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MIR: Material Info

The Material Information Affecting this Property

Monday 08th September 2025



ROYSTON ROAD, WHITTLESFORD, 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:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,732 ft ² / 161 m ²		
Plot Area:	0.13 acres		
Council Tax :	Band F		
Annual Estimate:	£3,488		
Title Number:	CB457337		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		11	80	1000
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
				
				
				
				
				

Planning records for: ***Aerodrome Service Station 38 Royston Road Duxford CB22 4NW***

Reference - 20/04933/FUL	
Decision:	Withdrawn
Date:	30th November 2020
Description:	Demolition of existing forecourt sales building and adjacent building and construction of new forecourt sales building, new customer parking, new EV customer parking and new 2no. jet wash bays (resubmission of 20/02063/FUL).

Reference - 21/01961/FUL	
Decision:	Withdrawn
Date:	28th April 2021
Description:	Demolition of existing forecourt sales building and adjacent building and construction of new forecourt sales building, new customer parking, new EV customer parking and new 2no. jet wash bays (re-submission of 20/04933/FUL)

Reference - 20/02063/FUL	
Decision:	Withdrawn
Date:	14th April 2020
Description:	Demolition of existing forecourt sales building and adjacent building and construction of new forecourt sales building, new customer parking, new EV customer parking and new 2no. jet wash bays

Planning records for: ***10 Royston Road Whittlesford Cambridge Cambridgeshire CB22 4NW***

Reference - S/1331/18/FL	
Decision:	Decided
Date:	09th April 2018
Description:	two storey side extension and single storey extensions

Planning records for: **12 Royston Road Whittlesford Cambridge Cambridgeshire CB22 4NW**

Reference - S/1614/15/FL	
Decision:	-
Date:	23rd June 2015
Description:	Erection of bike shed and extension of existing dropped kerb

Reference - S/0845/10/F	
Decision:	Decided
Date:	26th May 2010
Description:	Renewal of Planning permission S/0487/05/F for replacement dwelling (variation of condition number 1)

Reference - S/0488/16/FL	
Decision:	Decided
Date:	22nd February 2016
Description:	Construction of Garage

Planning records for: **18 Royston Road Whittlesford Cambridge Cambridgeshire CB22 4NW**

Reference - S/2788/18/FL	
Decision:	Decided
Date:	20th July 2018
Description:	Erection of a pair of semi-detached new dwellings

Planning records for: **18 Royston Road Whittlesford Cambridge Cambridgeshire CB22 4NW**

Reference - S/0858/18/DC	
Decision:	Decided
Date:	07th March 2018
Description:	Discharge of conditions 3 (Hard and Soft Landscaping) 4 (Landscaping implementation) 5 (Foul and surface water) 6 (Boundary Treatment) 7 (Traffic management) 8 (Arboricultural) 9 (Visibility splays) and 11 (Access drive) of planning permission S/4105/17/FL

Reference - S/4105/17/FL	
Decision:	Decided
Date:	14th November 2017
Description:	Demolition of existing dwelling pair of semi-detached new dwellings

Planning records for: **2 Royston Road Whittlesford Cambridge Cambridgeshire CB22 4NW**

Reference - S/1664/13/FL	
Decision:	Decided
Date:	30th July 2013
Description:	Detached Garage

Planning records for: **The Arran 26 Royston Road Duxford Cambridge Cambridgeshire CB22 4NW**

Reference - S/0853/16/FL	
Decision:	Decided
Date:	30th March 2016
Description:	Side and rear extensions to existing property

Planning records for: **26 Royston Road Whittlesford Cambridge Cambridgeshire CB22 4NW**

Reference - S/1532/16/VC	
Decision:	Decided
Date:	08th June 2016
Description:	Removal / Variation of Condition 4 (Fixed shut windows in bed 2) of Planning Application: S/0853/16/FL

Planning records for: **28 Royston Road Whittlesford Cambridge CB22 4NW**

Reference - S/1706/19/VC	
Decision:	Decided
Date:	14th May 2019
Description:	Variation of condition 2 (approved plans) of planning permission S/4011/17/FL

Reference - S/4011/17/FL	
Decision:	Decided
Date:	13th November 2017
Description:	Erection of 2 dwelling & Garages with Revised Highway access & New Vehicular Access and Garage for existing dwelling.

Reference - S/3000/18/DC	
Decision:	Decided
Date:	06th August 2018
Description:	Discharge of Conditions 3 (Boundary Treatment) 4 (Foul Water Drainage) 5 (Surface Water Drainage) 6 (Contamination) 7 (Hard & Soft Landscaping) 9 (Ecological Enhancement) & 10 (Traffic Management Plan) of Planning Permission S/4011/17/FL

Planning records for: **32 Royston Road Whittlesford Cambridge CB22 4NW**

Reference - S/0461/17/FL	
Decision:	Decided
Date:	06th February 2017
Description:	New build dwelling and garage to replace existing dwelling and car port

Reference - 20/02847/CL2PD	
Decision:	Withdrawn
Date:	26th June 2020
Description:	Certificate of lawfulness to confirm that the work started during the COVID19 lockdown constitutes a meaningful start to the work approved by permission S/0461/17/FL, and that planning permission is thus implemented. As shown in the attached photographs, we have removed a 25m ² outbuilding. Demolition of this was included in the planning application.

Planning records for: **36 Royston Road Whittlesford Cambridge Cambridgeshire CB22 4NW**

Reference - S/1803/12/FL	
Decision:	Decided
Date:	28th August 2012
Description:	Erection of conservatory

Reference - S/4583/17/OL	
Decision:	Decided
Date:	26th December 2017
Description:	Four bedroom bungalow

Planning records for: **36 Royston Road Whittlesford Cambridge Cambridgeshire CB22 4NW**

Reference - S/1755/08/F	
Decision:	Decided
Date:	06th October 2008
Description:	Proposed Hard Surfaced Area and Replacement 5 Bar Gate (Retrospective)

Planning records for: **8 Royston Road Whittlesford Cambridge CB22 4NW**

Reference - S/0828/16/PA	
Decision:	-
Date:	18th March 2016
Description:	Single storey rear extension

Planning records for: **Unit 2 Chuck-A Bush Farm Royston Road Whittlesford Cambridge CB22 4NW**

Reference - S/3339/19/FL	
Decision:	Decided
Date:	26th September 2019
Description:	Change of use from office (B1) to health centre (D1)

Planning records for: **23 Royston Road Whittlesford Cambridge Cambridgeshire CB22 4NW**

Reference - S/1382/12/DC	
Decision:	Decided
Date:	27th June 2012
Description:	Discharge of Conditions 3 (landscaping) 6 (construction traffic) 7 (access details) 8 (vehicular visibility splays) 9 (pedestrian visibility splays) 12 (external materials) 13 (infrastructure provision) of planning permission S/0117/12/FL Demolition of existing bungalow and erection of two dwellings in replacement.

Planning records for: **23 Royston Road Whittlesford Cambridge Cambridgeshire CB22 4NW**

Reference - S/0117/12/FL	
Decision:	Decided
Date:	19th January 2012
Description:	Demolition of existing bungalow and erection of two dwellings in replacement.

Planning records for: **25 Royston Road Whittlesford Cambridge Cambridgeshire CB22 4NW**

Reference - S/0043/11	
Decision:	Decided
Date:	13th January 2011
Description:	Discharge of conditions 2A (external materials) 2B (vehicular visibility splays) 3 (landscaping) 5 (Plot 3 windows) 6 (Plot 1 balcony) 7 (pedestrian visibility splays) 8 (vehicular visibility splays) 9 (infrastructure provision) of planning permission S/2234/07/F for erection of four dwellings and garage block following demolition of existing dwelling.

Reference - S/1377/12/FL	
Decision:	Decided
Date:	29th June 2012
Description:	Revised garage block for Plots 2 and 3 (retrospective application)

Reference - S/0043/09/F	
Decision:	Decided
Date:	14th January 2009
Description:	Erection of Dwelling (Plot 3)

Planning records for: **3 Royston Road Whittlesford Cambridgeshire CB22 4NW**

Reference - 23/04254/HFUL	
Decision:	Decided
Date:	08th November 2023
Description:	Roof extensions to raise the height of the existing roof to create a first floor, part single part two storey side, front and rear extensions.

Reference - 21/04148/HFUL	
Decision:	Withdrawn
Date:	15th September 2021
Description:	Addition of First Floor to existing single storey dwelling including alterations to Ground Floor and demolition of existing garage.

Planning records for: **5 Royston Road Whittlesford Cambridge Cambridgeshire CB22 4NW**

Reference - S/3337/17/FL	
Decision:	Decided
Date:	22nd September 2017
Description:	Conversion of garage to form a separate dwelling (retrospective)

Reference - S/2681/15/FL	
Decision:	Decided
Date:	19th October 2015
Description:	Detached Garage

Planning records for: **7 Royston Road Whittlesford Cambridge CB22 4NW**

Reference - S/0794/19/FL	
Decision:	Decided
Date:	27th February 2019
Description:	Demolition of existing garage and workshop and erection of replacment of garage/car port workshop and store

Planning records for: **15 Royston Road Whittlesford Cambridge Cambridgeshire CB22 4NW**

Reference - S/0351/11	
Decision:	Decided
Date:	22nd February 2011
Description:	Construction of workshop in rear garden (retrospective)

Planning records for: **21 Royston Road Cambs. Whittlesford UK CB22 4NW**

Reference - S/2515/11	
Decision:	Decided
Date:	19th December 2011
Description:	2 storey extension to rear of property and extend existing outhouse to create orangery

Reference - 22/04182/HFUL	
Decision:	Decided
Date:	22nd September 2022
Description:	Two storey extension to the front and rear of the existing semi-detached house

Planning records for: **21 Royston Road Whittlesford Cambridgeshire CB22 4NW**

Reference - 22/04190/HFUL	
Decision:	Decided
Date:	22nd September 2022
Description:	Demolition of existing conservatory and new single storey rear extension.

Reference - 22/05601/CLUED	
Decision:	Decided
Date:	28th December 2022
Description:	Certificate of Lawfulness under S191 to confirm that the two parcels of land registered under Title Reference numbers CB287154 and CB90500 have been in use as residential domestic garden land for in excess of 10 years.

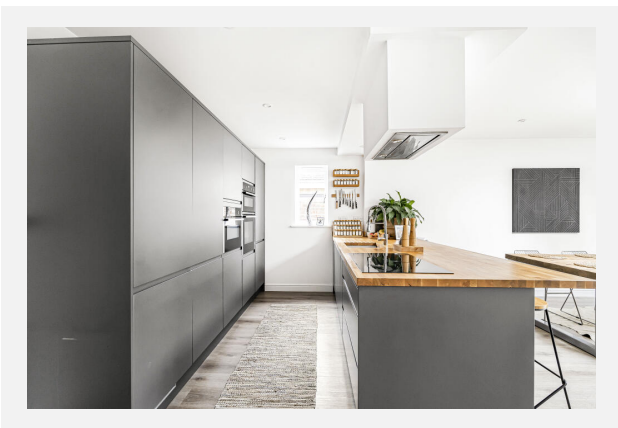
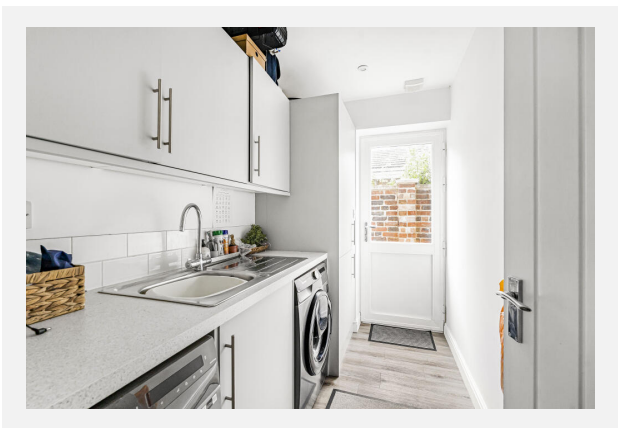
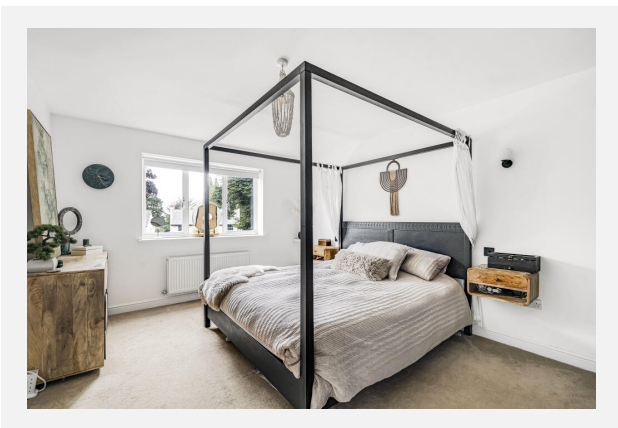
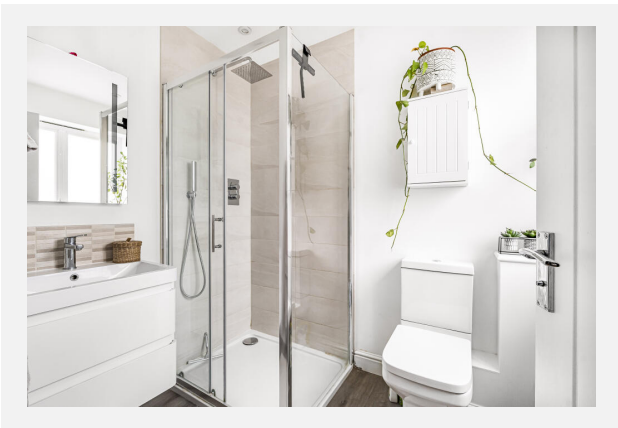
Reference - 22/05595/HFUL	
Decision:	Decided
Date:	28th December 2022
Description:	Two-storey extension to the front and rear of the existing semi-detached house.

Planning records for: **New House (Formerly No.12) Royston Road Whittlesford Cambridge Cambridgeshire CB22 4NW**

Reference - S/2212/10	
Decision:	Decided
Date:	14th December 2010
Description:	Replacement dwelling (revision to design approved under planning permission S/0845/10/F).

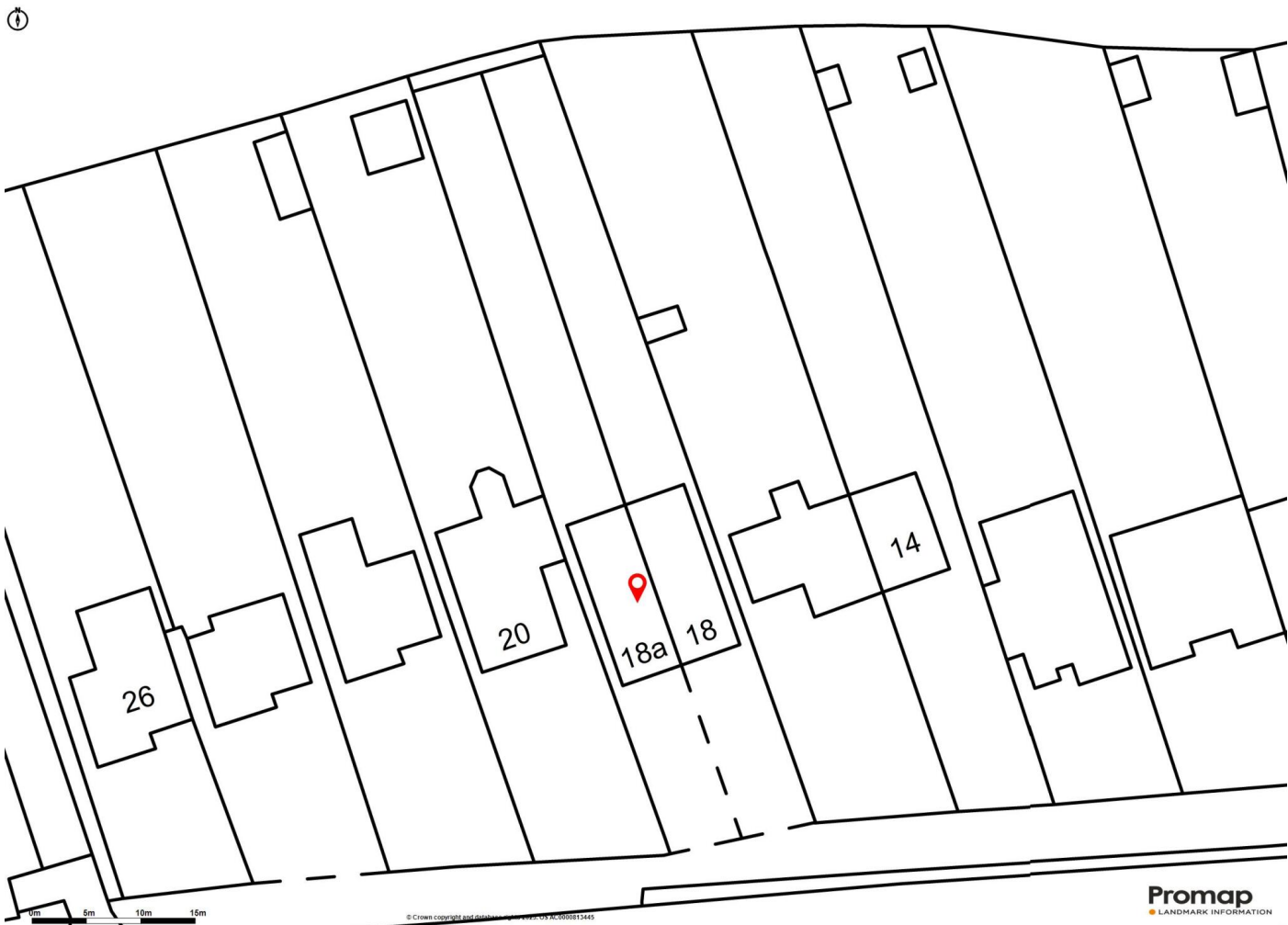








ROYSTON ROAD, WHITTLESFORD, CAMBRIDGE, CB22



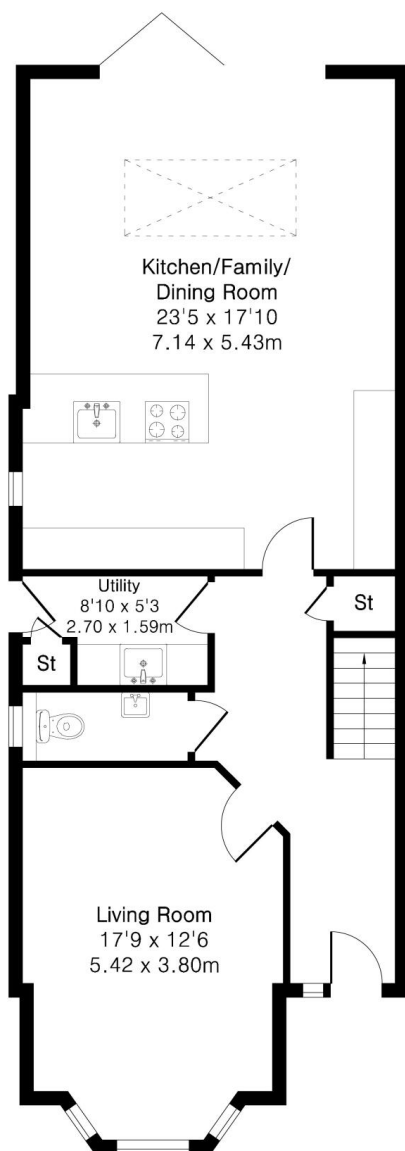
ROYSTON ROAD, WHITTLESFORD, CAMBRIDGE, CB22

Approximate Gross Internal Area 1658 sq ft - 154 sq m

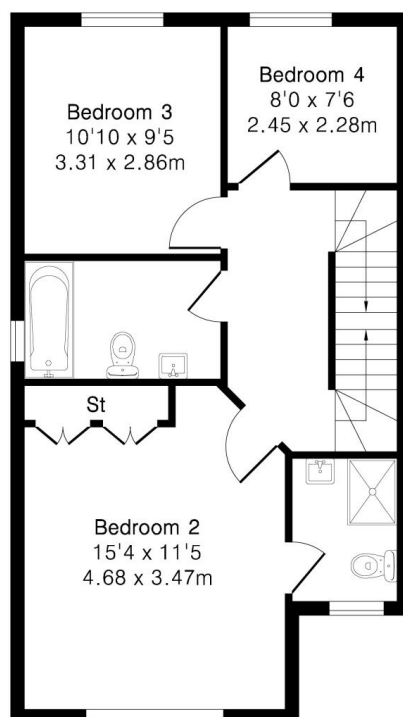
Ground Floor Area 838 sq ft – 78 sq m

First Floor Area 553 sq ft – 51 sq m

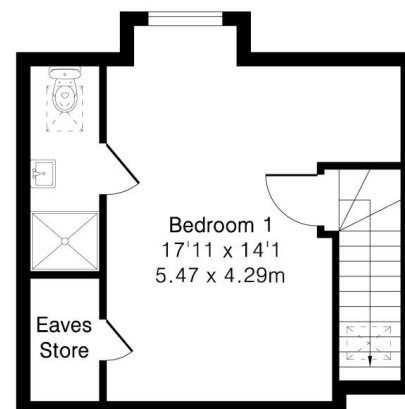
Second Floor Area 267 sq ft – 25 sq m



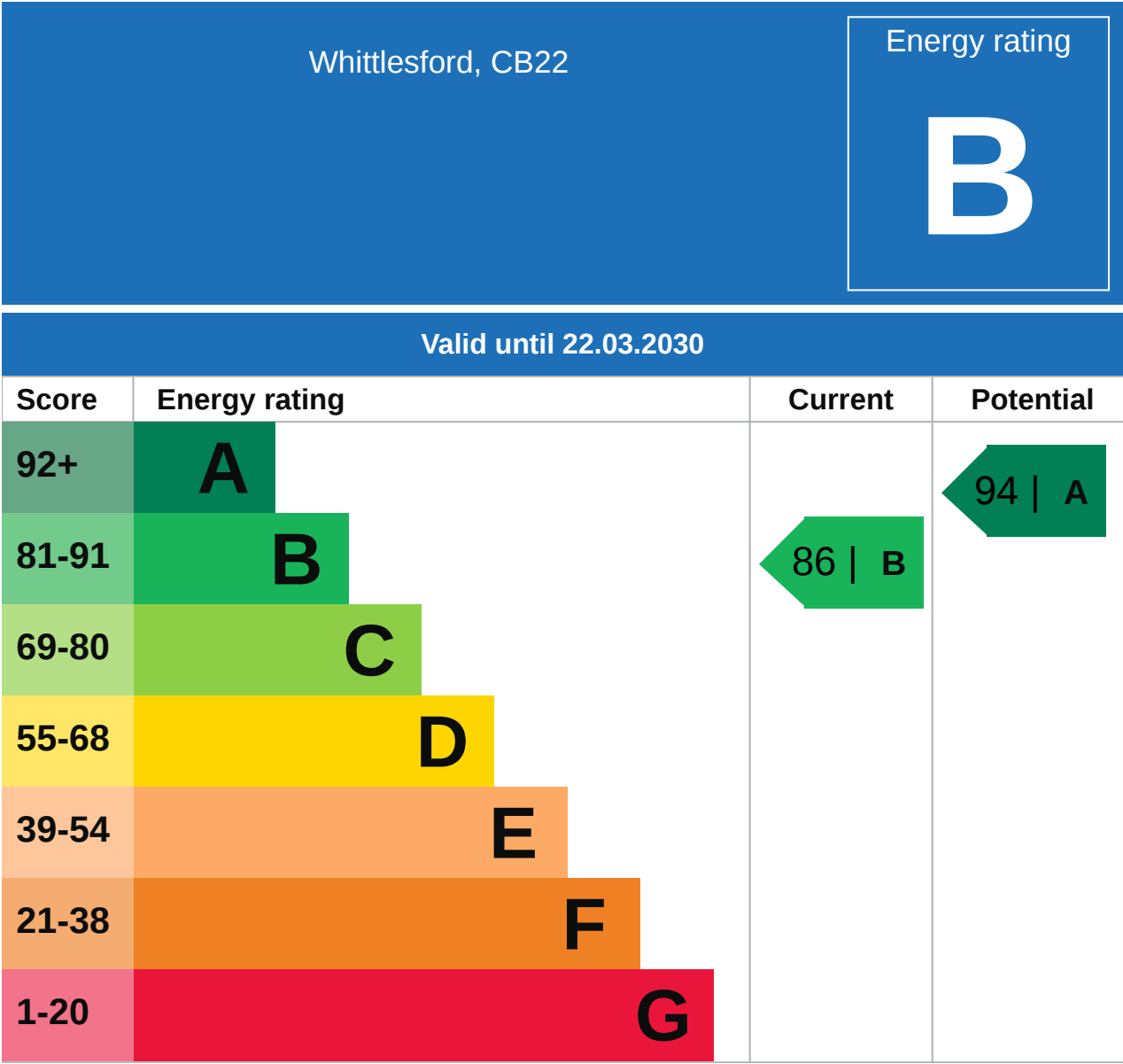
Ground Floor



First Floor



Second Floor



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.22 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.16 W/m-Â°K
Roof Energy:	Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.18 W/m-Â°K
Total Floor Area:	161 m ²

Rights of Way (Public & Private)

Neighbour (no. 18) has access right over shared driveway entrance which is part of 18A.

Electricity Supply

Octopus

Gas Supply

Octopus

Central Heating

Ground floor - Electric underfloor. 1st and 2nd floor gas.

Water Supply

Anglia Water

Drainage

Anglia 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



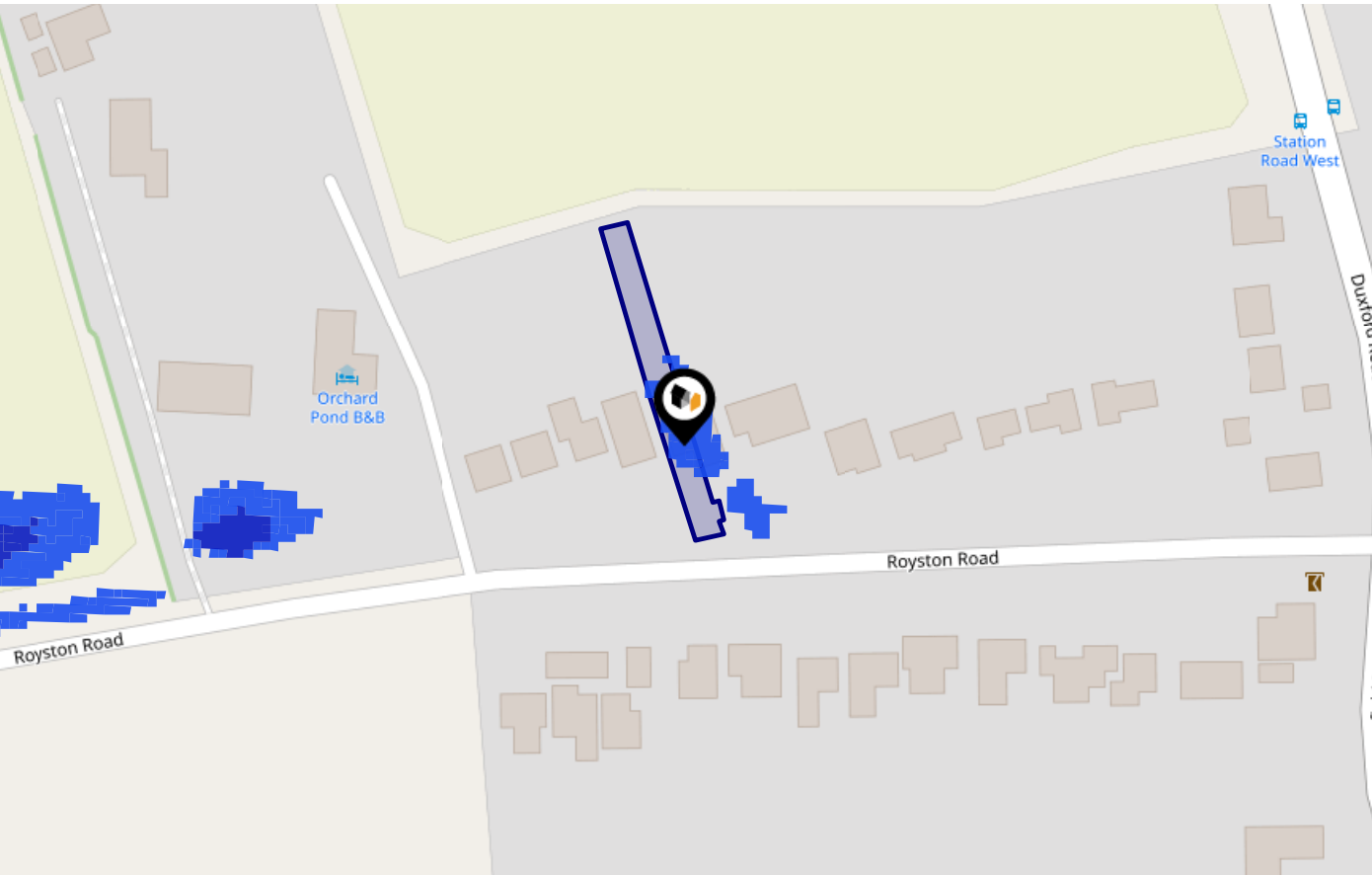
/cookecurtisco

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.

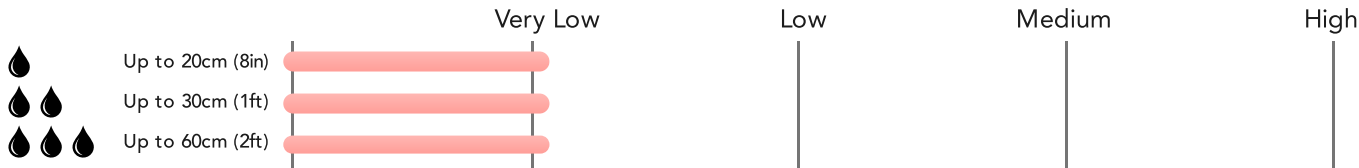


Risk Rating: Low

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:

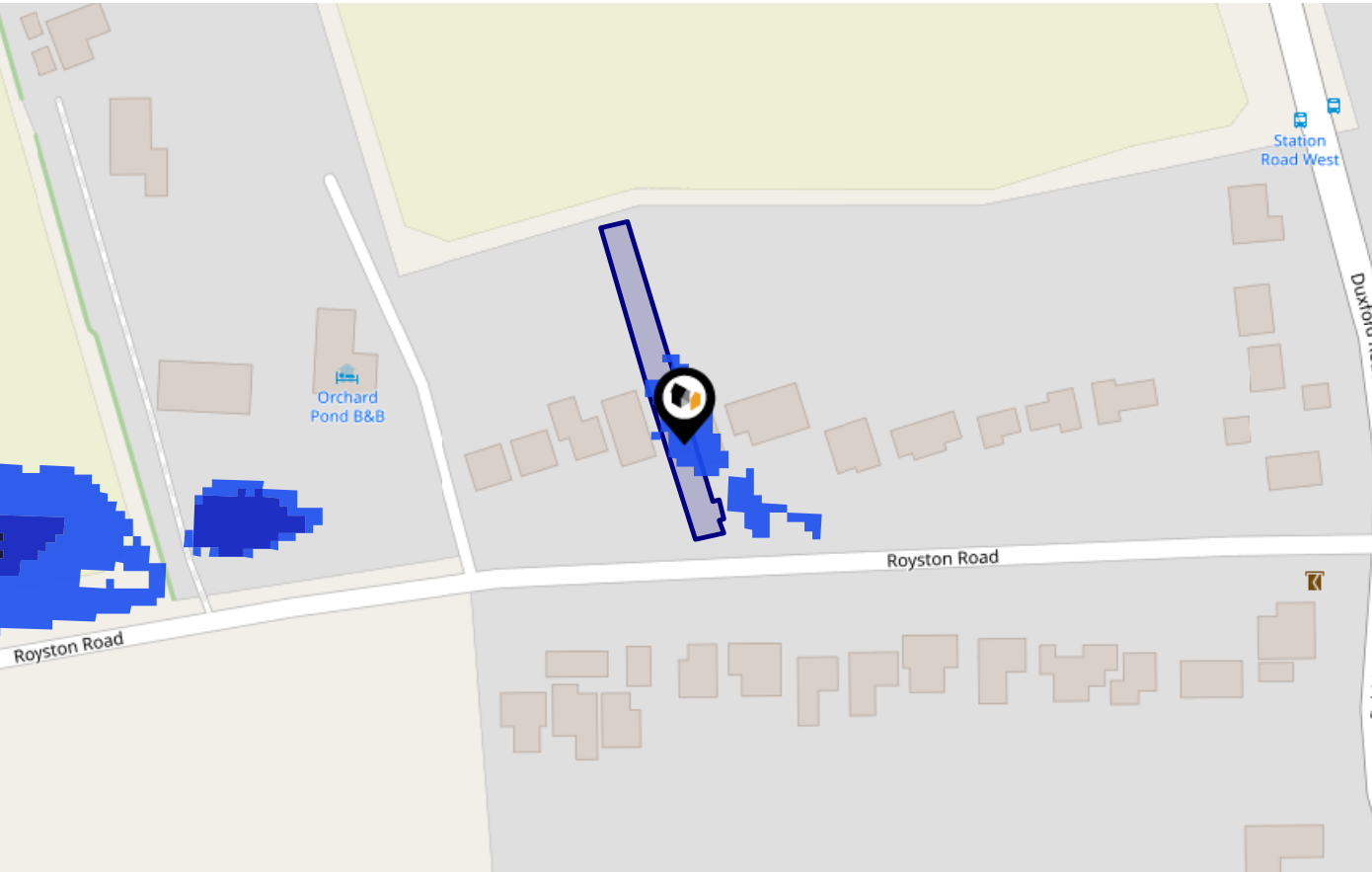


Flood Risk

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.

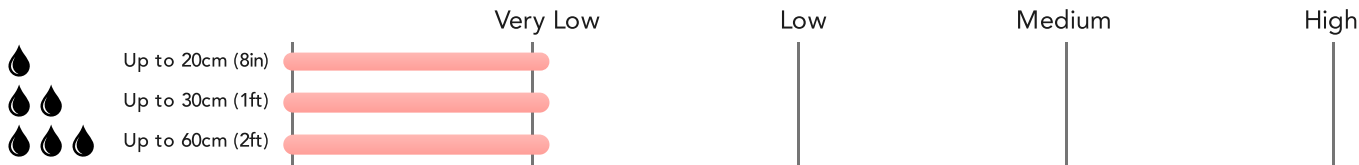


Risk Rating: Low

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Chance of flooding to the following depths at this property:

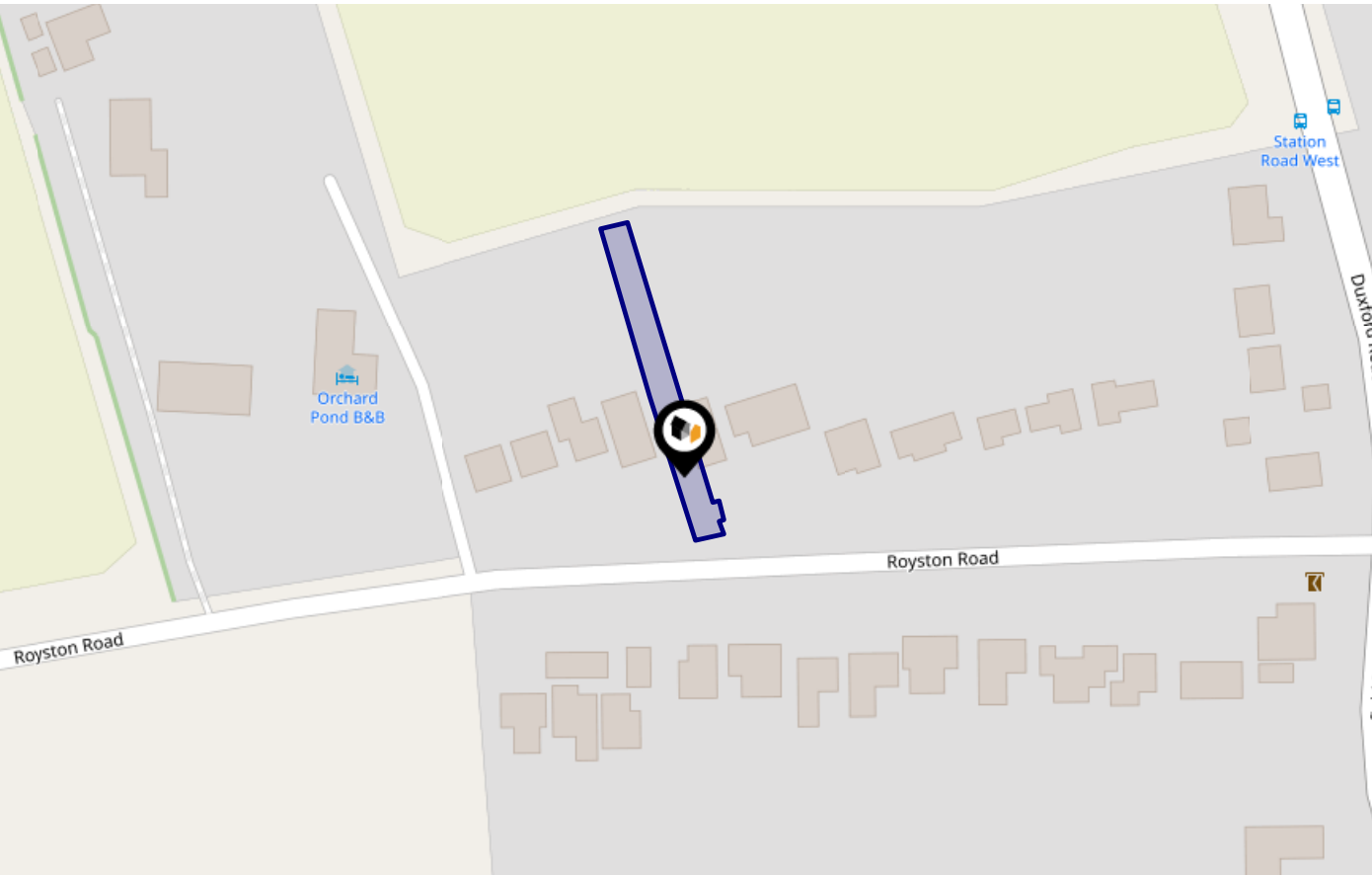


Flood Risk

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.

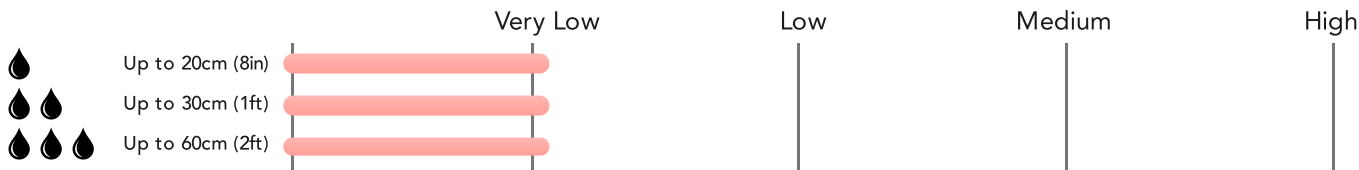


Risk Rating: Very low

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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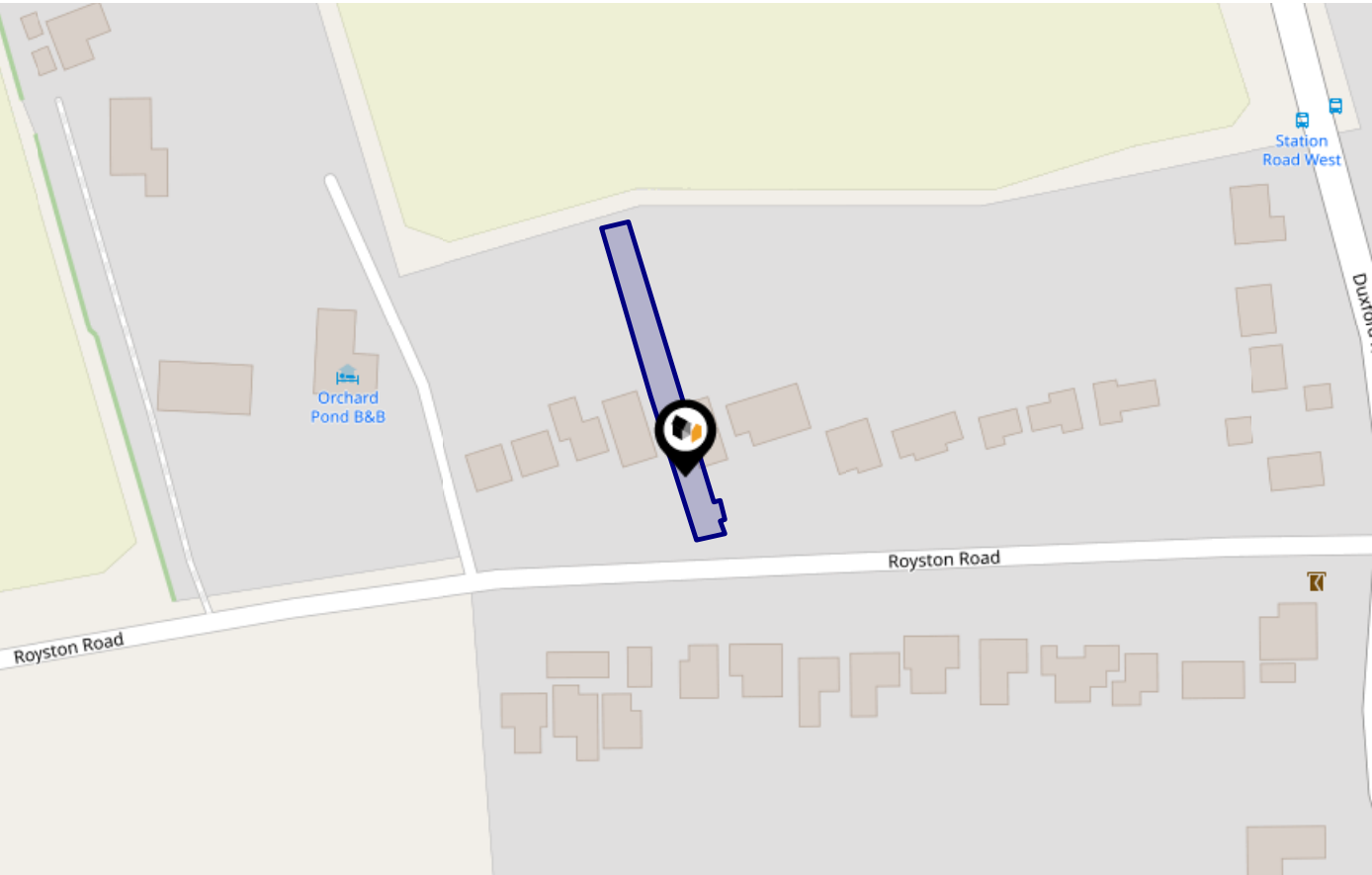


Flood Risk

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.

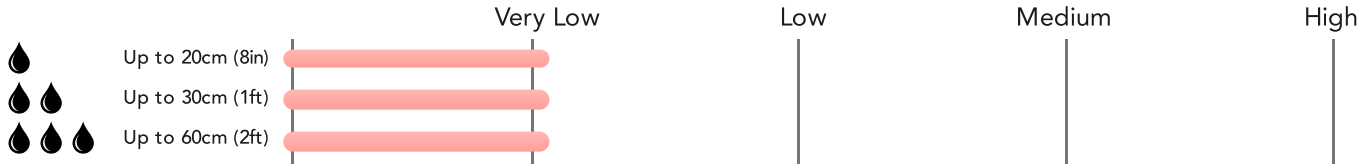


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

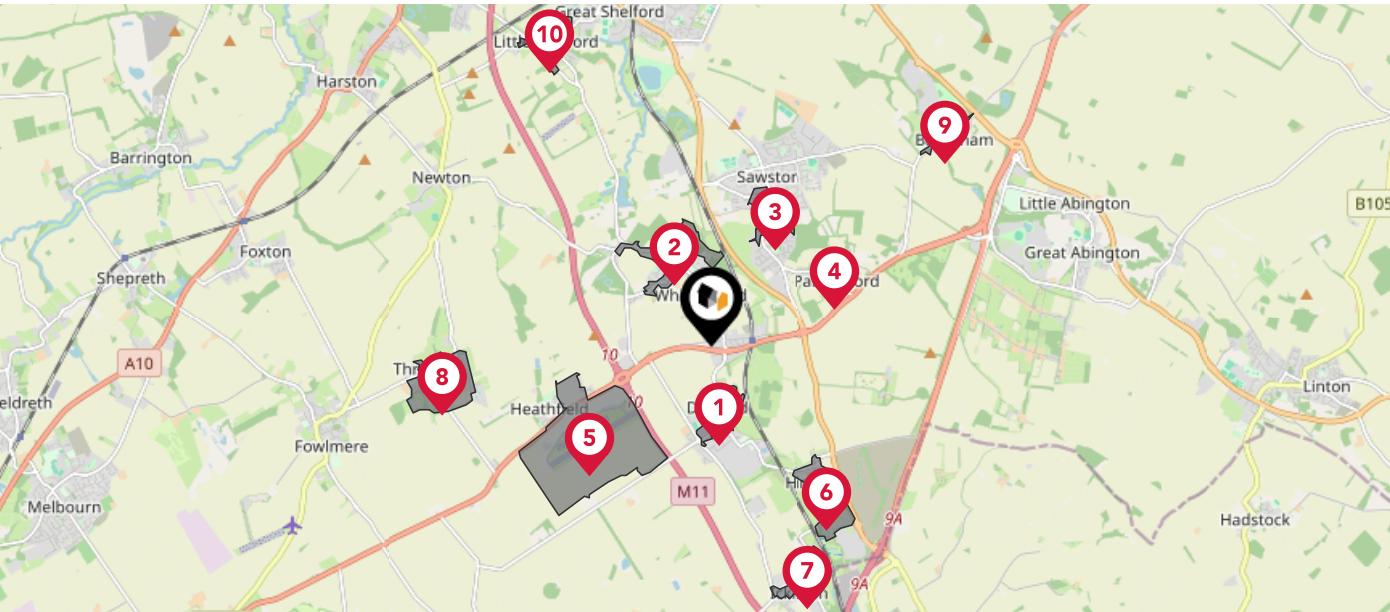


Maps

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	Duxford
2	Whittlesford
3	Sawston
4	Pampisford
5	Duxford Airfield
6	Hinxton
7	Ickleton
8	Thriplow
9	Babraham
10	Little Shelford

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

This map displays nearby coal mine entrances and their classifications.



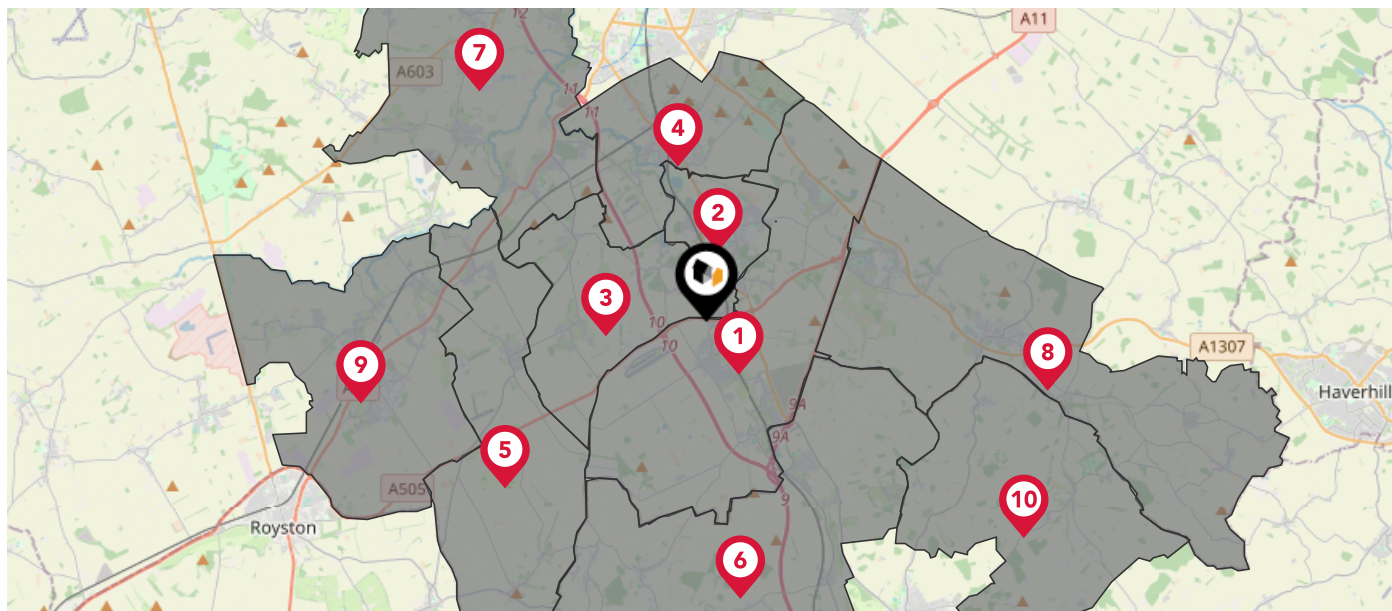
Mine Entry

- ✕ 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

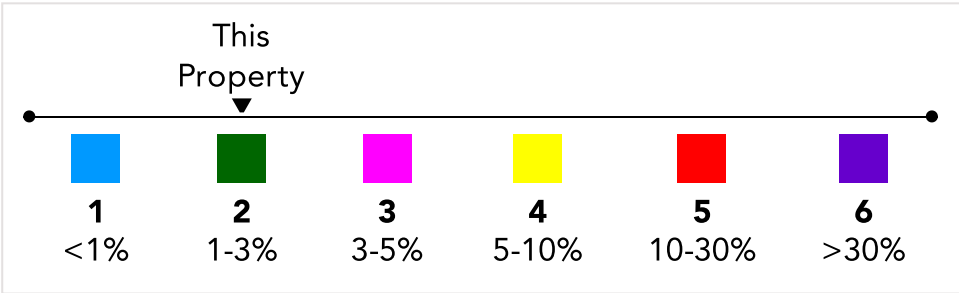
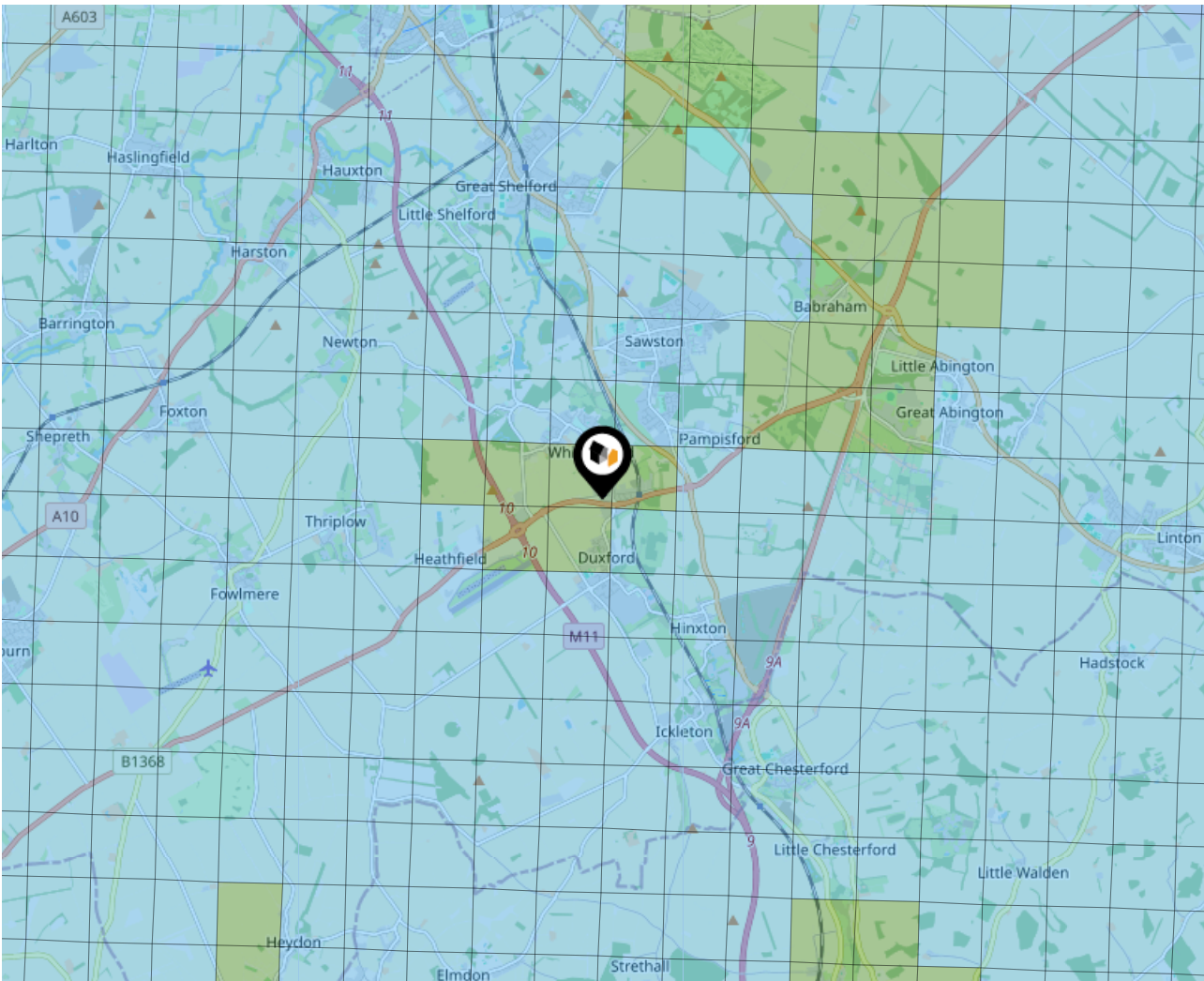


Nearby Council Wards

-  Duxford Ward
-  Sawston Ward
-  Whittlesford Ward
-  Shelford Ward
-  Foxton Ward
-  Littlebury, Chesterford & Wenden Lofts Ward
-  Harston & Comberton Ward
-  Linton Ward
-  Melbourn Ward
-  Ashdon Ward

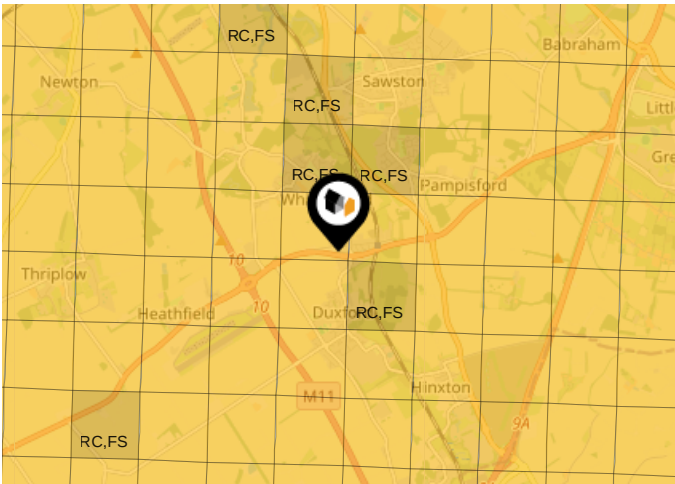
What is Radon?

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, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY)		

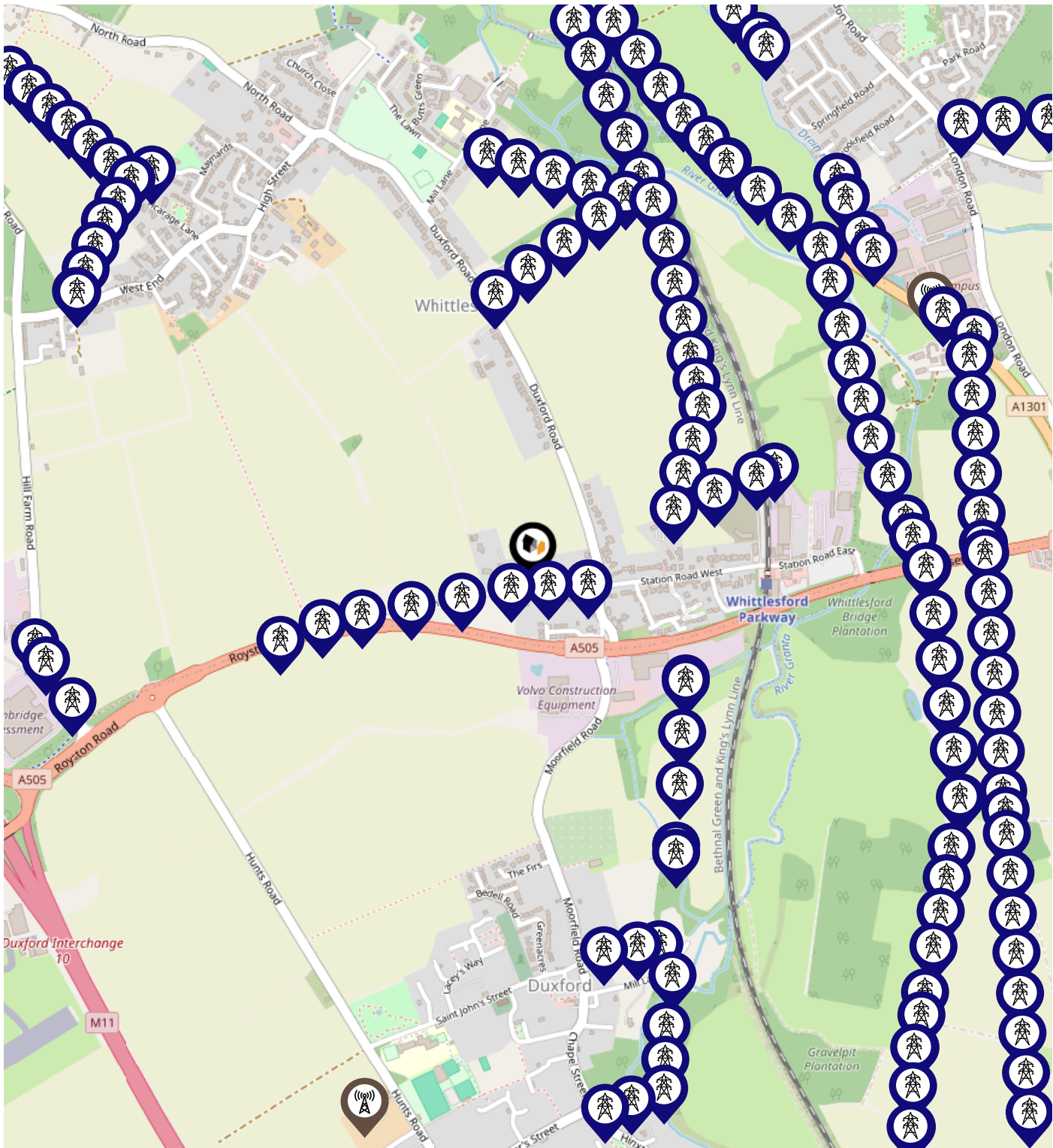


Primary Classifications (Most Common Clay Types)



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

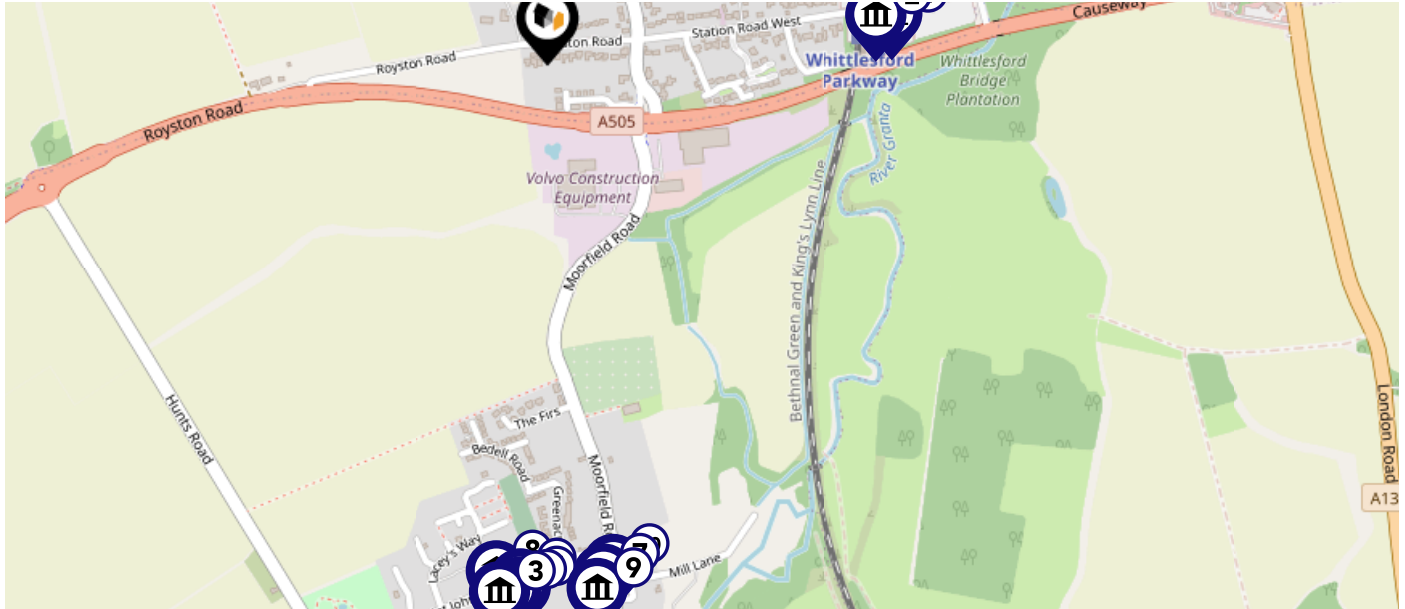
Masts & Pylons













Key:

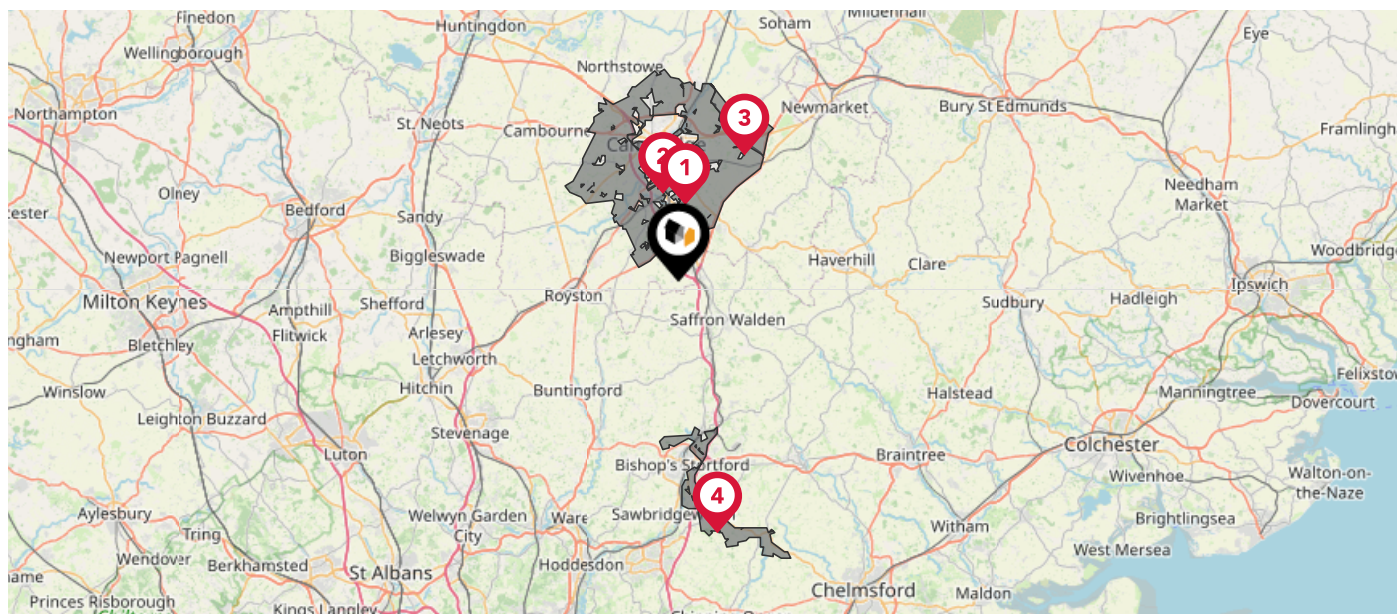
-  Power Pylons
-  Communication Masts

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
 1128091 - Chapel Of Hospital Of St John The Baptist	Grade II	0.4 miles
 1128090 - Red Lion Hotel	Grade II	0.4 miles
 1330953 - Parish Church Of St John	Grade I	0.6 miles
 1162869 - Outbuilding To North Of Number 28 (robinettes)	Grade II	0.6 miles
 1330916 - Robinettes	Grade II	0.6 miles
 1162857 - Chest Tombs A And B Circa 15 Feet To East Of Chancel Of St John's Parish Church	Grade II	0.6 miles
 1309399 - 5, Moorfield Road	Grade II	0.6 miles
 1330917 - 20, St John's Street	Grade II	0.6 miles
 1128124 - John Barleycorn Inn	Grade II	0.6 miles
 1128125 - Shamrock Cottage	Grade II	0.6 miles

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

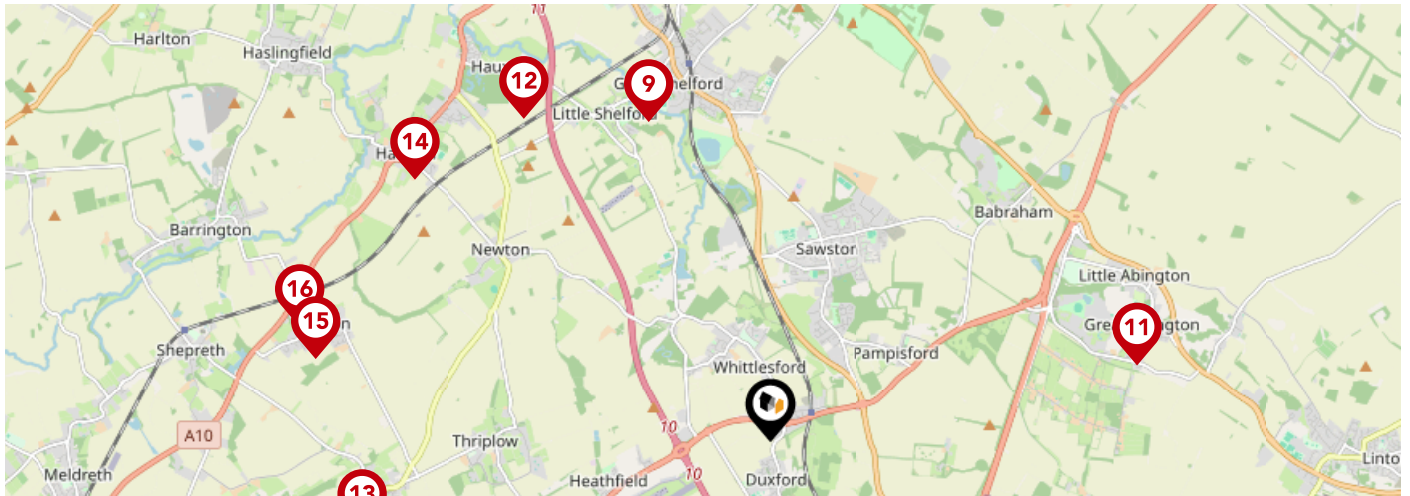










Nearby Green Belt Land

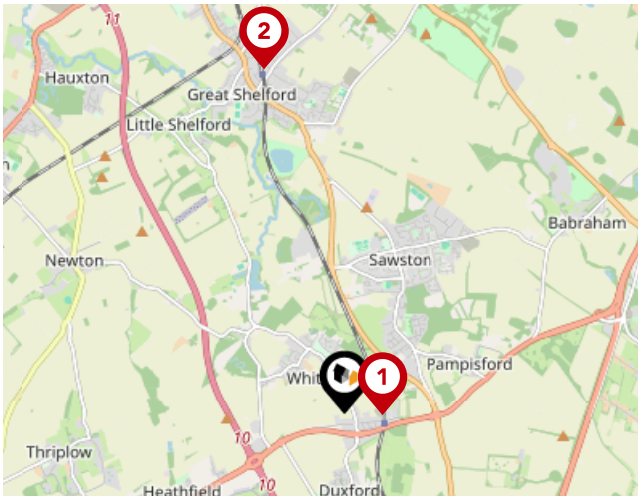
-  Cambridge Green Belt - Cambridge
-  Cambridge Green Belt - South Cambridgeshire
-  Cambridge Green Belt - East Cambridgeshire
-  London Green Belt - Uttlesford



		Nursery	Primary	Secondary	College	Private
1	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:1.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:2.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Chesterford Church of England Primary Academy Ofsted Rating: Good Pupils: 197 Distance:3.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:3.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:3.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:4.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:4.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:4.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>








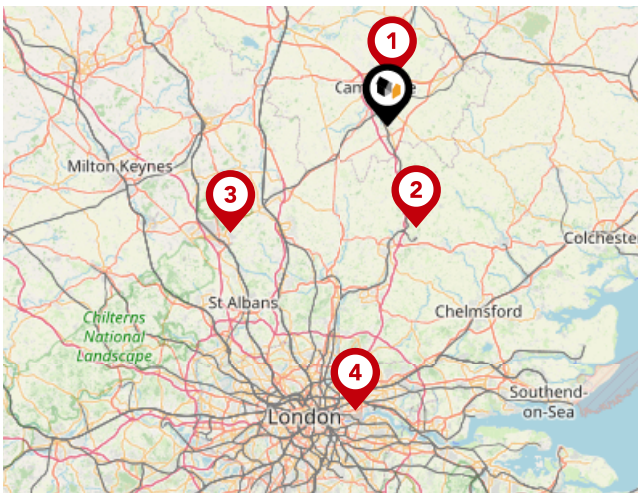
National Rail Stations

Pin	Name	Distance
	Whittlesford Parkway Rail Station	0.35 miles
	Shelford (Cambs) Rail Station	3.22 miles
	Great Chesterford Rail Station	3.39 miles







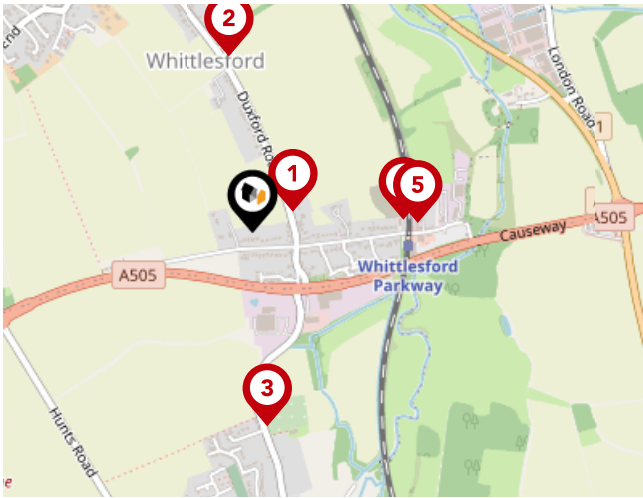
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J10	0.9 miles
	M11 J9	2.98 miles
	M11 J11	4.54 miles
	M11 J12	6.91 miles
	M11 J13	8.23 miles



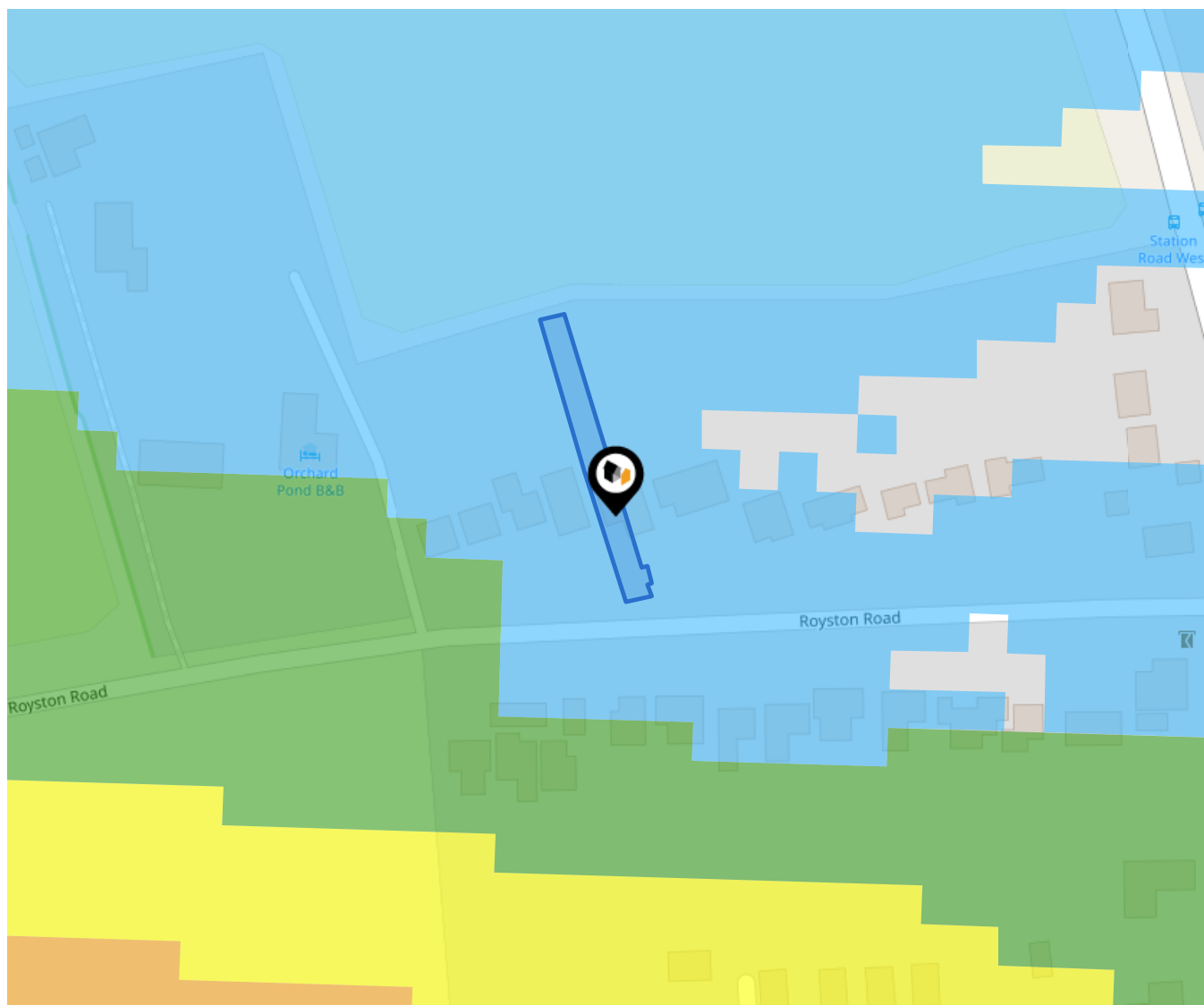
Airports/Helipads

Pin	Name	Distance
	Cambridge	7.1 miles
	Stansted Airport	15.38 miles
	Luton Airport	27.55 miles
	Silvertown	41.78 miles








Bus Stops/Stations

Pin	Name	Distance
1	Station Road West	0.11 miles
2	Millfield Farm	0.4 miles
3	The Firs	0.44 miles
4	Car Park	0.35 miles
5	Red Lion Hotel	0.38 miles



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

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

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

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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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Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

