

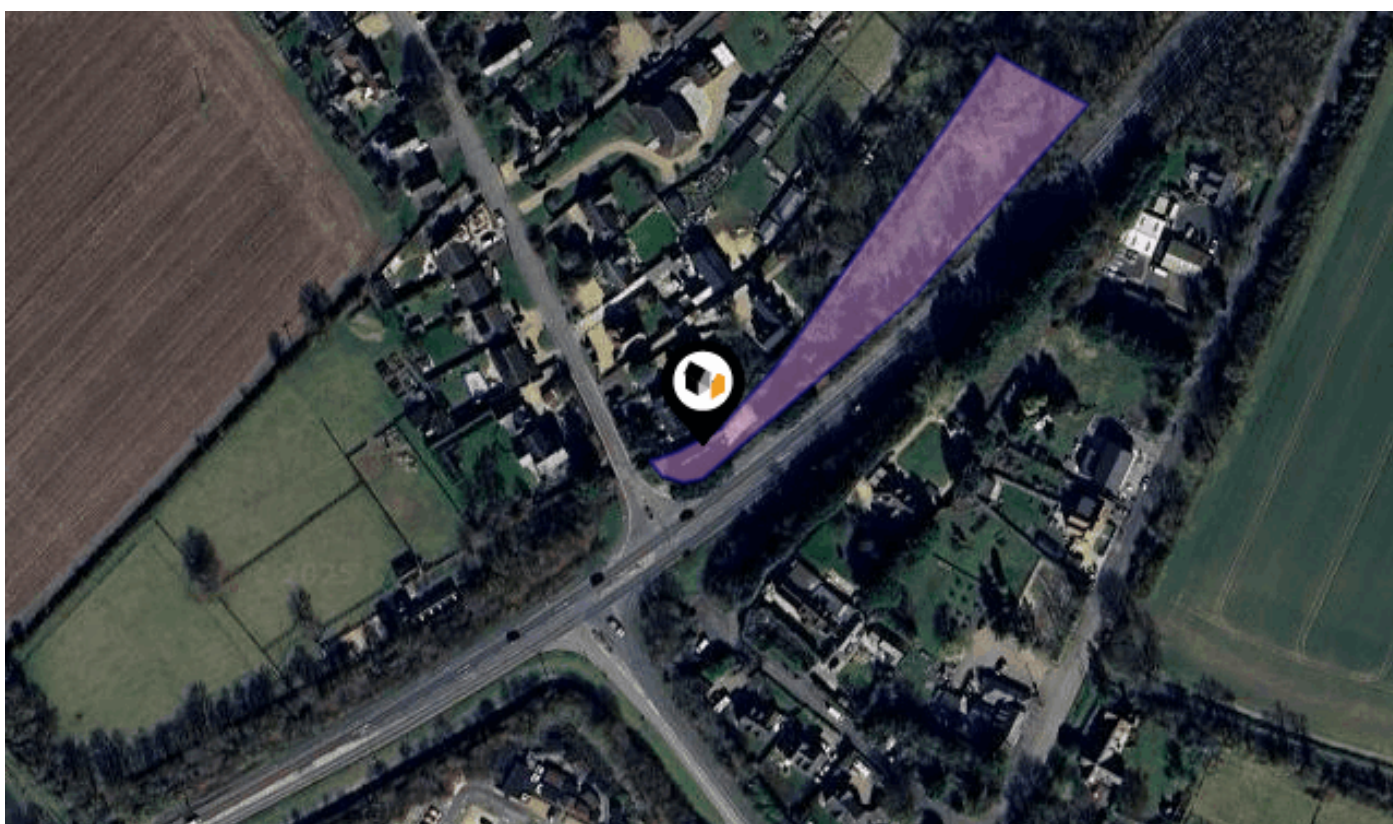


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 01st September 2025



FROG END, SHEPRETH, ROYSTON, SG8

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

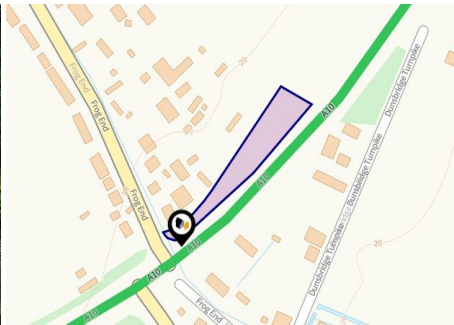
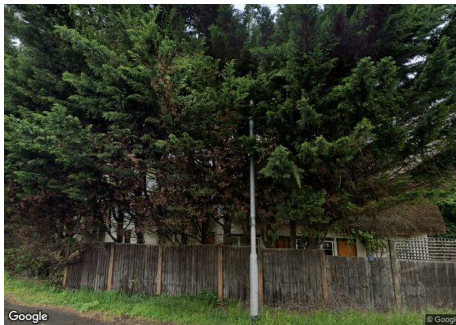
01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,561 ft ² / 238 m ²		
Plot Area:	0.96 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£2,951		
Title Number:	CB114506		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	4	1800
• Surface Water	Low	mb/s	mb/s

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

Planning records for: ***Frog End, Shepreth, Royston, SG8***

Reference - S/3038/18/LB	
Decision:	Decided
Date:	07th August 2018
Description:	Erection of a 1.8m high close board fence within the western and northern boundaries of the property

Reference - S/3037/18/FL	
Decision:	Decided
Date:	07th August 2018
Description:	Erection of a 1.8m high close board fence within the western and northern boundaries of the property

Reference - S/0925/18/LB	
Decision:	-
Date:	12th March 2018
Description:	Proposed Timber garage

Reference - S/1329/18/FL	
Decision:	Decided
Date:	12th March 2018
Description:	Proposed Timber garage

Planning records for: **111 Frog End Shepreth Royston Cambridgeshire SG8 6RF**

Reference - S/0625/11	
Decision:	Decided
Date:	28th March 2011
Description:	Erection of Two Outbuildings

Planning records for: **Nunns Manor 65 Frog End Shepreth Royston SG8 6RF**

Reference - S/3764/19/FL	
Decision:	Decided
Date:	31st October 2019
Description:	Proposed garage conversion to annex ancillary to existing dwelling

Reference - 23/04532/CONDA	
Decision:	Decided
Date:	13th June 2024
Description:	Submission of details required by conditions 3 (External Materials), 4 (Details of the roof/wall junctions) and 5 (Timber Frame) of listed building consent 23/04532/LBC

Reference - 23/04531/HFUL	
Decision:	Decided
Date:	27th November 2023
Description:	Replacement windows and doors, new front porch, patio doors and internal alterations

Planning records for: **Nunns Manor 65 Frog End Shepreth Royston SG8 6RF**

Reference - S/3176/17/LB	
Decision:	Decided
Date:	05th September 2017
Description:	1. Removal of wall between existing kitchen and hallway. Construct short length of stud wall and door between enlarged kitchen and inner hallway. 2. Remove wall in the centre of the house between inner hallway and playroom. 3. Construct a three quarter height timber stud wall and seat in the now enlarged area

Reference - 23/04532/LBC	
Decision:	Decided
Date:	27th November 2023
Description:	Replacement windows and doors, new front porch, patio doors and internal alterations

Planning records for: **68 Frog End Shepreth Royston Cambridgeshire SG8 6RF**

Reference - S/1729/11	
Decision:	Decided
Date:	29th August 2011
Description:	Rear and Side Extensions and Erection of Porch

Planning records for: **69 Frog End Shepreth Cambridgeshire SG8 6RF**

Reference - S/0489/09/F	
Decision:	Decided
Date:	08th April 2009
Description:	Garage/store

Planning records for: **70 Frog End Shepreth Royston SG8 6RF**

Reference - S/1445/10	
Decision:	Decided
Date:	23rd August 2010
Description:	Extension

Planning records for: **71 Frog End Shepreth Royston Cambridgeshire SG8 6RF**

Reference - S/1728/18/FL	
Decision:	Decided
Date:	03rd May 2018
Description:	Extension to convert garage block into annex

Planning records for: **Museum Cottage 77 Frog End Shepreth Royston Cambridgeshire SG8 6RF**

Reference - S/1035/11	
Decision:	Decided
Date:	20th May 2011
Description:	Rebuilding of fire damaged property including new thatched roof tiled roof dormer window and windows and doors and internal works.

Reference - S/1034/11	
Decision:	Decided
Date:	20th May 2011
Description:	Rebuilding of fire damaged property including new thatched roof tiled roof dormer window and windows and doors.

Planning records for: *Museum Cottage 77 Frog End Shepreth Royston Cambridgeshire SG8 6RF*

Reference - S/0159/12/DC
Decision: Decided
Date: 24th January 2012
Description: Discharge of Conditions 2 3 4 & 5 on Planning Permission S/1580/11 - Details of Doors Screen and Verge Window Details Mortars Plaster and Lime Render Specifications Sample of Roof Tiles.
Reference - S/1563/11
Decision: Decided
Date: 02nd August 2011
Description: Extensions
Reference - 25/03037/HFUL
Decision: Awaiting decision
Date: 01st August 2025
Description: Replacement of existing front porch and replacement of uPVC door.
Reference - S/1580/11
Decision: Decided
Date: 02nd August 2011
Description: Extension New Dormer Windows and Alterations.

Planning records for: **77 Frog End Shepreth Cambridgeshire SG8 6RF**

Reference - 25/03038/LBC	
Decision:	Awaiting decision
Date:	01st August 2025
Description:	Replacement of existing front porch and replacement of uPVC door.

Planning records for: **78 Frog End Shepreth Royston Cambridgeshire SG8 6RF**

Reference - S/1521/17/FL	
Decision:	Decided
Date:	27th April 2017
Description:	Addition of a single storey garage beside existing house with roof adjoining house to create a covered walkway.

Reference - S/3069/16/FL	
Decision:	Decided
Date:	11th November 2016
Description:	Proposed single storey rear extension

Planning records for: **83 Frog End Shepreth Royston Cambridgeshire SG8 6RF**

Reference - S/0738/09/F	
Decision:	Decided
Date:	20th May 2009
Description:	Extensions

Planning records for: **83 Frog End Shepreth Royston Cambridgeshire SG8 6RF**

Reference - S/0739/09/LB	
Decision:	Decided
Date:	20th May 2009
Description:	Alter refurbish and reorganise cottage replace render and 3 windows reinstate window and install 2 new windows new stair and 2 en-suites. Replace asbestos roof to Bed.3 with slate. Replace single storey extension with kitchen/breakfast room.

Planning records for: **Plum Cottage 85 Frog End Shepreth Royston Cambridgeshire SG8 6RF**

Reference - S/2258/13/FL	
Decision:	Decided
Date:	24th October 2013
Description:	Erection of a timber potting shed in rear garden

Reference - S/0690/11	
Decision:	Decided
Date:	01st April 2011
Description:	Garden Shed

Reference - S/0915/12/LB	
Decision:	Decided
Date:	27th April 2012
Description:	Alterations - replace modern windows (9) and modern front door (1) with new timber single glazed windows and vertical boarded door

Planning records for: **86 Frog End Shepreth Cambridgeshire SG8 6RF**

Reference - 24/03367/HFUL	
Decision:	Decided
Date:	09th September 2024
Description:	First floor front and side extension above the existing garage, two storey side extension, garage conversion and alterations to the fenestration, alterations to monopitch roof/entrance canopy and render finish to front elevation.

Planning records for: **90 Frog End Shepreth SG8 6RF**

Reference - S/2033/16/FL	
Decision:	Decided
Date:	29th July 2016
Description:	Two Storey Rear Extension Single Storey Side Extension Porch to Front.

Planning records for: **91 Frog End Shepreth SG8 6RF**

Reference - 20/02180/HFUL	
Decision:	Decided
Date:	27th April 2020
Description:	Vehicle access drive

Planning records for: **Fairfield 95 Frog End Shepreth Royston SG8 6RF**

Reference - S/0013/18/DC	
Decision:	Decided
Date:	02nd January 2018
Description:	Discharge of conditions 3 (Materials) 5 (Hard and soft landscaping) and 7 (Foul water drainage) of planning permission S/2378/16/FL

Planning records for: ***Fairfield 95 Frog End Shepreth Royston SG8 6RF***

Reference - S/3361/17/DC
Decision: Decided
Date: 27th September 2017
Description: Discharge of conditions 3 (Materials) 5 (Hard and soft landscaping) and 7 (Foul water drainage) of planning permission S/2378/16/FL
Reference - S/1827/17/NM
Decision: Decided
Date: 23rd May 2017
Description: Insertion of roof lights into front south west elevation including 1 into south east elevation. 1.7m above floor level to avoid overlooking Provision of 1 new dormer into North East elevation. General minor alterations to positions and sizes of windows and doors
Reference - S/2378/16/FL
Decision: Decided
Date: 28th September 2016
Description: Erection of dwelling

Planning records for: ***113 Frog End Shepreth Cambridgeshire SG8 6RF***

Reference - 22/00665/HFUL
Decision: Decided
Date: 11th February 2022
Description: Two Storey Side Extension and Alterations

Planning records for: **113 Frog End Shepreth Cambridgeshire SG8 6RF**

Reference - 23/04117/HFUL	
Decision:	Decided
Date:	30th October 2023
Description:	Single storey rear extension and addition of two first floor rear dormers

Planning records for: **115 Frog End Shepreth SG8 6RF**

Reference - S/1192/10	
Decision:	-
Date:	26th July 2010
Description:	Single storey side extension

Reference - S/1000/10/LDC	
Decision:	-
Date:	18th June 2010
Description:	-

Reference - S/1665/18/NM	
Decision:	Decided
Date:	30th April 2018
Description:	Non material amendment of planning permission S/2555/17/FL

Planning records for: **115 Frog End Shepreth Royston SG8 6RF**

Reference - S/3015/18/NM	
Decision:	Decided
Date:	07th August 2018
Description:	Non material amendment of planning permission S/2555/17/FL

Reference - 23/02163/HFUL	
Decision:	Decided
Date:	06th June 2023
Description:	Single storey extension to front.

Reference - S/2555/17/FL	
Decision:	Decided
Date:	18th July 2017
Description:	Remove existing timber frame outbuilding. replace with a timber frame annexe on the same footprint.

Planning records for: **118 Frog End Shepreth Cambridgeshire SG8 6RF**

Reference - S/1571/08/O	
Decision:	Decided
Date:	15th September 2008
Description:	Erection of a dwelling following demolition of existing garage

Planning records for: **120 Frog End Shepreth SG8 6RF**

Reference - 20/02245/HFUL	
Decision:	Decided
Date:	04th May 2020
Description:	Construction of new detached garage

Planning records for: **Land At The Rear Of 93 Frog End Shepreth SG8 6RF**

Reference - 20/05213/CONDC	
Decision:	Decided
Date:	29th December 2021
Description:	Submission of details required by condition 13 (Contamination - Verification Report) of planning permission 20/05213/FUL

Reference - 20/05213/CONDB	
Decision:	Withdrawn
Date:	08th November 2021
Description:	Submission of details required by condition 13 (Contamination) of planning permission 20/05213/FUL

Reference - 20/05213/FUL	
Decision:	Decided
Date:	17th December 2020
Description:	Demolition of existing outbuildings and the erection of a dwellinghouse and associated external works (Re-submission of 20/03256/FUL)

Planning records for: **93 Frog End Shepreth SG8 6RF**

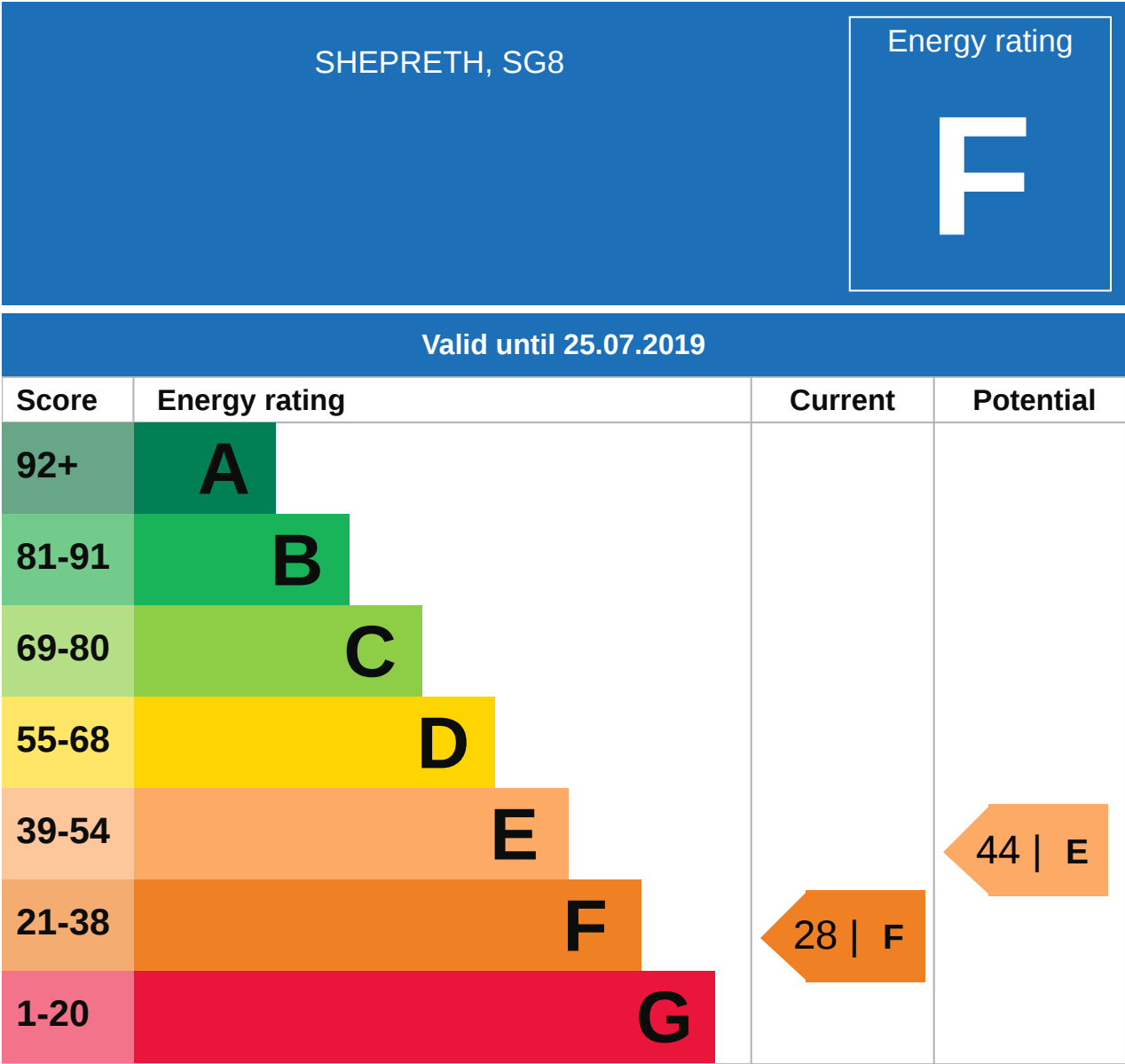
Reference - 20/03256/FUL	
Decision:	Decided
Date:	28th July 2020
Description:	Erection of dwelling house and associated external works following demolition of outbuildings to the rear of 93 Frog End

Reference - 21/05689/OUT	
Decision:	Decided
Date:	29th December 2021
Description:	Outline application for 3 dwellings with some matters reserved except for access.

Reference - 20/05213/CONDA	
Decision:	Decided
Date:	12th August 2021
Description:	Submission of details required by Conditions 3 (Materials), 4 (Boundary Treatments), 11 (Biodiversity enhancement) and 12 (Contamination) of planning permission 20/05213/FUL







Additional EPC Data

Property Type:	Detached house
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Thatched
Roof Energy:	Average
Window:	Single glazed
Window Energy:	Very poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Average
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Poor
Hot Water System:	From main system, no cylinderstat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 30% of fixed outlets
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	238 m ²

Building Safety

The property is thatched and has a slate roof on the extended part to the left hand side from perhaps the 1800s. The walls are of timber framed construction, finished externally with painted render/plaster coat.

Accessibility / Adaptations

Secondary glazing in living room and dining room and main bedroom October 2010

Complete rethatch of the roof in December 2013 - January 2014

Installation of woodburning stove and new chimney stacks 2013

Construction of detached garage 2018

Additional garden fencing 2020

Electricity Supply

Octopus Energy

Gas Supply

Octopus

Central Heating

Gas central heating

Water Supply

Cambridge Water

Drainage

Anglian Water



Cooke Curtis & Co

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

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

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

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

Testimonial 1



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

Testimonial 2



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

Testimonial 3



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

Testimonial 4



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



/cookecurtisco



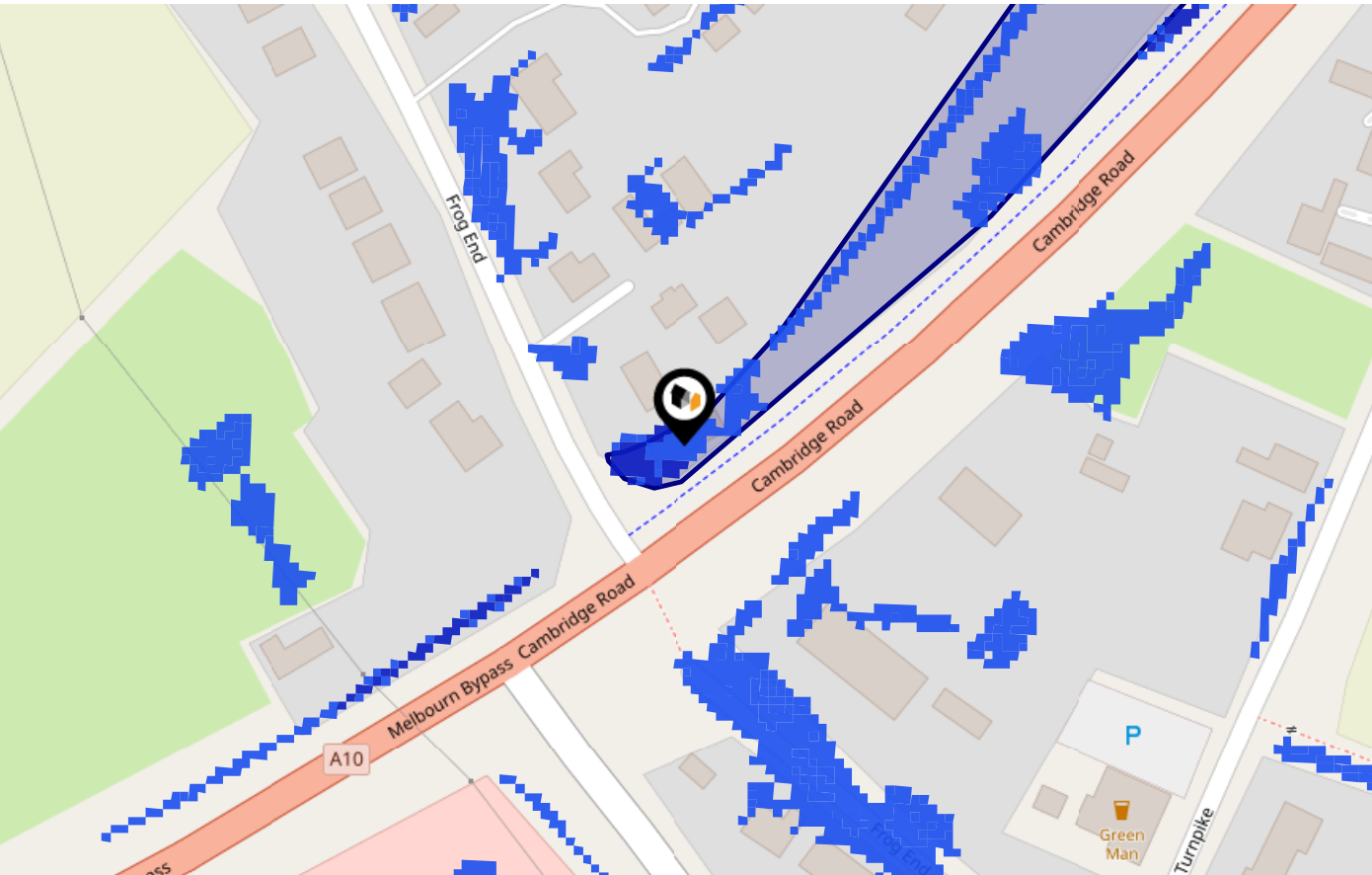
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Flood Risk

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.

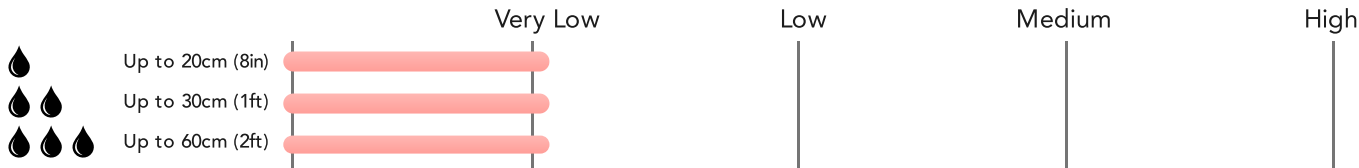


Risk Rating: Low

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:

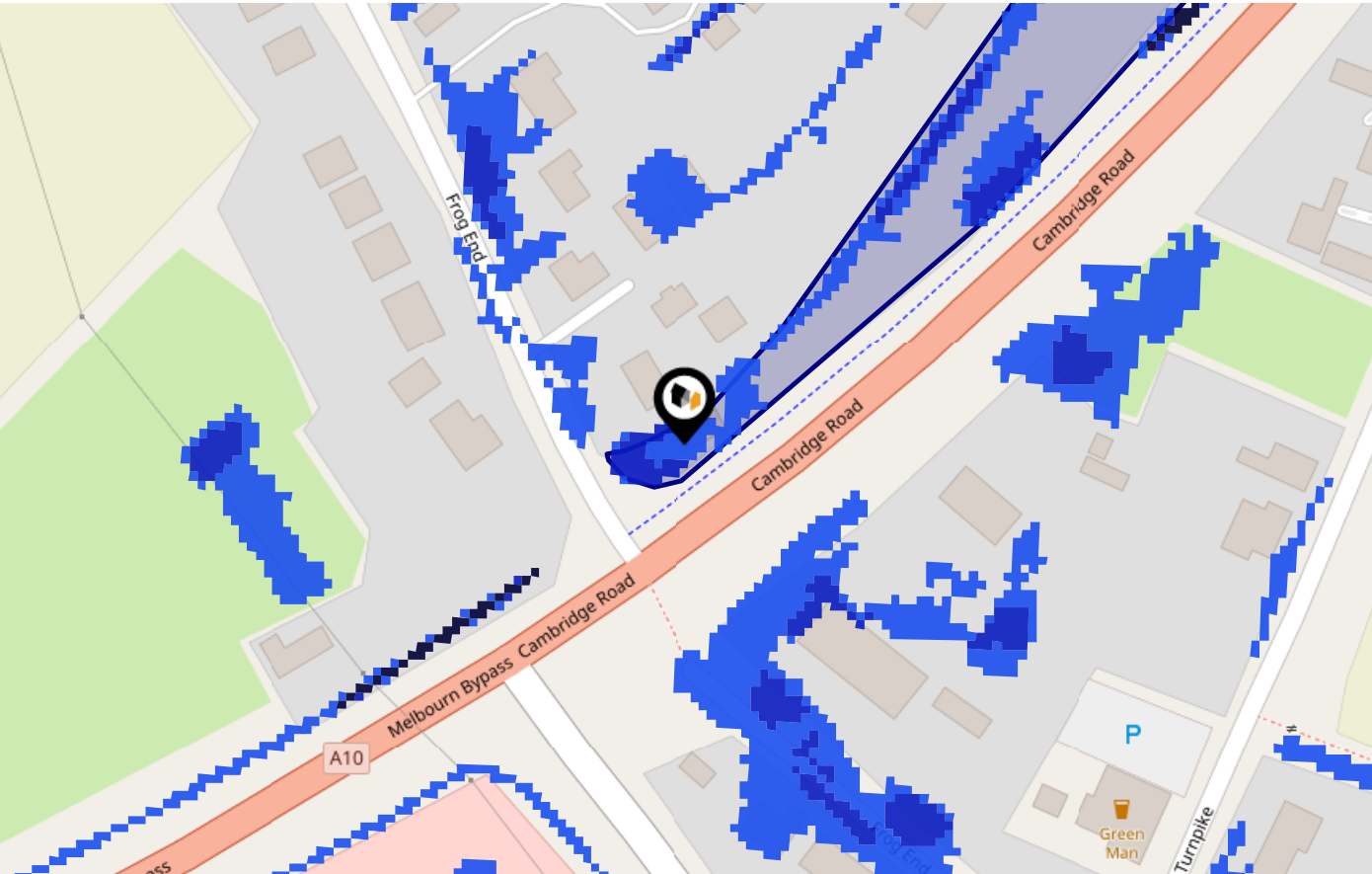


Flood Risk

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.

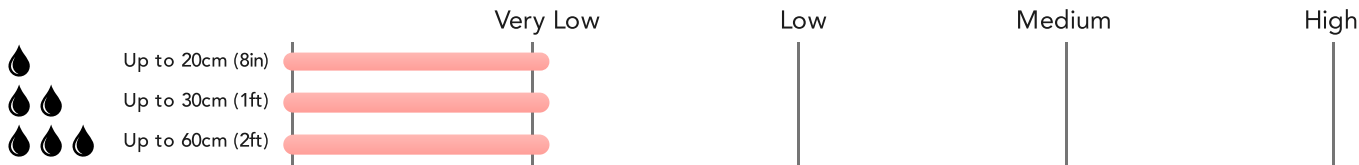


Risk Rating: Low

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Chance of flooding to the following depths at this property:

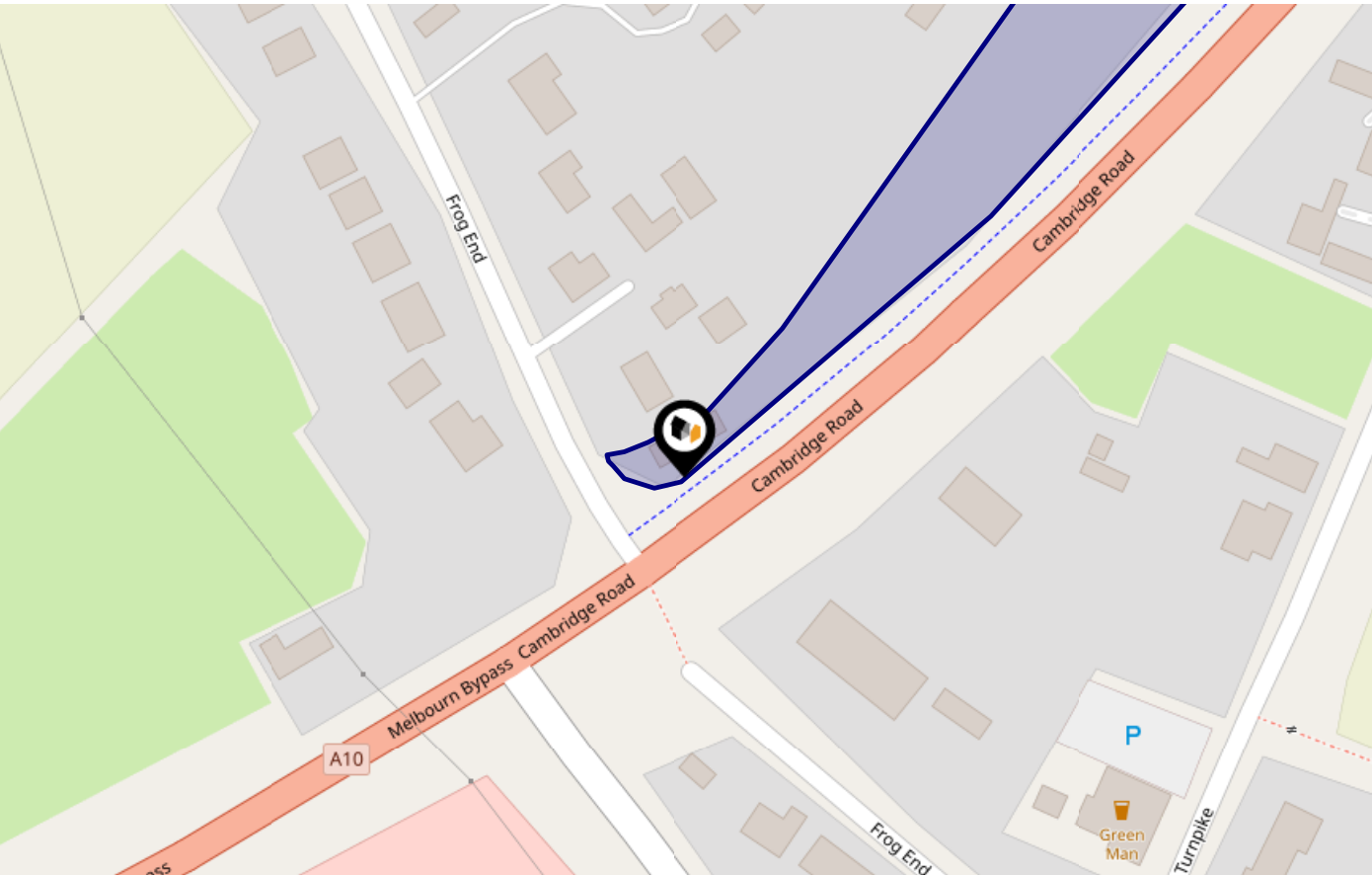


Flood Risk

Rivers & Seas - Flood Risk



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

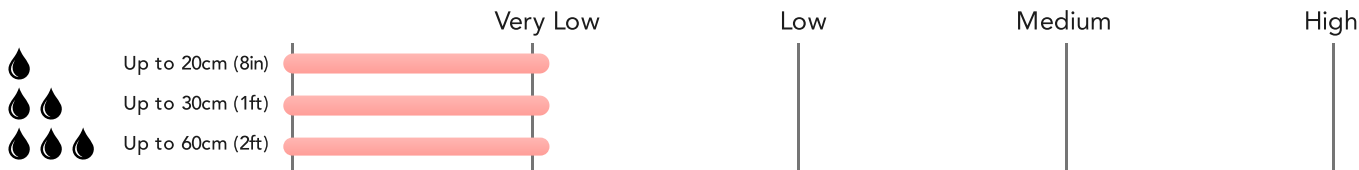


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

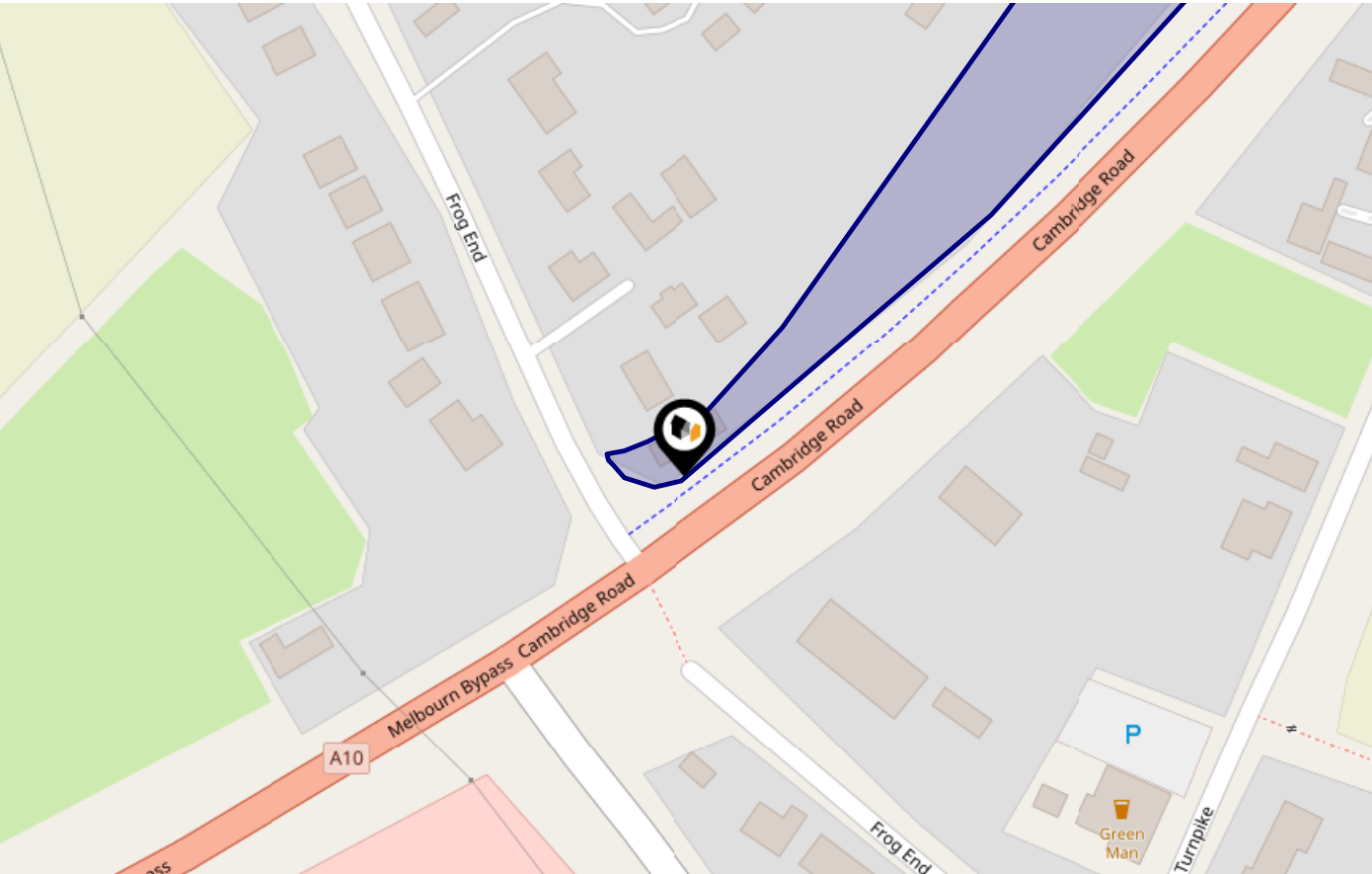


Flood Risk

Rivers & Seas - Climate Change



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

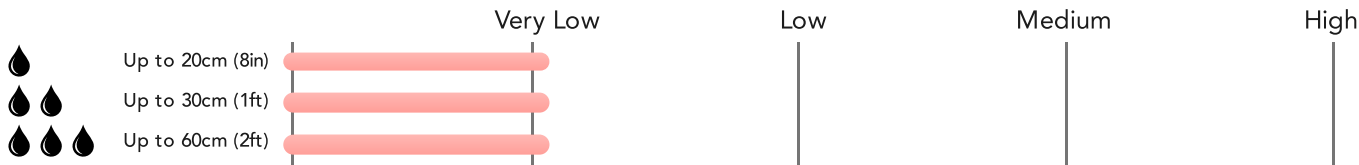


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

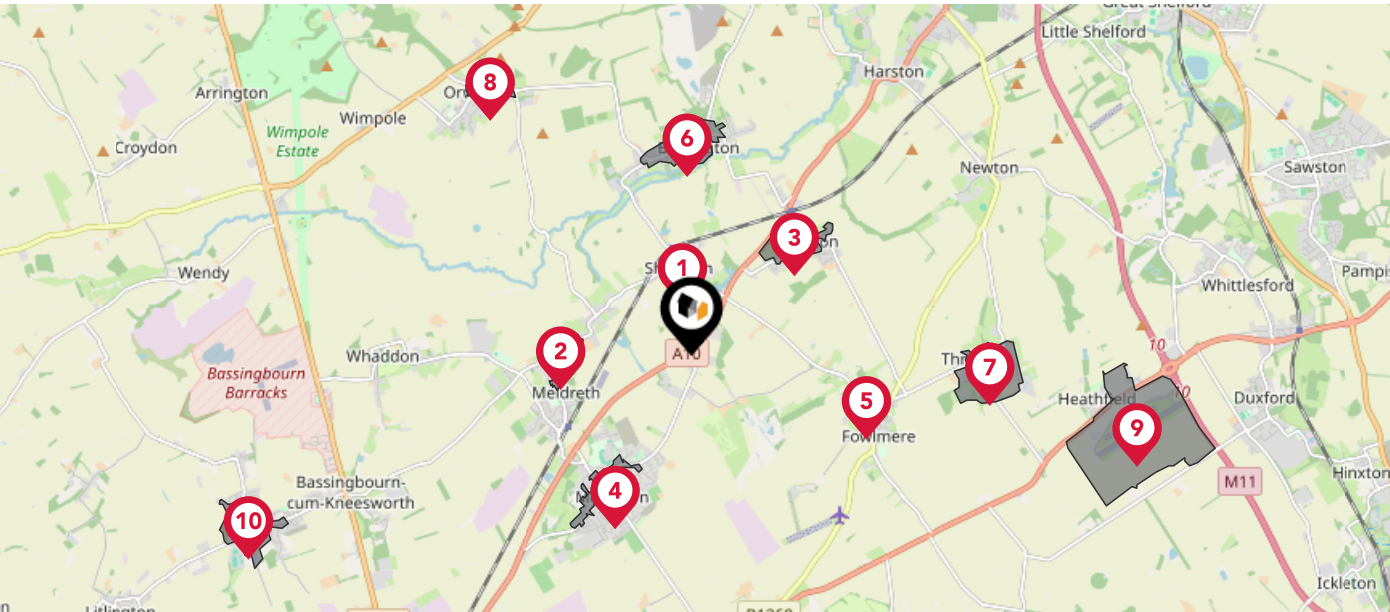


Maps

Conservation Areas

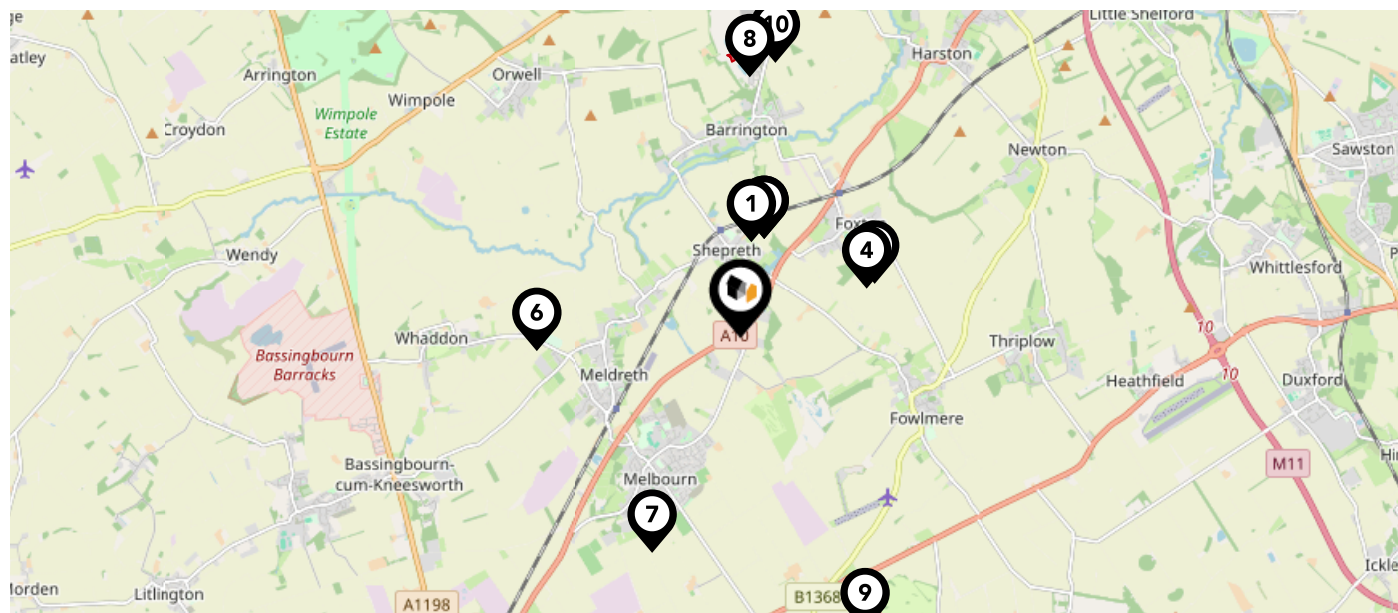


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Shepreth
2	Meldreth
3	Foxton
4	Melbourn
5	Fowlmere
6	Barrington
7	Thriplow
8	Orwell
9	Duxford Airfield
10	Bassingbourn

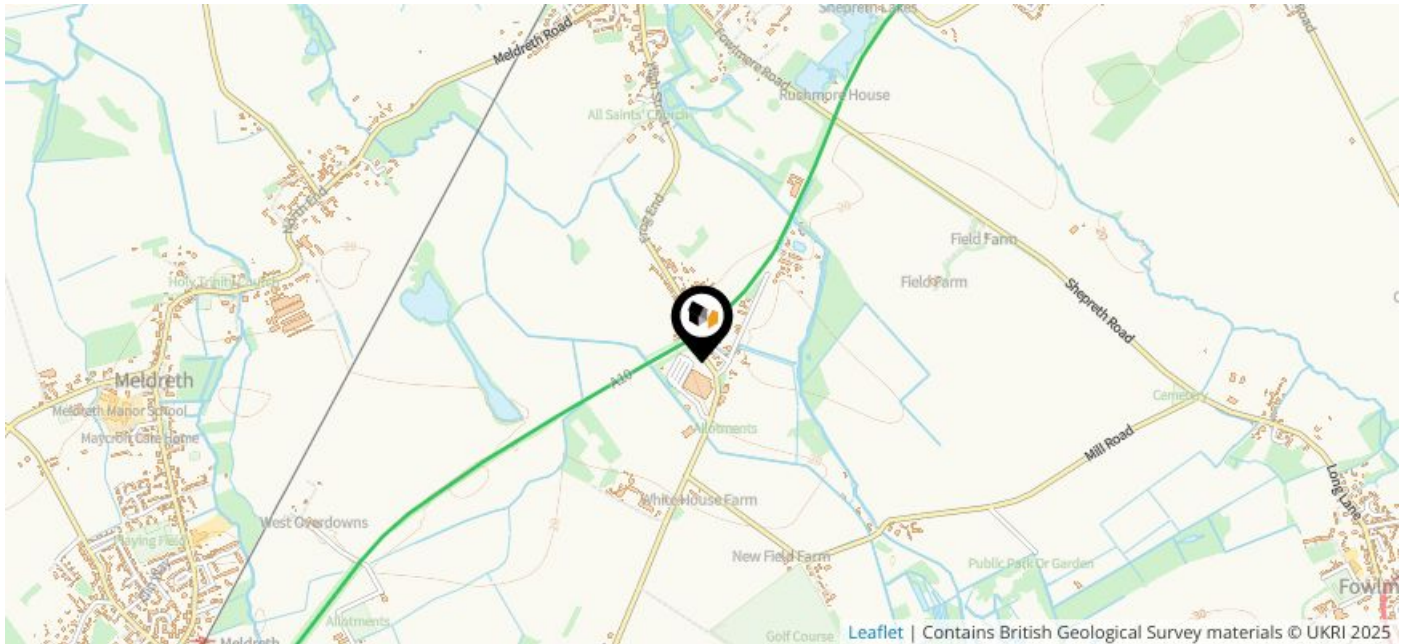
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Angle Lane-Shepreth, Cambridgeshire	Historic Landfill	
2	Seearo Construction Ltd - Barrington Park Farm-Foxton Road,Barrington,Cambridgeshire	Historic Landfill	
3	Searro-Shepreth	Historic Landfill	
4	Old Chalk Pit-Foxton	Historic Landfill	
5	Old Chalk Pit (Parish Clunch Pit)-Foxton	Historic Landfill	
6	EA/EPR/NP3690NM/V003	Active Landfill	
7	Melbourn-Back Lane, Melbourn	Historic Landfill	
8	EA/EPR/FB3105UN/V002	Active Landfill	
9	EA/EPR/CP3690NW/V002	Active Landfill	
10	Chapel Hill-Barrington	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



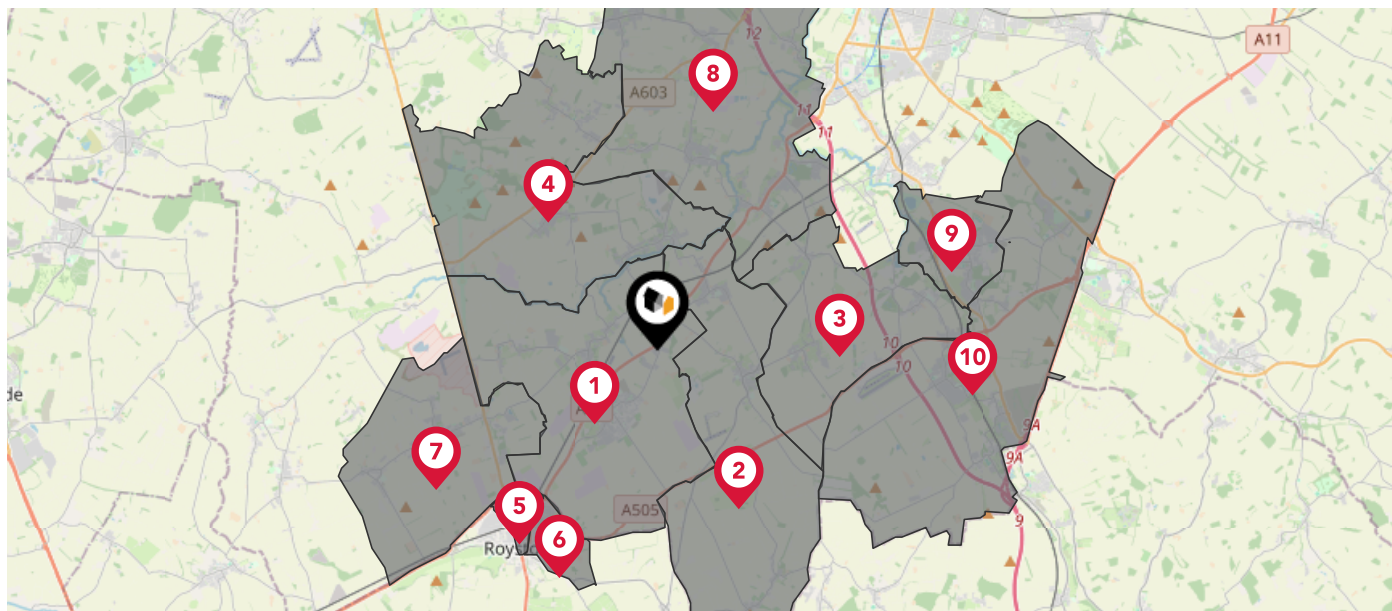
Mine Entry

- ✕ 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



Melbourn Ward



Foxton Ward



Whittlesford Ward



Barrington Ward



Royston Palace Ward



Royston Meridian Ward



Bassingbourn Ward



Harston & Comberton Ward



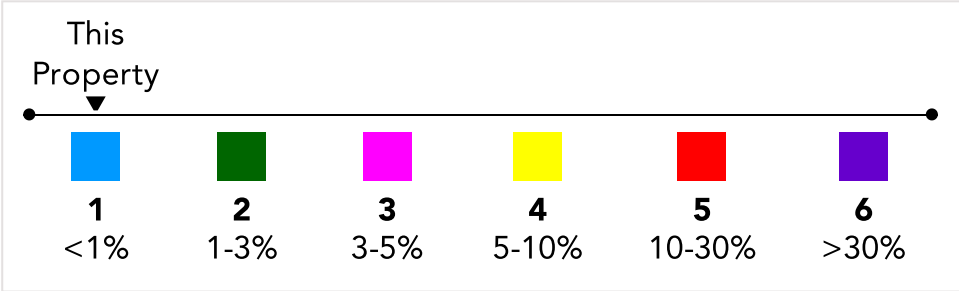
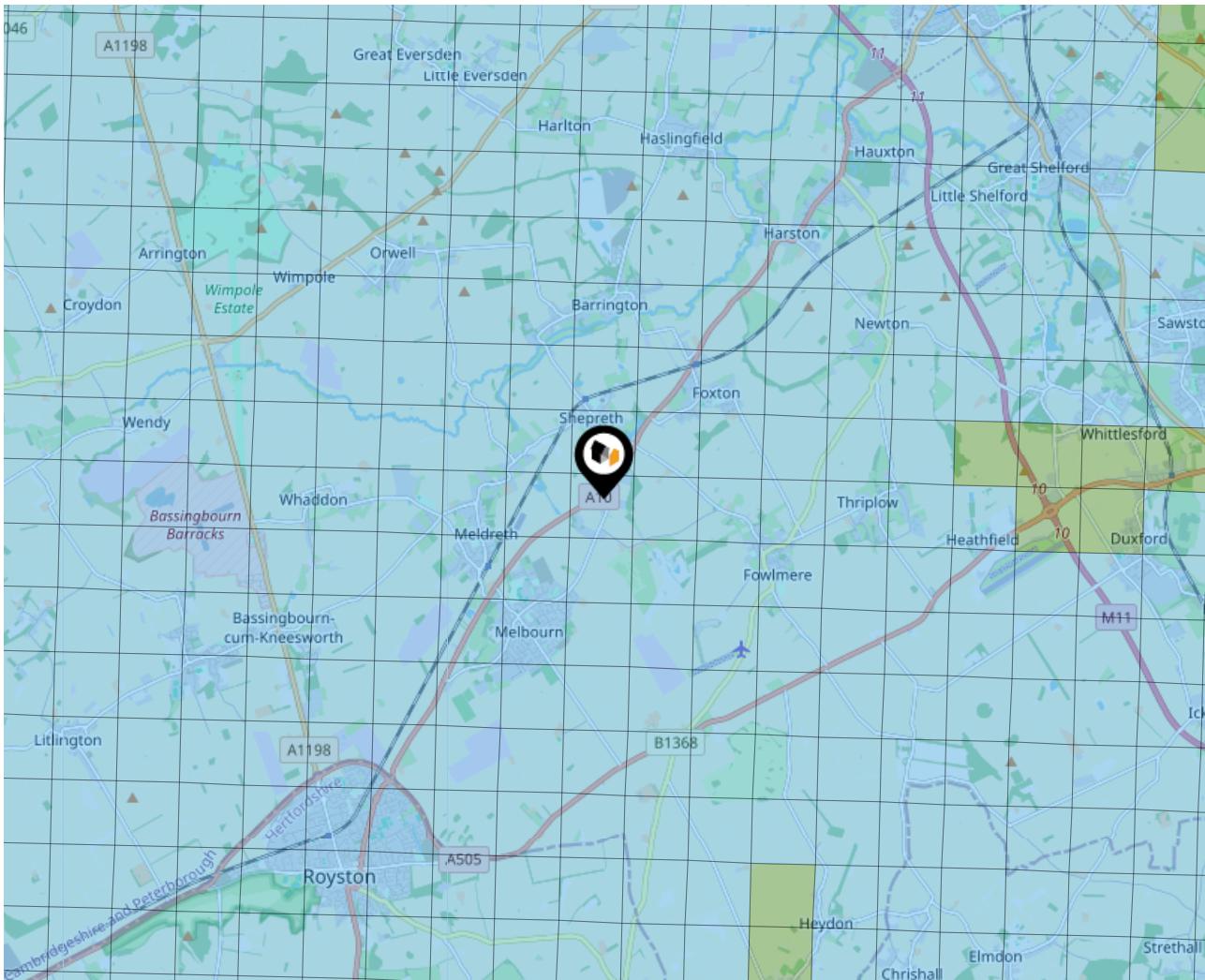
Sawston Ward



Duxford Ward

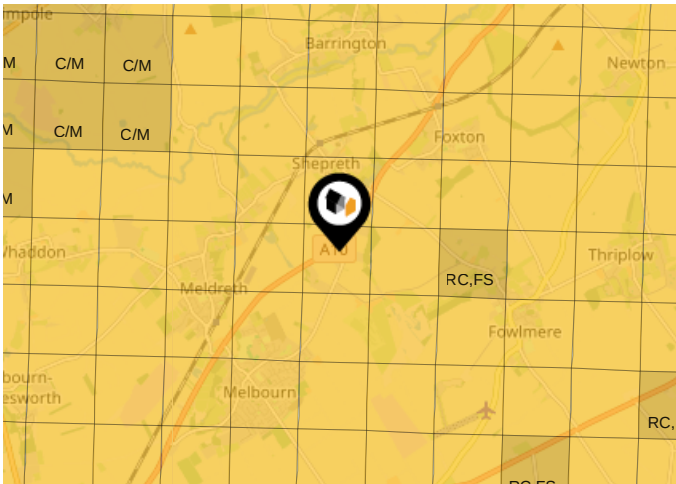
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE

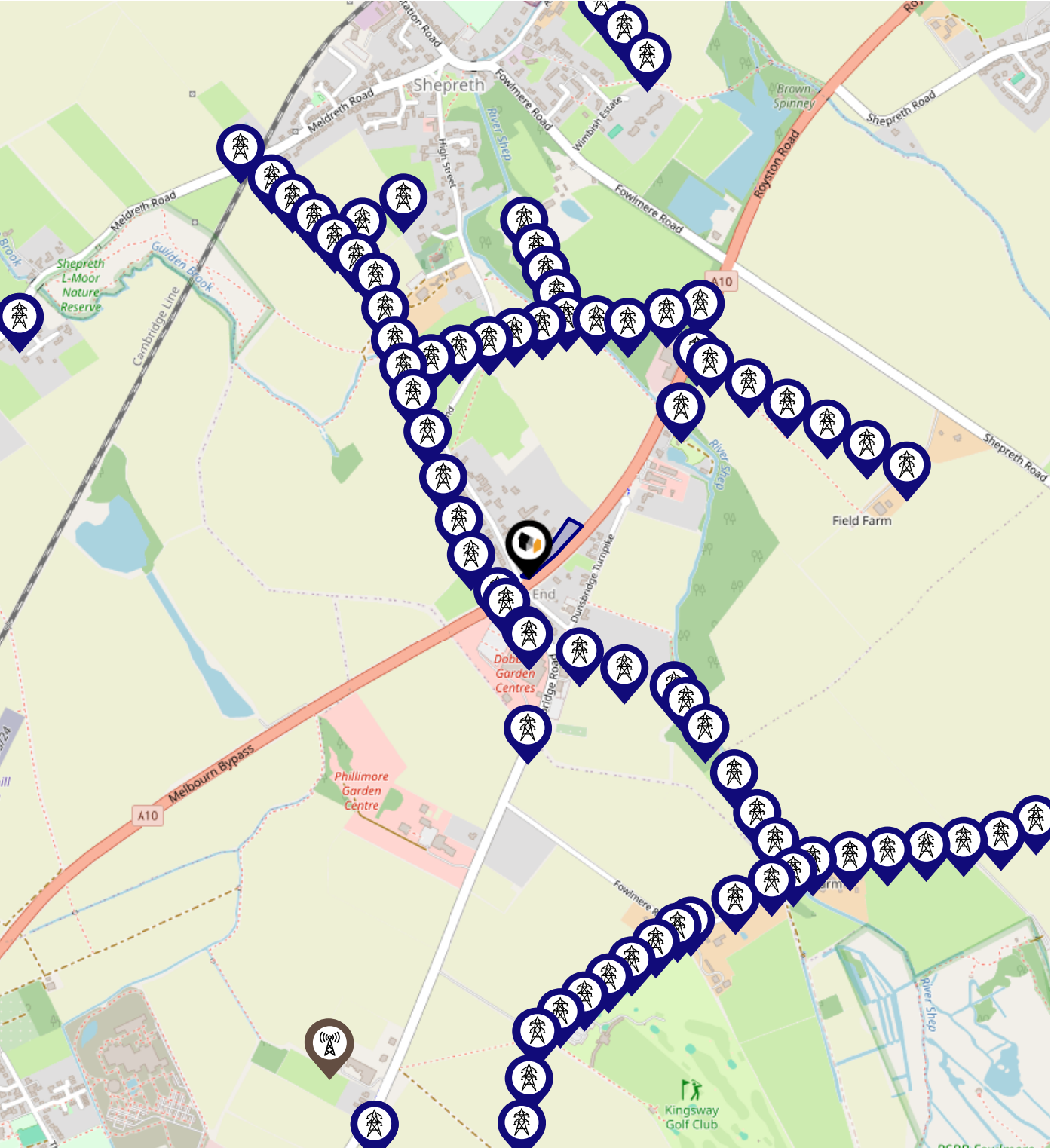


Primary Classifications (Most Common Clay Types)

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

Local Area

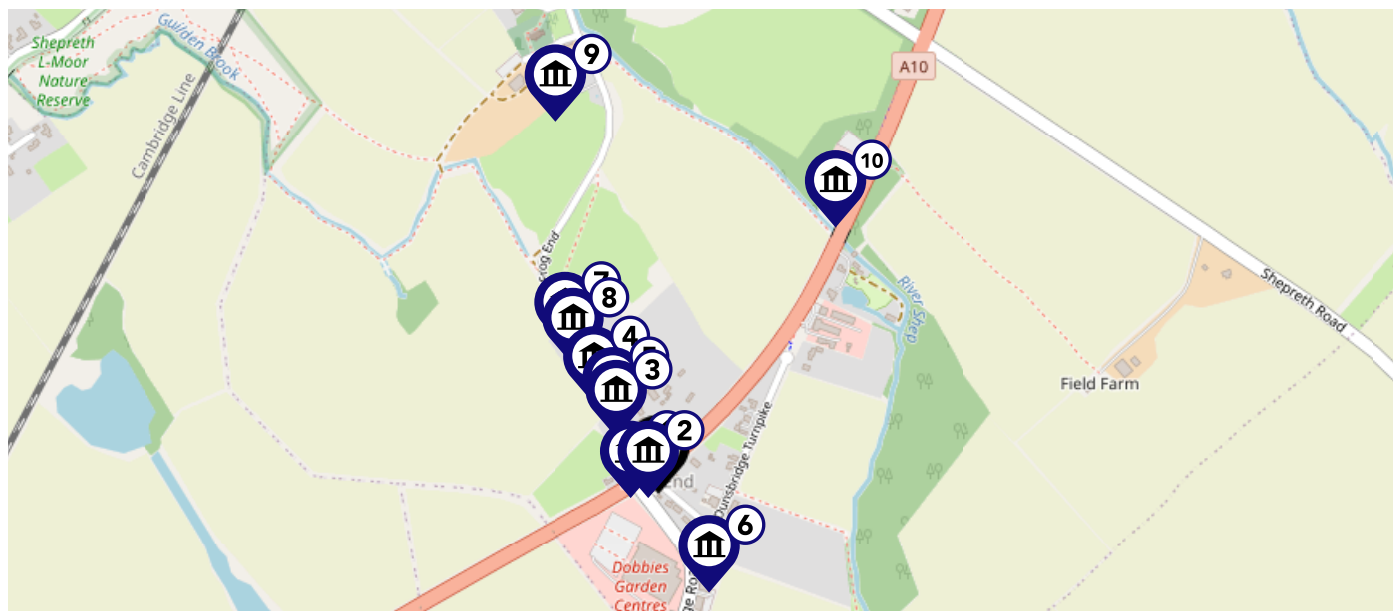
Masts & Pylons



Key:

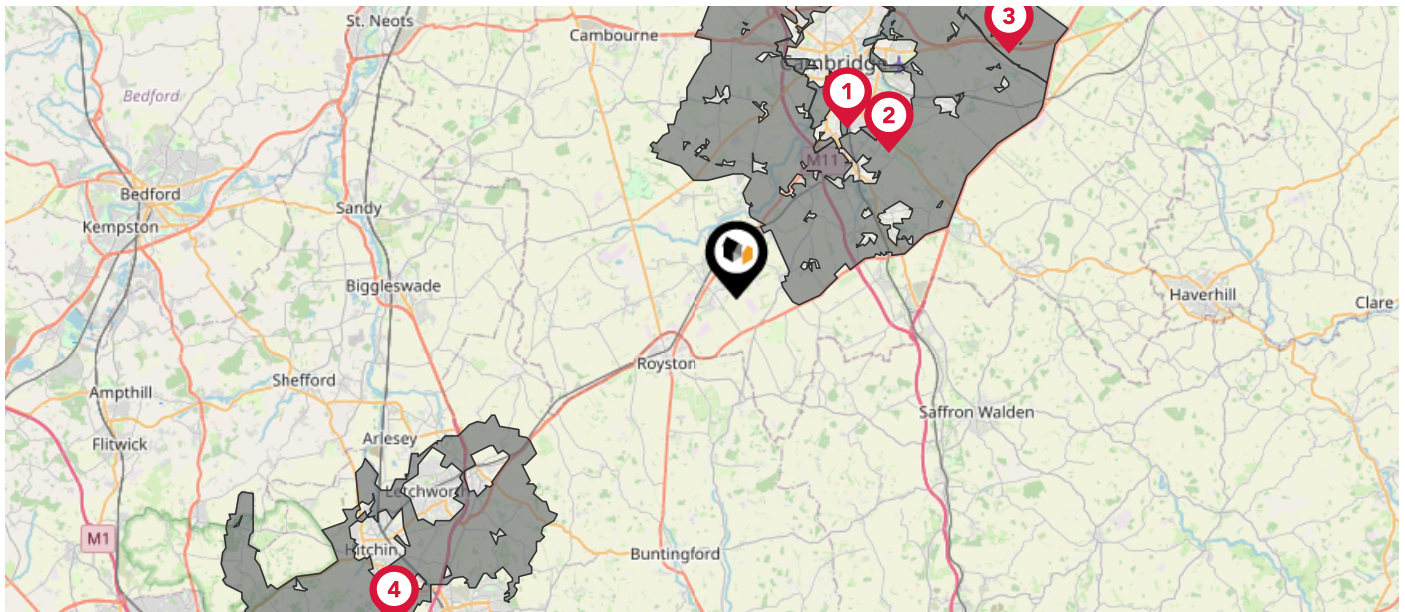
-  Power Pylons
-  Communication Masts

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
	1128329 - Water Pump Opposite Number 101 Birdcage Row	Grade II	0.0 miles
	1309153 - Birdcage Row	Grade II	0.0 miles
	1330827 - 85, Frog End	Grade II	0.1 miles
	1128328 - Museum Cottage	Grade II	0.1 miles
	1309149 - The Limes	Grade II	0.1 miles
	1128323 - Halfway House	Grade II	0.1 miles
	1165901 - Nuns' Manor	Grade II	0.2 miles
	1330826 - 67, Frog End	Grade II	0.2 miles
	1330825 - Lord's Manor	Grade II	0.4 miles
	1165723 - Mill House	Grade II	0.4 miles

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



Nearby Green Belt Land

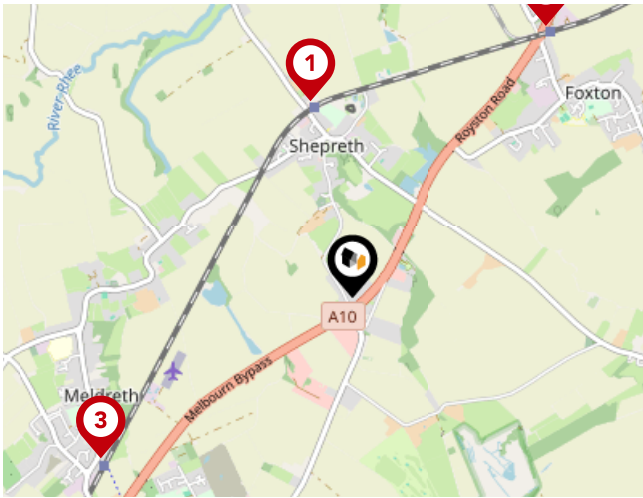
-  Cambridge Green Belt - South Cambridgeshire
-  Cambridge Green Belt - Cambridge
-  Cambridge Green Belt - East Cambridgeshire
-  London Green Belt - North Hertfordshire



		Nursery	Primary	Secondary	College	Private
1	Melbourn Village College Ofsted Rating: Serious Weaknesses Pupils: 638 Distance:1.2	☐	☐	☒	☐	☐
2	Meldreth Primary School Ofsted Rating: Good Pupils: 208 Distance:1.26	☐	☒	☐	☐	☐
3	Aurora Meldreth Manor School Ofsted Rating: Good Pupils: 45 Distance:1.35	☐	☐	☒	☐	☐
4	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:1.38	☐	☒	☐	☐	☐
5	Melbourn Primary School Ofsted Rating: Good Pupils: 393 Distance:1.5	☐	☒	☐	☐	☐
6	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:1.5	☐	☐	☒	☐	☐
7	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:1.58	☐	☒	☐	☐	☐
8	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:2.09	☐	☒	☐	☐	☐

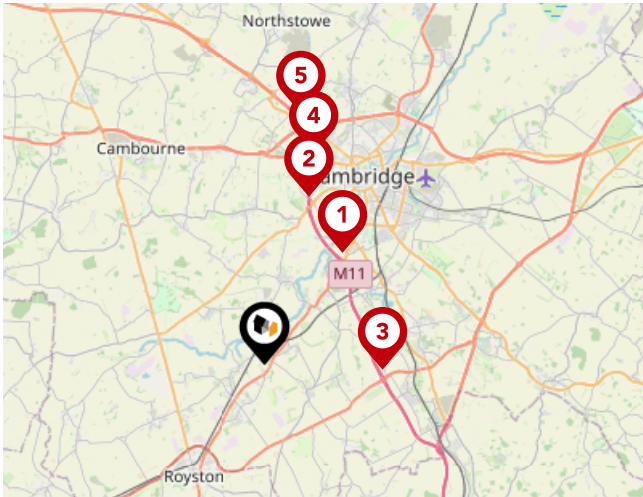


		Nursery	Primary	Secondary	College	Private
	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:2.73	☐	☒	☐	☐	☐
	Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 121 Distance:3.08	☐	☒	☐	☐	☐
	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:3.21	☐	☒	☐	☐	☐
	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:3.45	☐	☒	☐	☐	☐
	King James Academy Royston Ofsted Rating: Good Pupils: 957 Distance:3.79	☐	☒	☒	☐	☐
	Roman Way Academy Ofsted Rating: Good Pupils: 214 Distance:3.85	☐	☒	☐	☐	☐
	Icknield Walk First School Ofsted Rating: Outstanding Pupils: 337 Distance:4.02	☐	☒	☐	☐	☐
	St Mary Roman Catholic Primary School Ofsted Rating: Outstanding Pupils: 234 Distance:4.23	☐	☒	☐	☐	☐



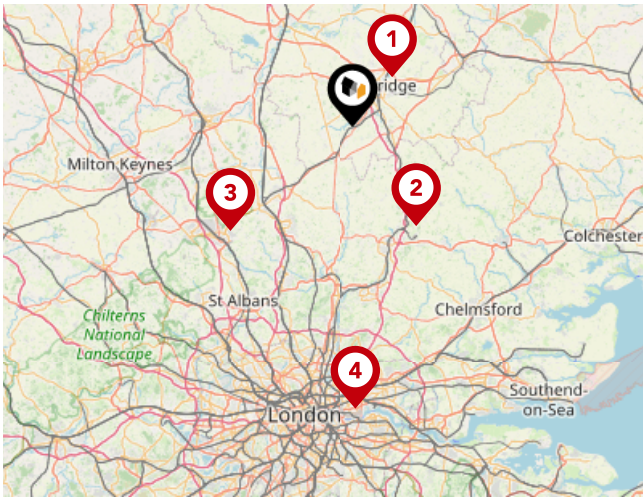
National Rail Stations

Pin	Name	Distance
1	Shepreth Rail Station	0.91 miles
2	Foxton Rail Station	1.52 miles
3	Meldreth Rail Station	1.36 miles



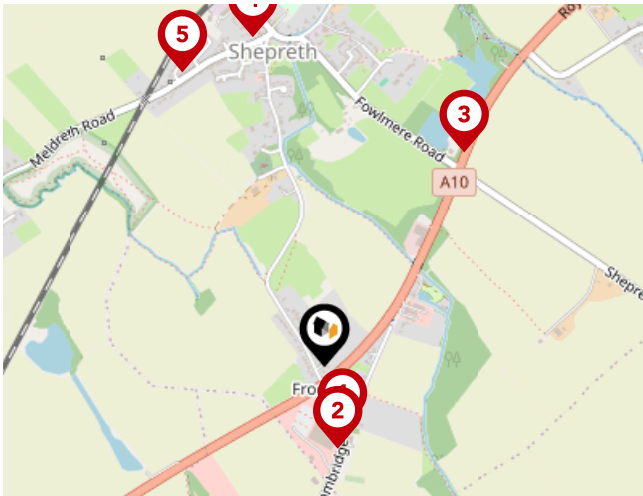
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	4.99 miles
2	M11 J12	6.34 miles
3	M11 J10	4.35 miles
4	M11 J13	7.88 miles
5	M11 J14	9.25 miles



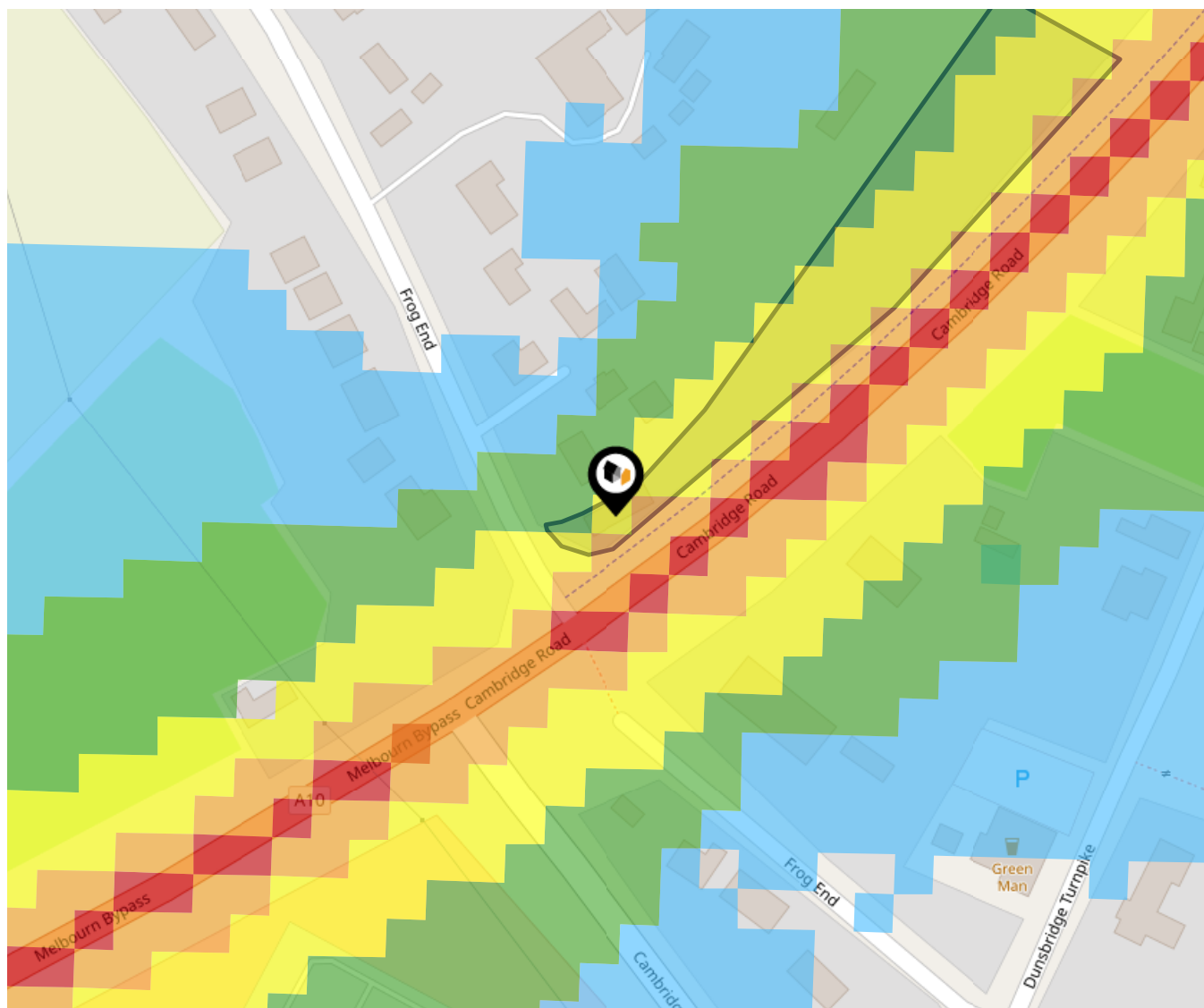
Airports/Helipads

Pin	Name	Distance
1	Cambridge	9.34 miles
2	Stansted Airport	17.43 miles
3	Luton Airport	23.33 miles
4	Silvertown	41.36 miles



Bus Stops/Stations

Pin	Name	Distance
1	Dunsbridge Turnpike	0.15 miles
2	Dunsbridge Turnpike	0.19 miles
3	Shepreth Road	0.58 miles
4	High Street	0.77 miles
5	John Breay Close	0.74 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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