decided
Date:	18th April 2016
Description:	Single Storey Rear Extension and First Floor Rear Extension

Planning records for: **100 Mill Lane Sawston Cambridge Cambridgeshire CB22 3HZ**

Reference - S/1635/09/F	
Decision:	Decided
Date:	09th November 2009
Description:	Extensions (Revised Design) Retrospective Application

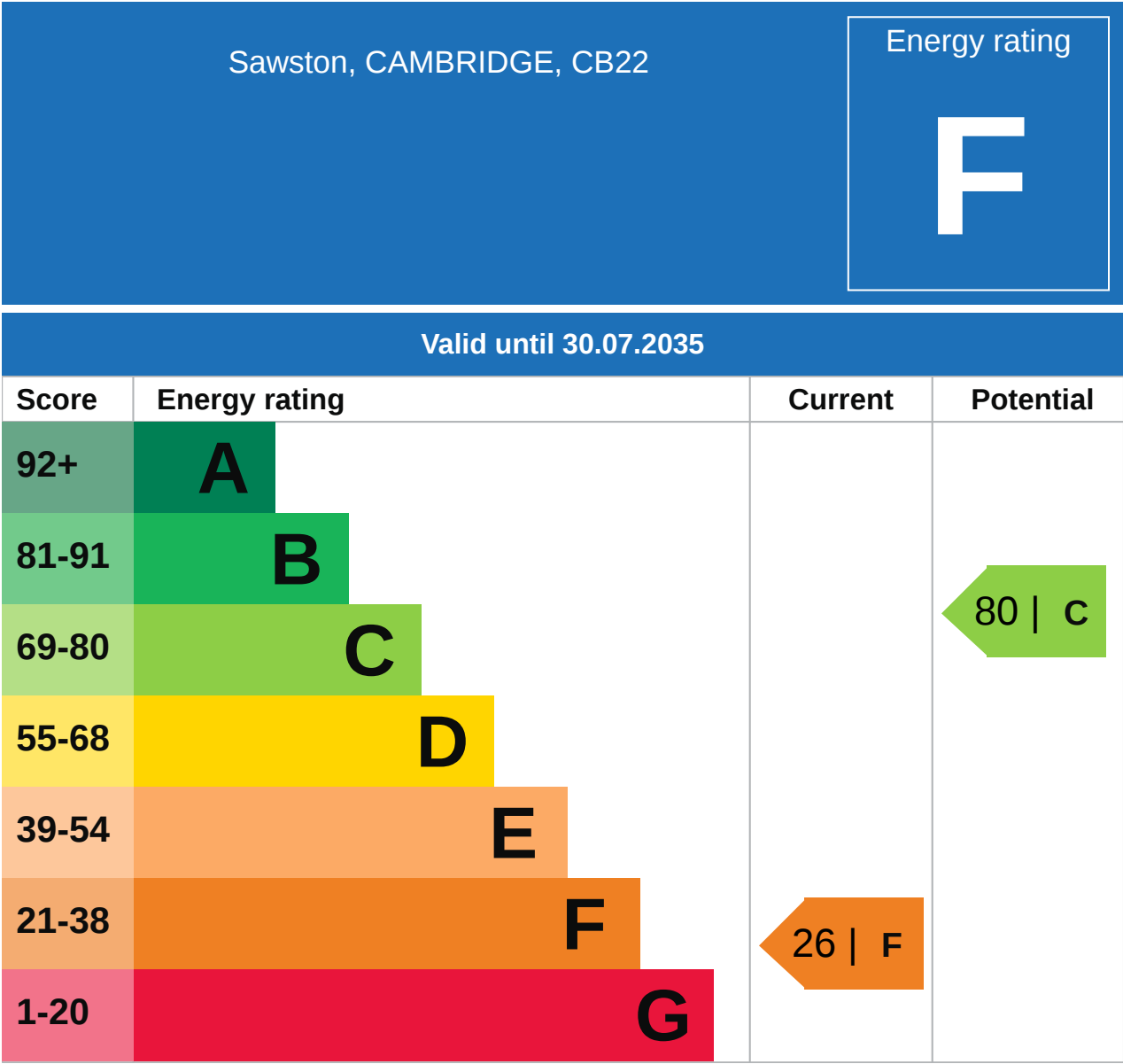
Reference - S/0042/16/FL	
Decision:	Decided
Date:	08th January 2016
Description:	Single storey rear extension

Planning records for: **104A Mill Lane Sawston Cambridge Cambridgeshire CB22 3HZ**

Reference - S/0919/17/FL	
Decision:	Decided
Date:	17th March 2017
Description:	Single Storey Front Extension to bungalow to form cloakroom

Planning records for: **6 Mill Lane Sawston Cambridge Cambridgeshire CB22 3HZ**

Reference - S/1623/17/FL	
Decision:	Decided
Date:	09th May 2017
Description:	Change of use from B1 office to A1 retail use in the alternative



## Additional EPC Data

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<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Window:</b>	Single glazed
<b>Window Energy:</b>	Very poor
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Manual charge control
<b>Main Heating Controls Energy:</b>	Poor
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Below average lighting efficiency
<b>Lighting Energy:</b>	Very poor
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, mains gas
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	82 m <sup>2</sup>

## Electricity Supply

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Eon - Next

## Gas Supply

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Eon - Next

## Central Heating

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No

## Water Supply

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Cambridge Water

## 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



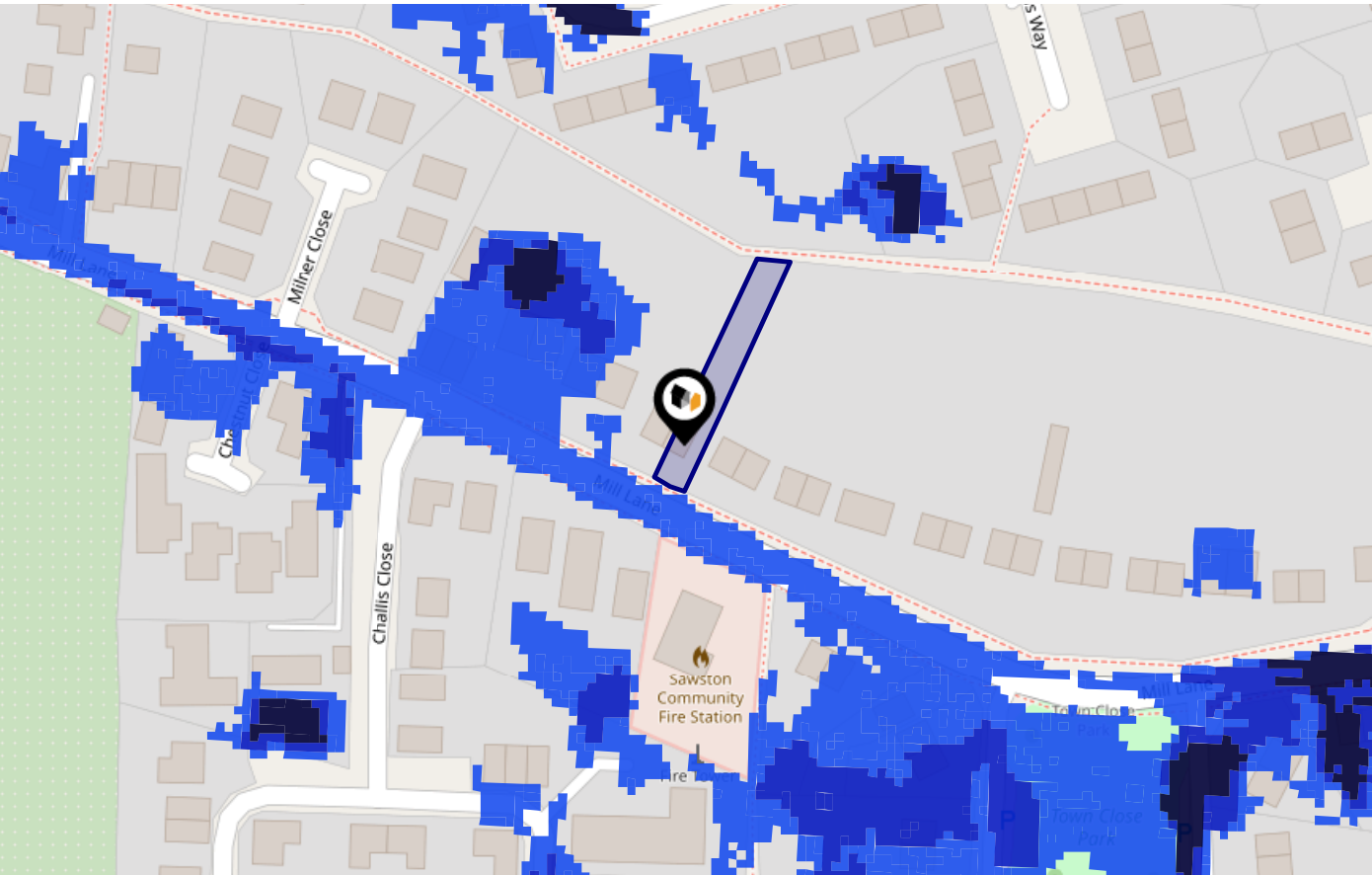
/cookecurtisco

# 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.

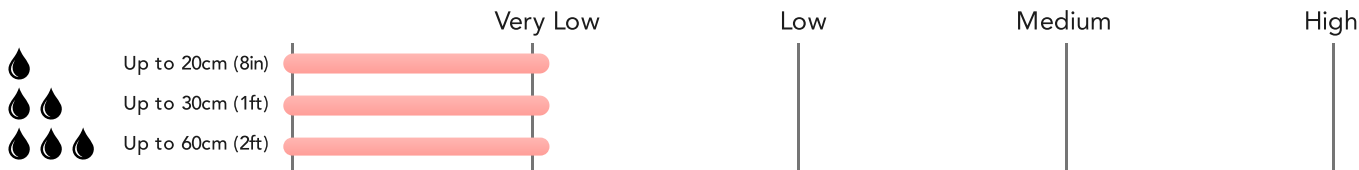


Risk Rating: Very low

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:

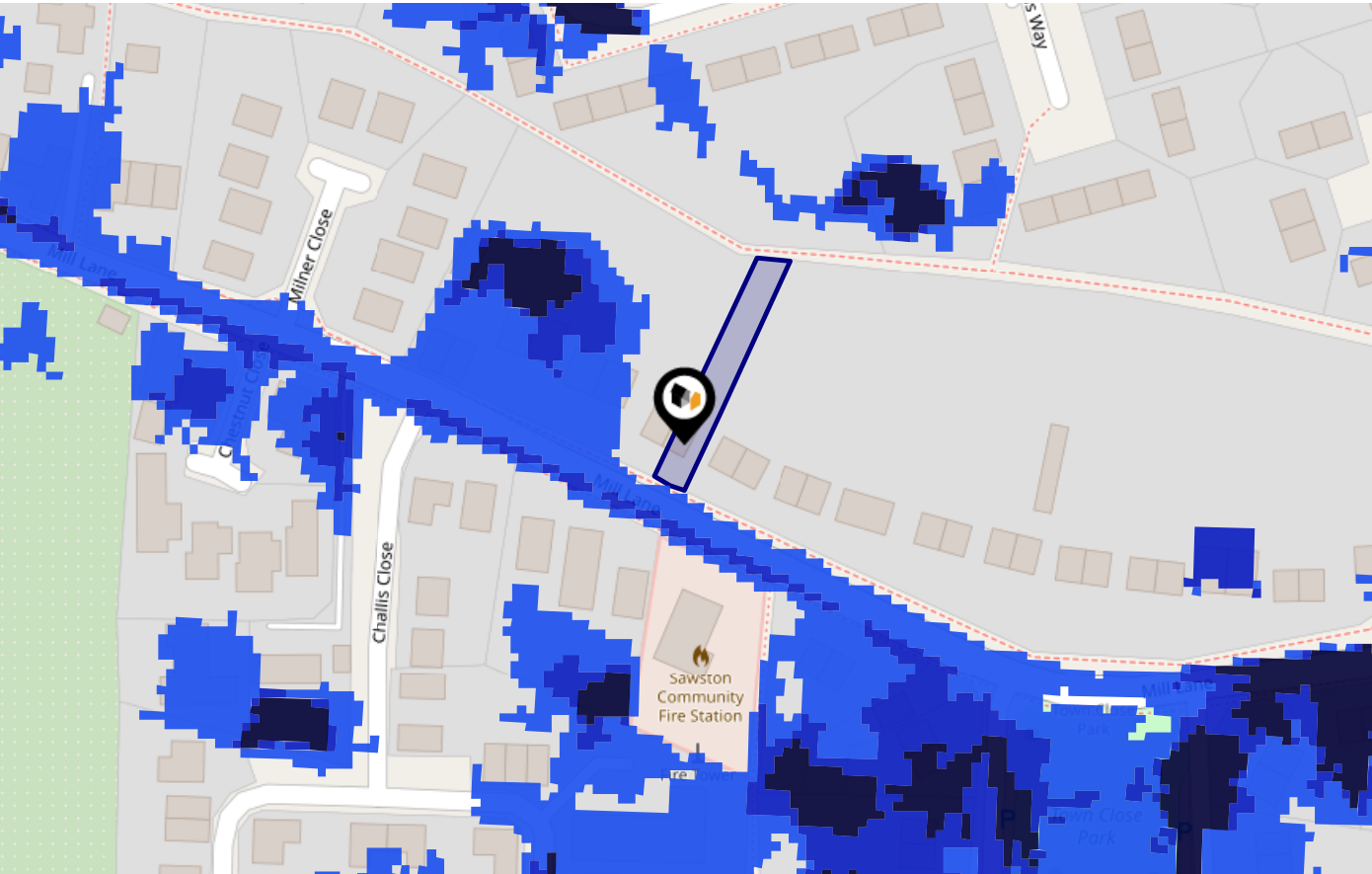


# Flood Risk

## 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.

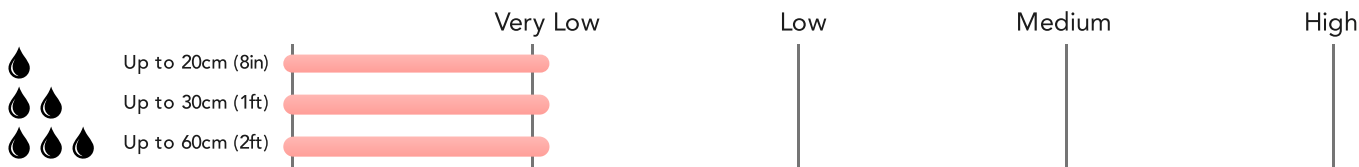


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

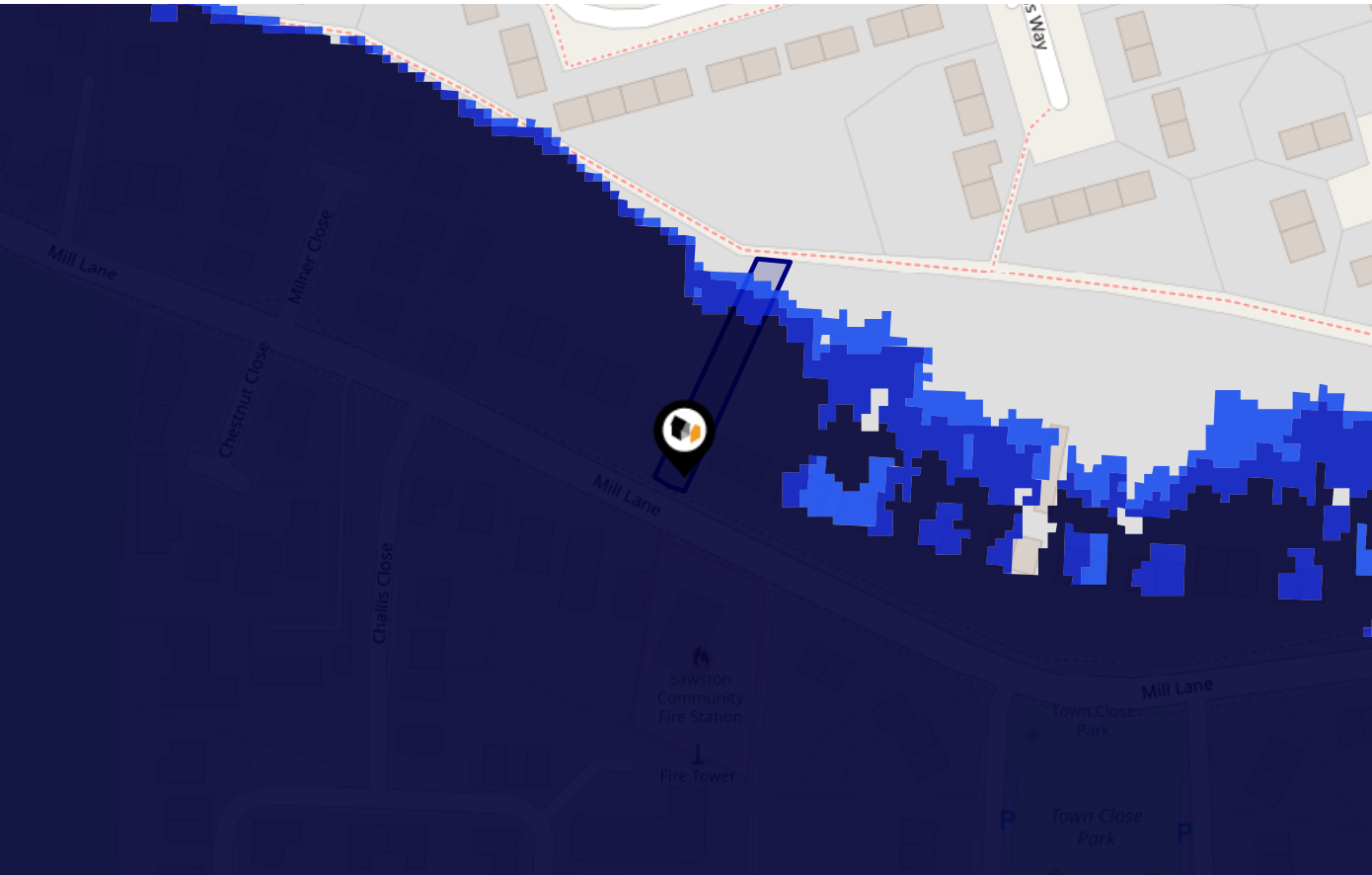


# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

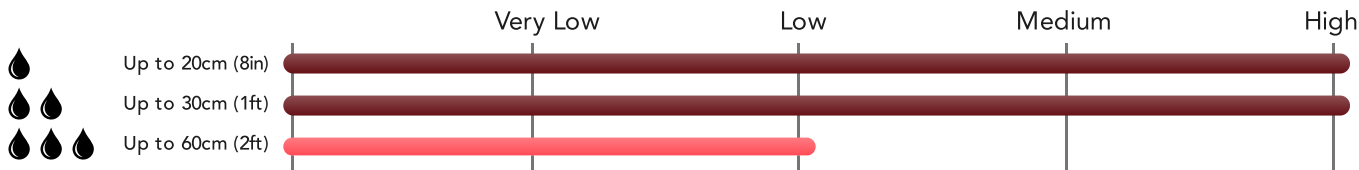


Risk Rating: High

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.
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Chance of flooding to the following depths at this property:

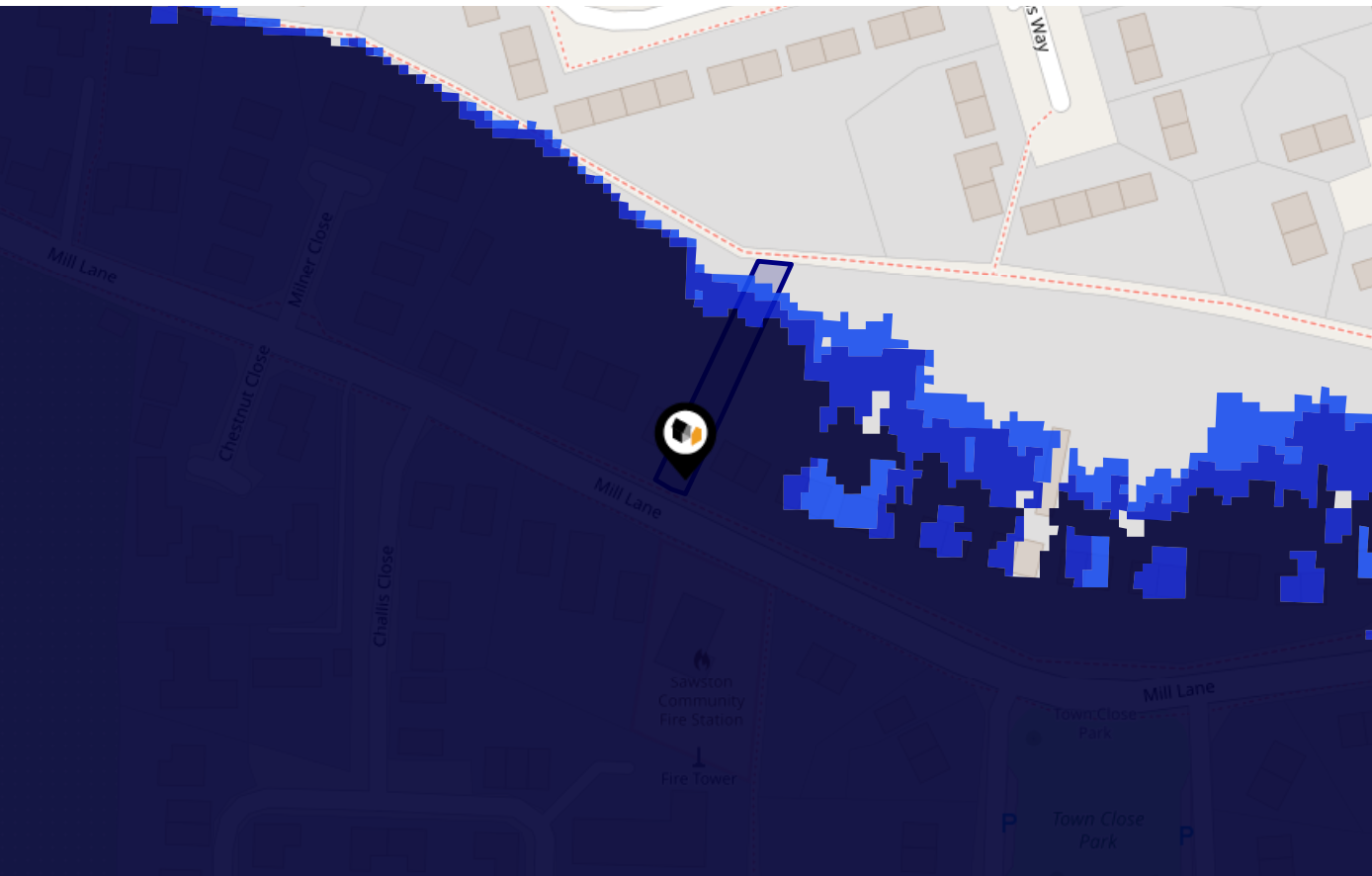


# Flood Risk

## 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.

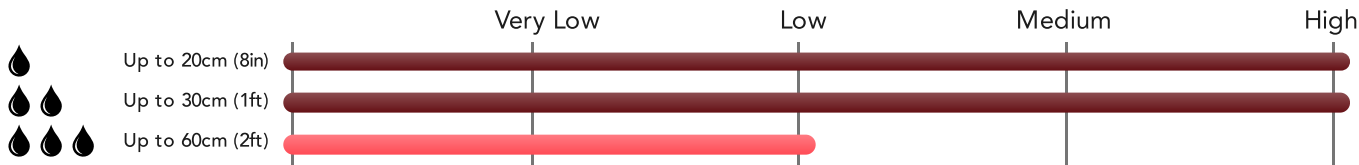


**Risk Rating: High**

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

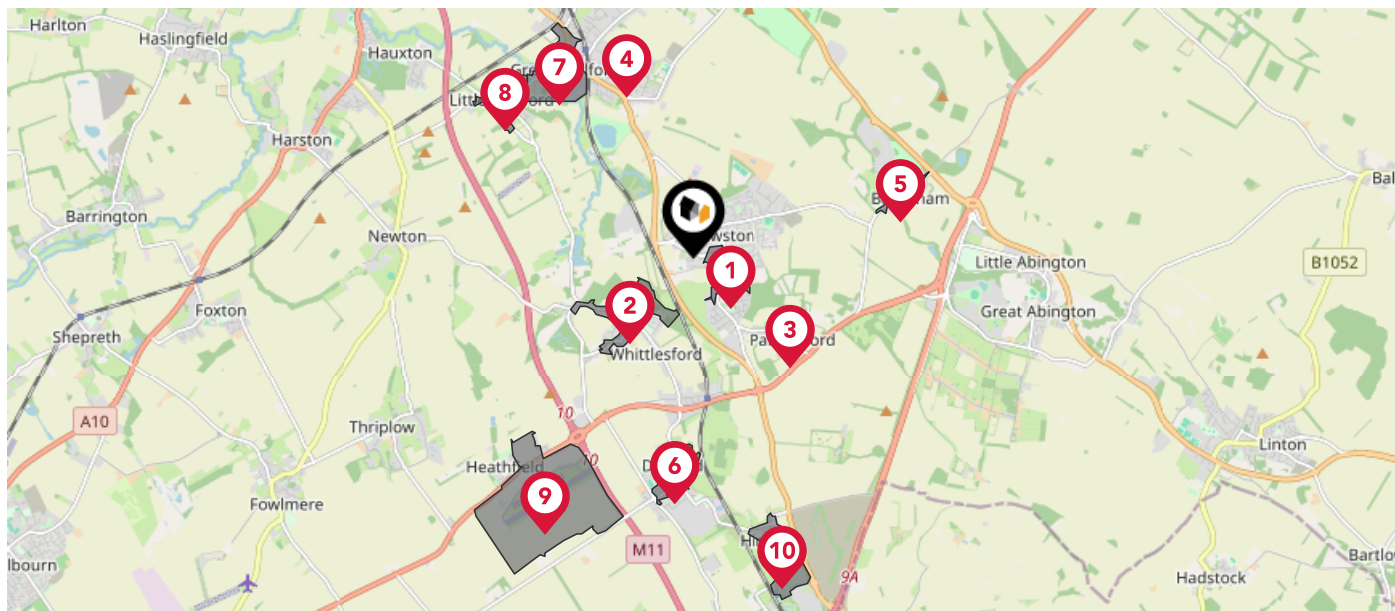


# Maps

## Conservation Areas



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



### Nearby Conservation Areas



Sawston



Whittlesford



Pampisford



Stapleford



Babraham



Duxford



Great Shelford



Little Shelford



Duxford Airfield



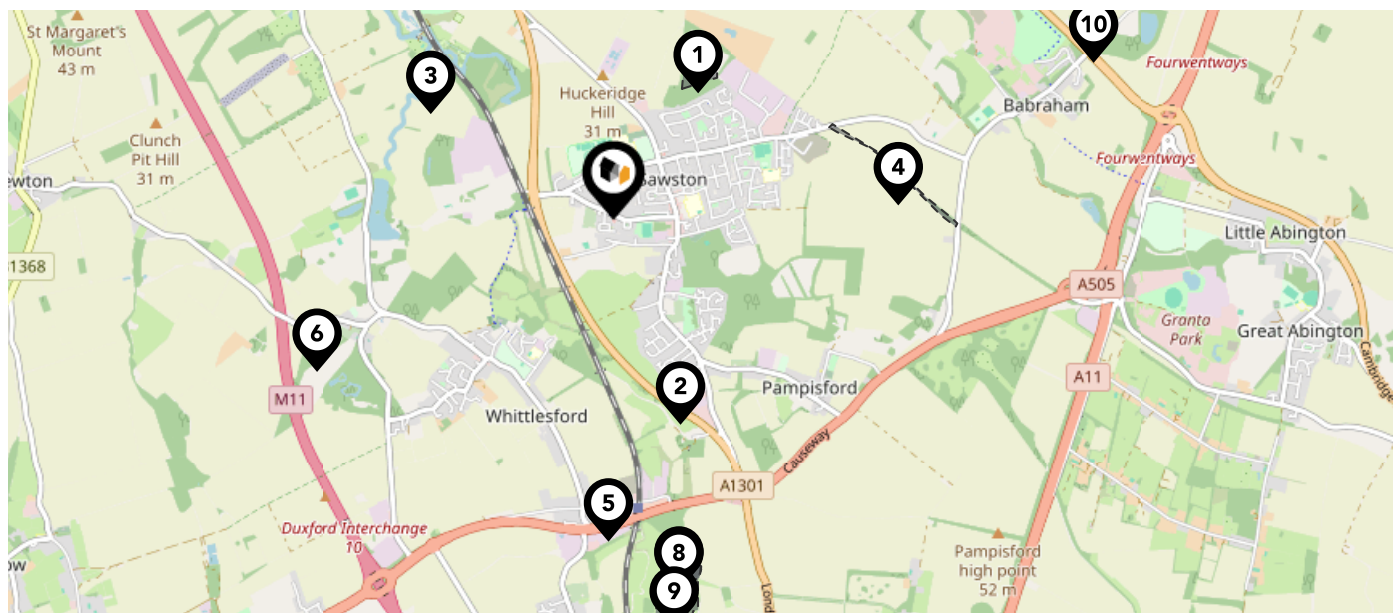
Hinxton

# Maps

## Landfill Sites



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



### Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



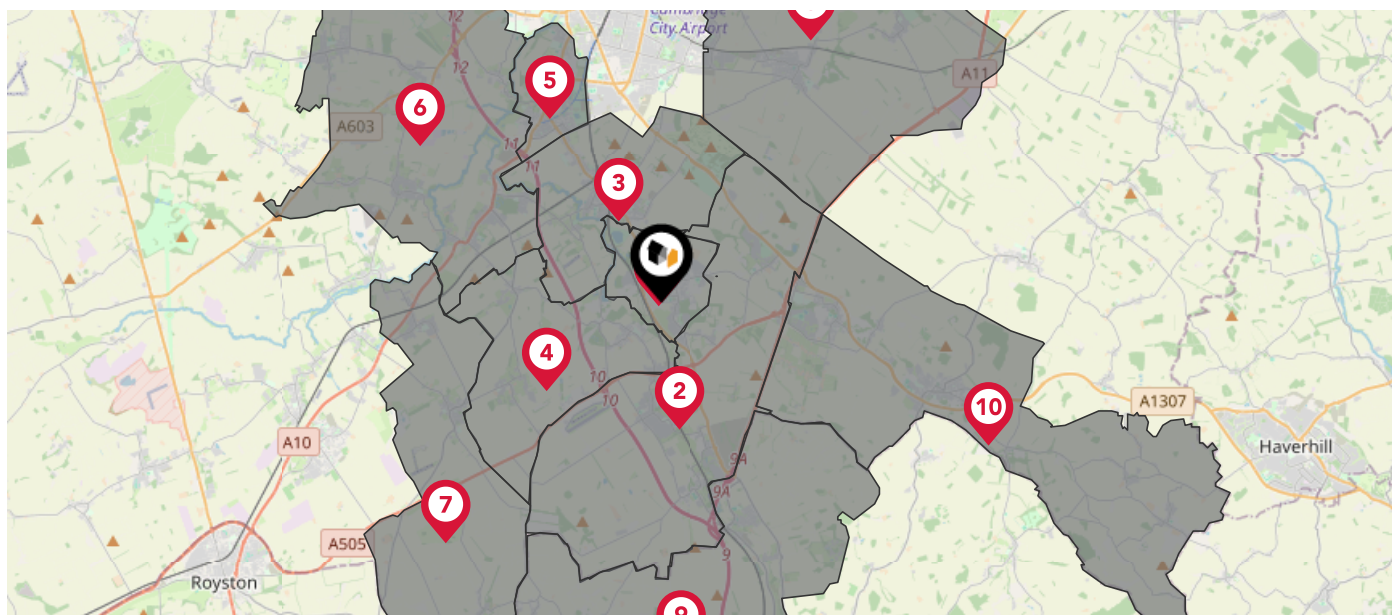
### Mine Entry

- ✕ 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

Sawston Ward

2

Duxford Ward

3

Shelford Ward

4

Whittlesford Ward

5

Trumpington Ward

6

Harston & Comberton Ward

7

Foxton Ward

8

Fen Ditton & Fulbourn Ward

9

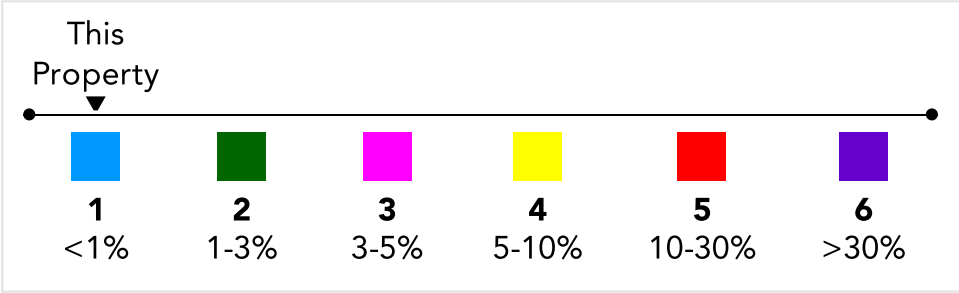
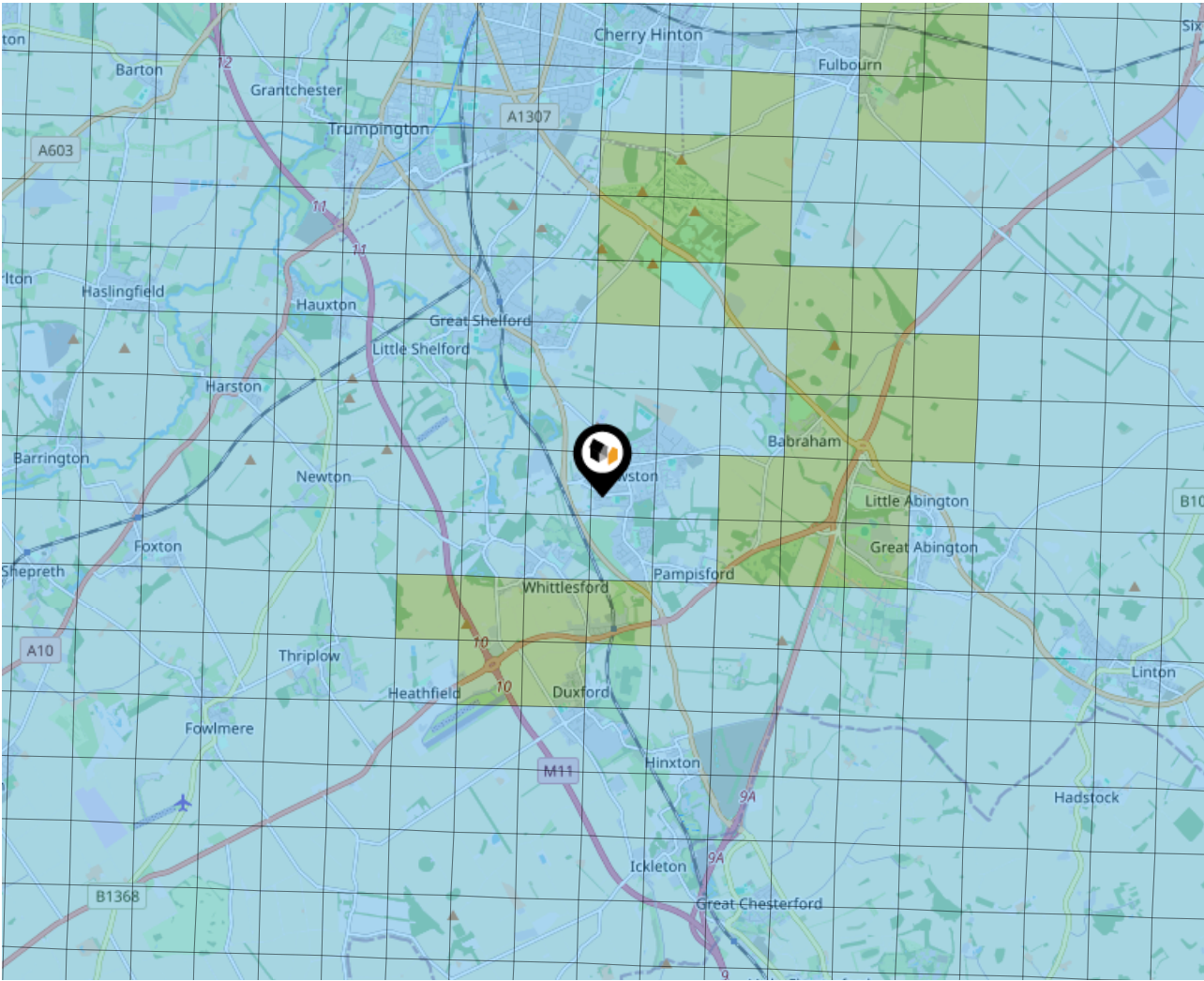
Littlebury, Chesterford & Wenden Lofts Ward

10

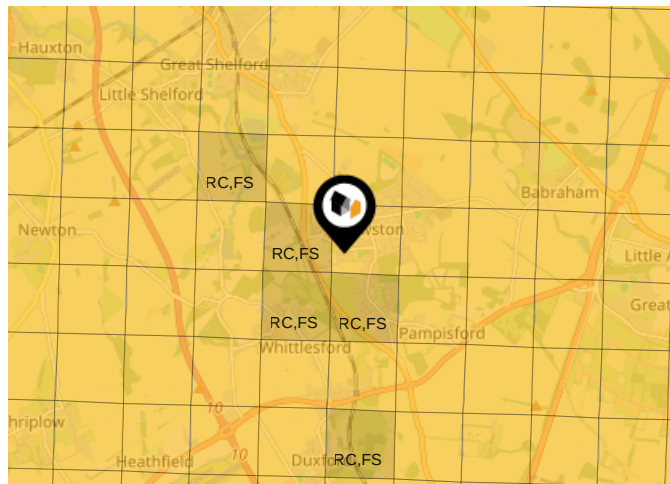
Linton Ward

### 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).

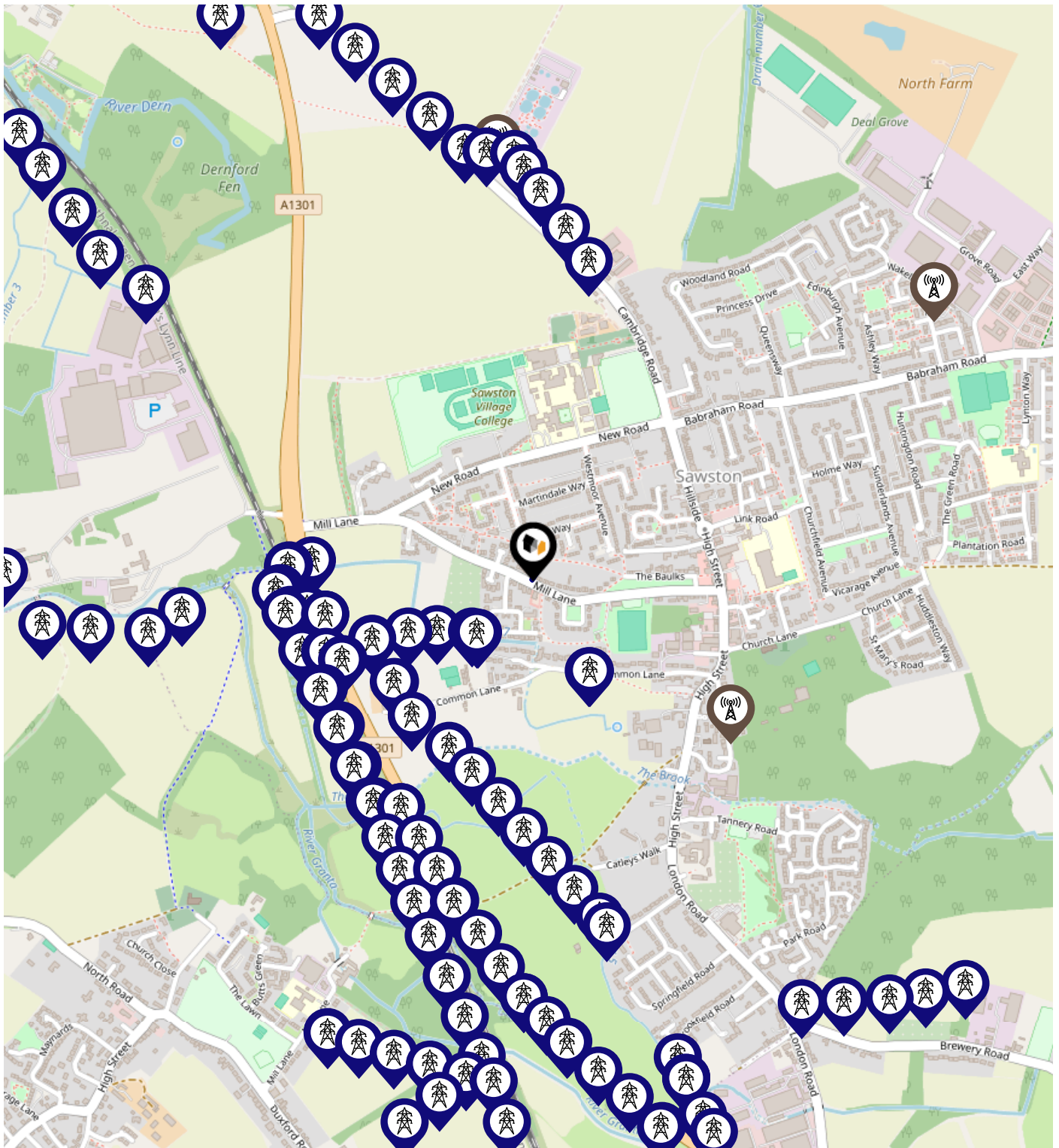


<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO SANDY LOAM
<b>Parent Material Grain:</b>	ARENACEOUS - RUDACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT(SANDY) TO MEDIUM(SANDY)		





<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:**

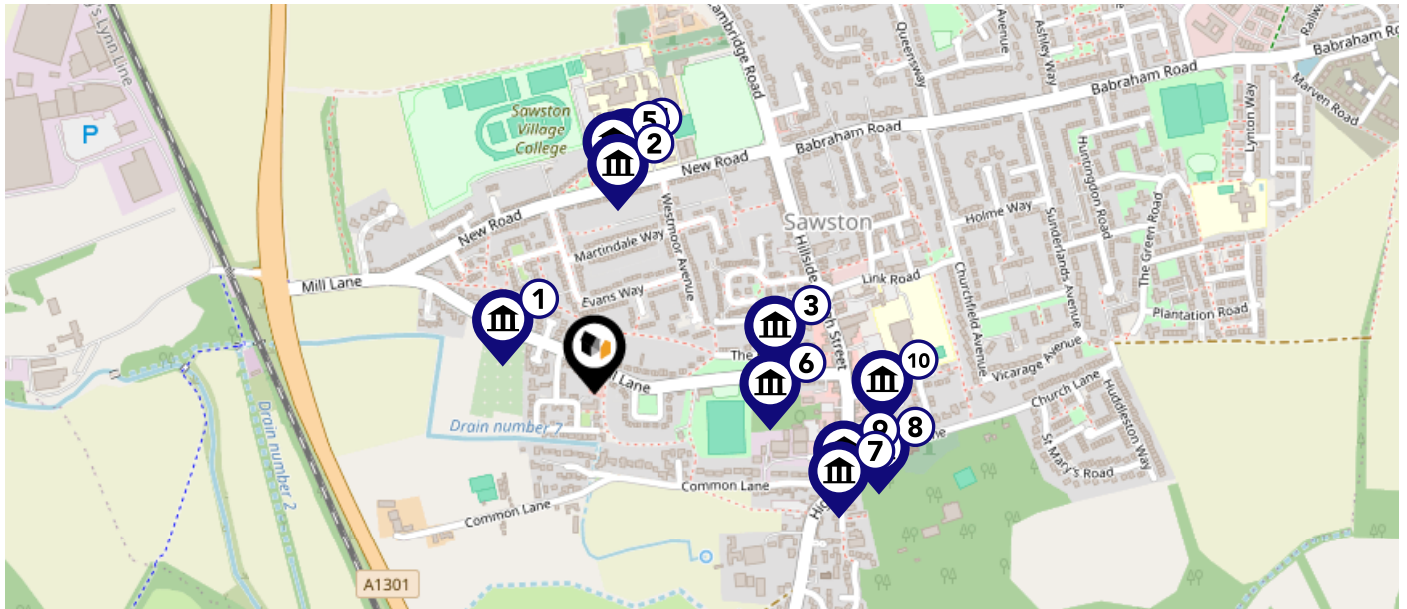
-  Power Pylons
-  Communication Masts

# Maps

## Listed Buildings

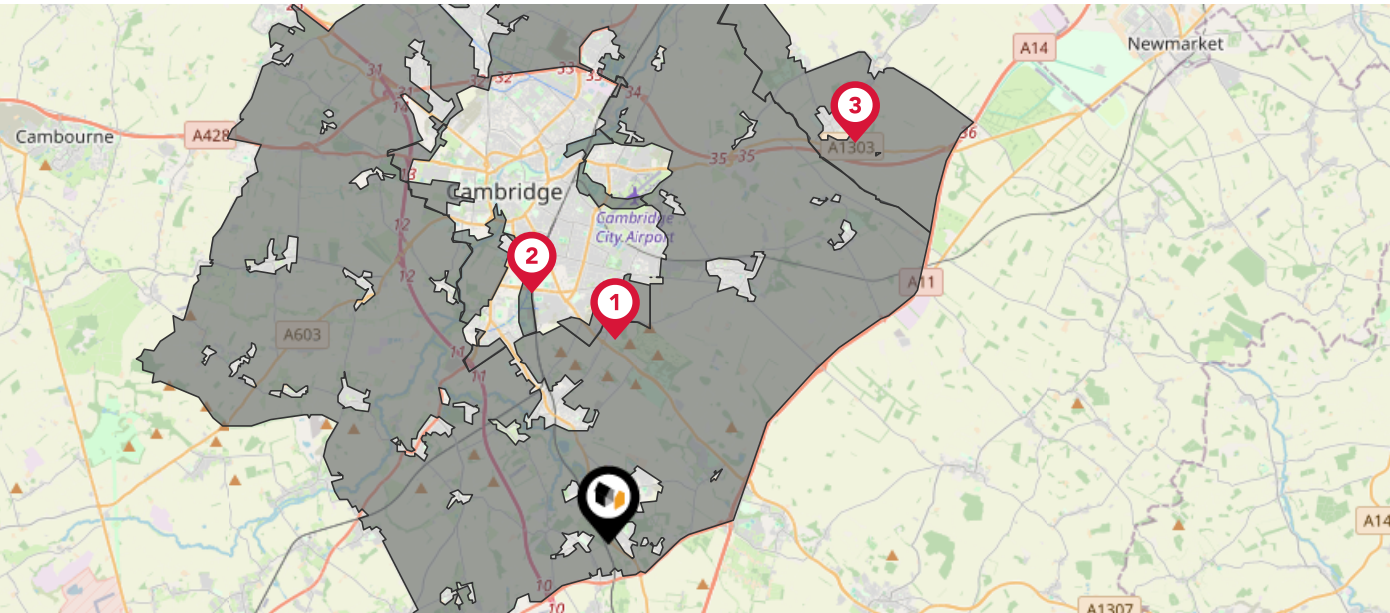


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



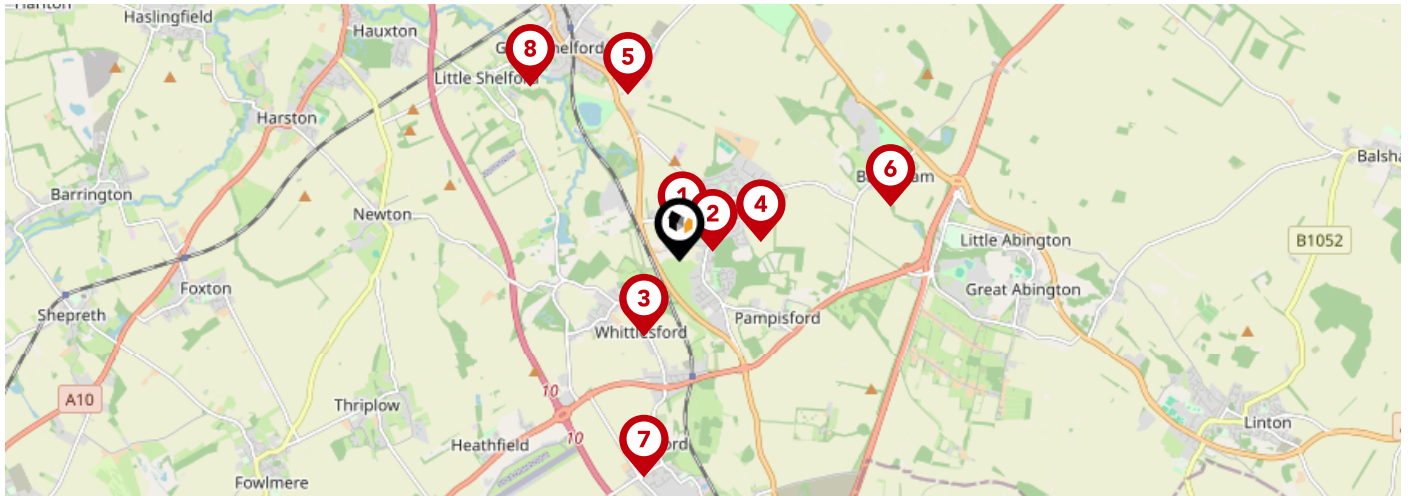
Listed Buildings in the local district		Grade	Distance
	1165370 - 82, Mill Lane	Grade II	0.1 miles
	1128039 - College House To West Of Village College	Grade II	0.2 miles
	1165362 - Dovecot John Faulker Primary School	Grade II	0.2 miles
	1128040 - Fountain In Centre Of Courtyard To East Of Sawston Village College	Grade II	0.2 miles
	1128038 - Sawston Village College	Grade II	0.2 miles
	1128037 - The Orchards	Grade II	0.2 miles
	1128029 - Ward's House	Grade II	0.3 miles
	1128025 - Gate Piers To Sawston Hall	Grade II	0.3 miles
	1330982 - War Memorial (at Junction With Church Lane)	Grade II	0.3 miles
	1128041 - 1, 3 And 5, Orchard Lane	Grade II	0.3 miles

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











Nearby Green Belt Land

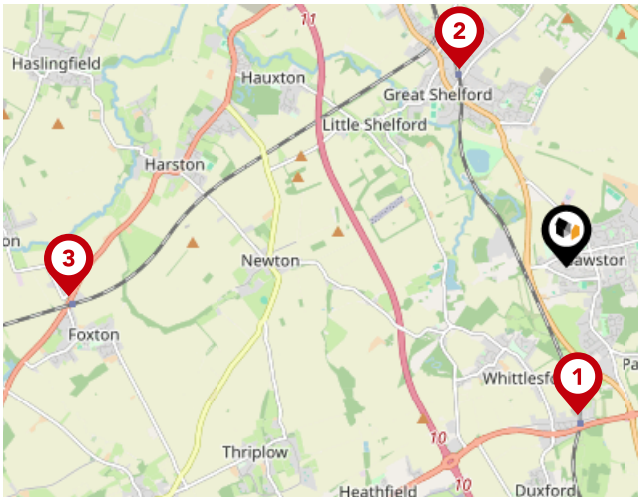
- 1 Cambridge Green Belt - Cambridge
- 2 Cambridge Green Belt - South Cambridgeshire
- 3 Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Sawston Village College</b> Ofsted Rating: Good   Pupils: 1162   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>The Bellbird Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>William Westley Church of England VC Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Icknield Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Stapleford Community Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:1.58	<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> Ofsted Rating: Outstanding   Pupils: 91   Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Duxford Church of England Community Primary School</b> Ofsted Rating: Good   Pupils: 172   Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Great and Little Shelford CoFE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Hauxton Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thriplow CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:3.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Abington Primary School</b> Ofsted Rating: Good   Pupils: 133   Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harston and Newton Community Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance:3.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Park Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:3.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Netherhall School</b> Ofsted Rating: Good   Pupils: 1229   Distance:4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Academy for Science and Technology</b> Ofsted Rating: Good   Pupils: 431   Distance:4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Meadows Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:4.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



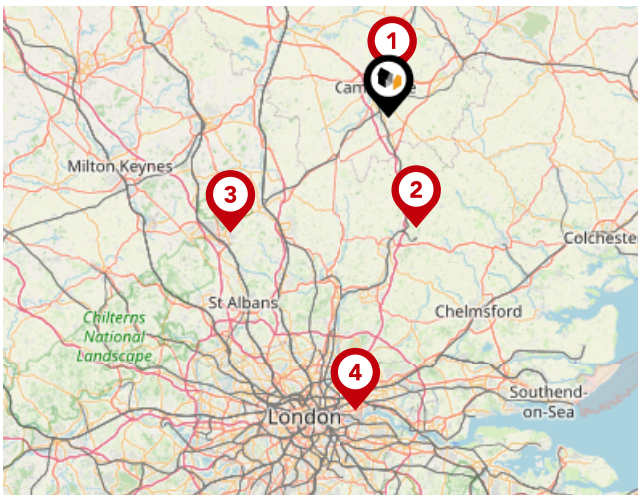
### National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	1.35 miles
2	Shelford (Cambs) Rail Station	2.05 miles
3	Foxton Rail Station	4.54 miles



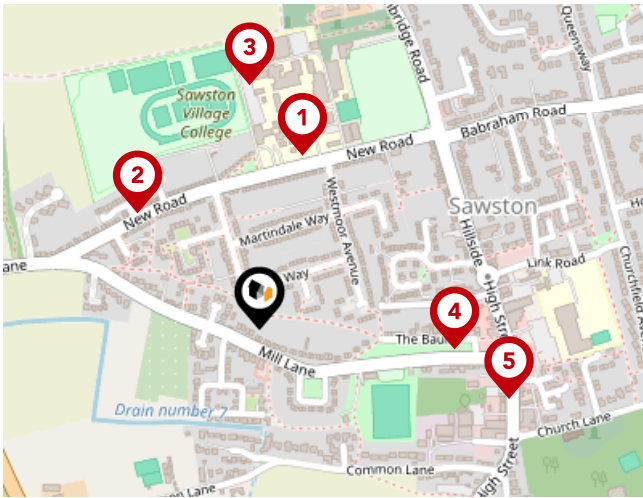
### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	2 miles
2	M11 J9	4.17 miles
3	M11 J11	3.62 miles
4	M11 J12	5.95 miles
5	M11 J13	7.16 miles



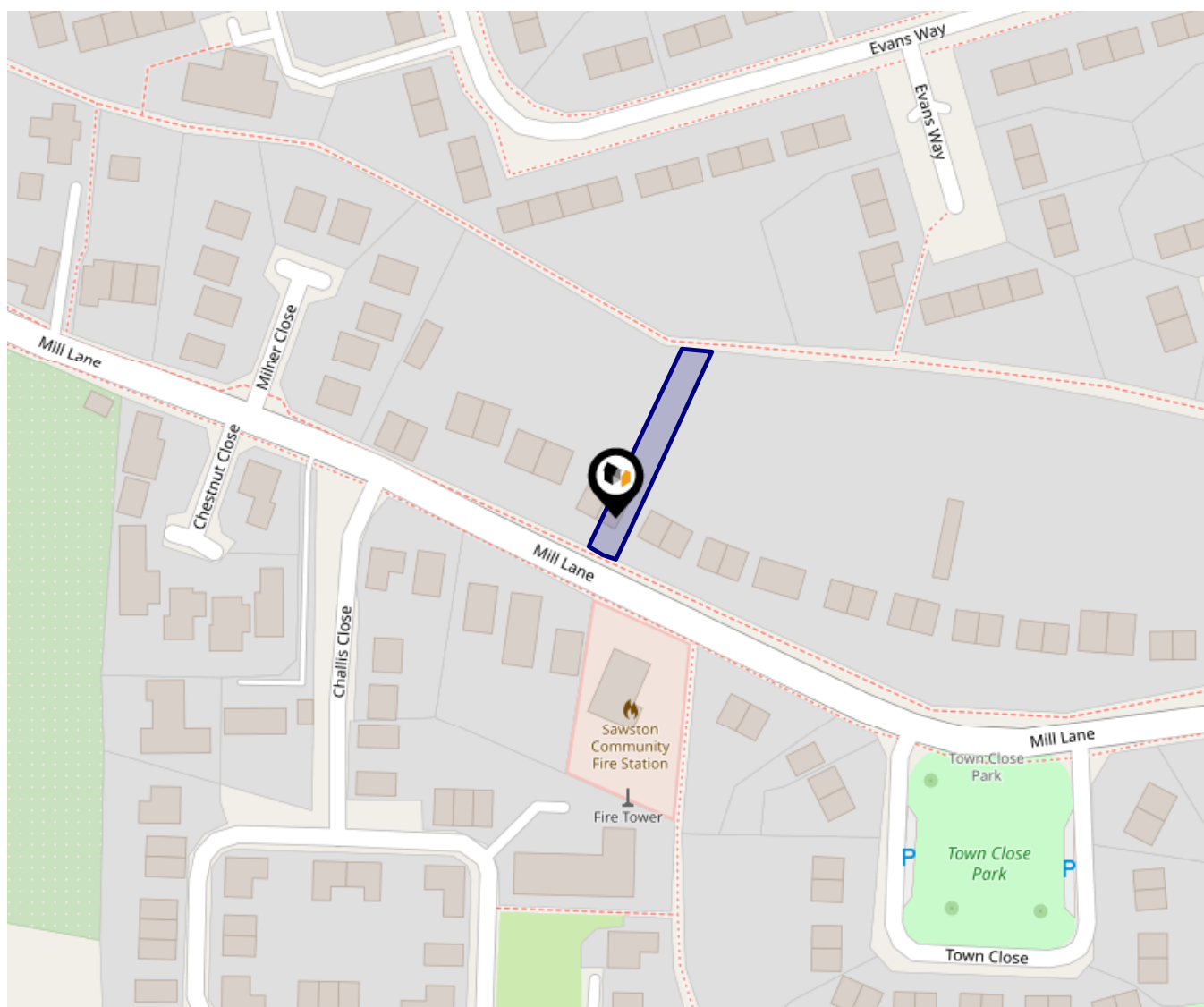
### Airports/Helipads

Pin	Name	Distance
1	Cambridge	5.75 miles
2	Stansted Airport	16.6 miles
3	Luton Airport	28.51 miles
4	Silvertown	43.13 miles



Bus Stops/Stations

Pin	Name	Distance
1	West Moor Avenue	0.21 miles
2	Belbin Way	0.19 miles
3	Sawston Village College grounds	0.28 miles
4	Butlers Way	0.22 miles
5	Church Lane	0.29 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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Valuation Office  
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