

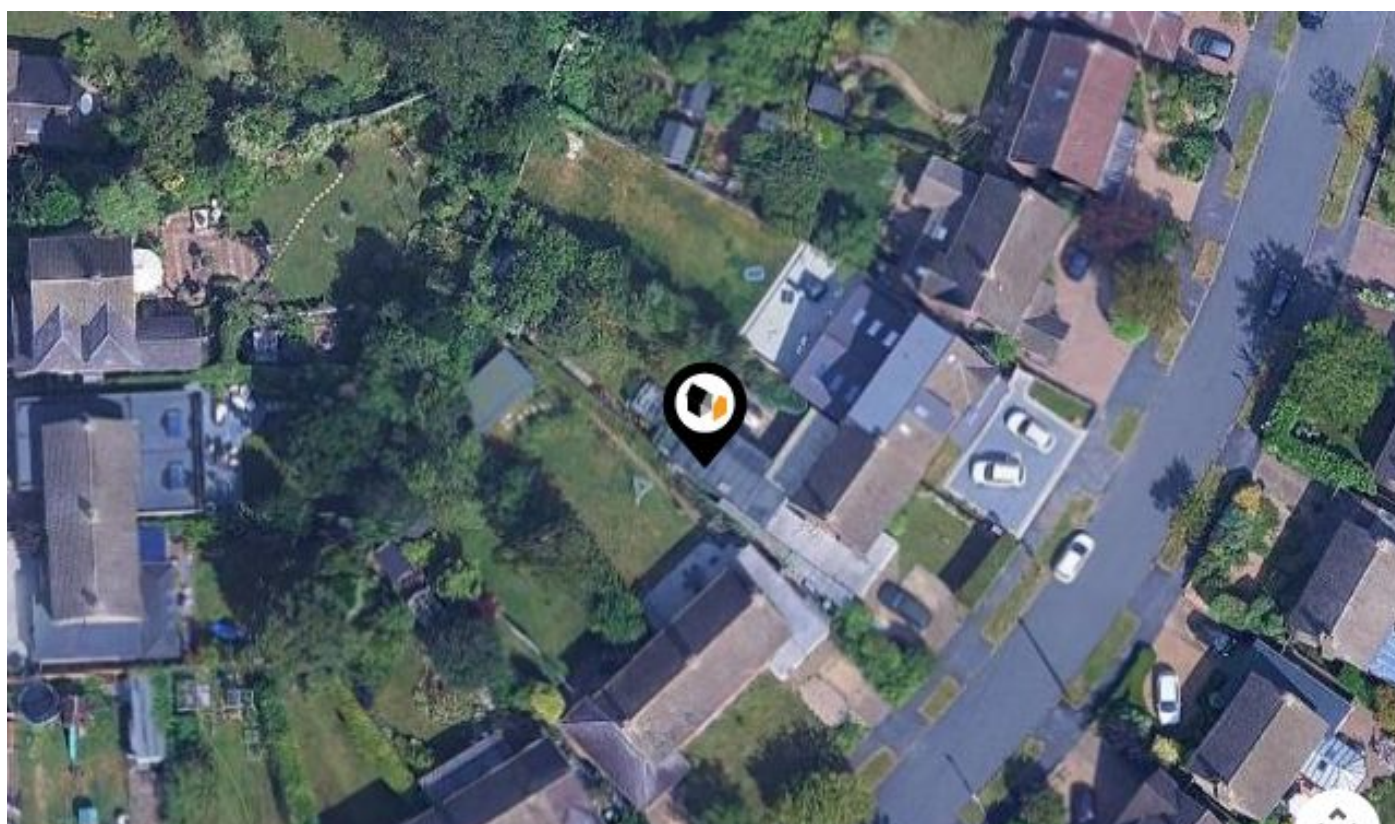


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 19th September 2025



BEAUMONT ROAD, CAMBRIDGE, CB1

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



Powered by
aprift
Know any property instantly

street-view-image



Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	1,560 ft ² / 145 m ²
Council Tax :	Band E
Annual Estimate:	£2,879

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5	63	1000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **14 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 08/0175/FUL	
Decision:	Decided
Date:	05th February 2008
Description:	Loft conversion including front and rear dormers.

Planning records for: **16 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 18/0393/NMA1	
Decision:	Decided
Date:	12th July 2018
Description:	Non-material amendment on application 18/0393/FUL for changes to doors and window arrangement on ground floor rear extension and enlargement of bathroom window on second floor side elevation.

Reference - 19/1753/FUL	
Decision:	Decided
Date:	20th December 2019
Description:	Retrospective front and rear roof extension, two storey side and front extension and single storey rear extensions

Reference - 18/0393/NMA2	
Decision:	Decided
Date:	11th July 2019
Description:	Non material amendment on application 18/0393/FUL for alteration to side and front windows (fenestration)

Planning records for: **16 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 18/0393/FUL	
Decision:	Decided
Date:	08th March 2018
Description:	Front and rear roof extension, two storey side and front extension and single storey front and rear extensions.

Reference - 18/0393/NMA3	
Decision:	Decided
Date:	17th September 2019
Description:	Non material amendment on application 18/0393/FUL for change of materials on rear dormer (side) from tiles to brick (to match existing)

Planning records for: **18 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 07/1185/FUL	
Decision:	Decided
Date:	09th October 2007
Description:	Loft conversion with front and rear dormers, pitched roof to garage and new porch.

Planning records for: **2 Beaumont Road Cambridge CB1 8PY**

Reference - 12/0201/FUL	
Decision:	Decided
Date:	27th February 2012
Description:	Proposed two storey side extension, single storey front porch, single storey rear extension and loft conversion (incorporating dormer windows)

Planning records for: **2 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 16/0089/FUL	
Decision:	Decided
Date:	25th January 2016
Description:	Erection of cabin in rear garden (retrospective).

Planning records for: **20 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 13/0135/FUL	
Decision:	Decided
Date:	01st February 2013
Description:	Front and rear roof extensions, two storey front and side extension and single storey front and rear extensions.

Reference - 12/1246/FUL	
Decision:	Decided
Date:	28th September 2012
Description:	Single storey rear and two storey side extensions to dwellinghouse.

Planning records for: **22 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 15/0378/FUL	
Decision:	Decided
Date:	27th February 2015
Description:	Single storey rear extension

Planning records for: **24 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 08/0372/FUL	
Decision:	Decided
Date:	14th March 2008
Description:	Change of flat roof to mono pitch roof and change of existing garage to utility room.

Planning records for: **26 Beaumont Road Cambridge CB1 8PY**

Reference - 19/1325/FUL	
Decision:	Decided
Date:	08th October 2019
Description:	Single storey front and rear extensions and replacement of existing loft dormer.

Planning records for: **28 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 13/0493/FUL	
Decision:	Decided
Date:	08th April 2013
Description:	Demolition of existing garage. New two storey side extension and single storey rear extension.

Reference - 19/1059/FUL	
Decision:	Decided
Date:	14th August 2019
Description:	Roof extension with front and rear dormers

Planning records for: **30 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 23/04207/HFUL	
Decision:	Decided
Date:	03rd November 2023
Description:	Two storey side and front extension and single-story rear extensions. Rooflights and dormer extensions to the front and rear roofs.

Planning records for: **34 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 10/0936/CL2PD	
Decision:	Decided
Date:	13th October 2010
Description:	Application for a certificate of lawfulness under Section 192 for a loft conversion with rear dormer.

Reference - 09/0261/FUL	
Decision:	Decided
Date:	07th April 2009
Description:	Installation of front dormer.

Reference - 09/0018/FUL	
Decision:	Decided
Date:	14th January 2009
Description:	Installation of front and rear dormers to existing dwellinghouse.

Planning records for: **42 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 11/0331/FUL	
Decision:	Decided
Date:	25th March 2011
Description:	Single storey rear extension.

Planning records for: **46 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 07/0493/FUL	
Decision:	Decided
Date:	09th May 2007
Description:	Single storey rear extensions.

Planning records for: **48 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 22/01734/HFUL	
Decision:	Decided
Date:	11th April 2022
Description:	Rear roof extension, First floor front and side extensions, Single storey front and rear extensions, insulating and cladding/rendering existing walls.

Planning records for: **52 Beaumont Road Cambridge CB1 8PY**

Reference - 19/1615/FUL	
Decision:	Decided
Date:	26th November 2019
Description:	Two storey side, front and rear extensions and single storey front extension.

Planning records for: **54 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 07/1320/FUL	
Decision:	Decided
Date:	12th November 2007
Description:	Single storey front and side extension.

Planning records for: **56 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 08/0350/FUL	
Decision:	Decided
Date:	12th March 2008
Description:	Erection of two storey side and front extension and single storey front and rear extension.

Planning records for: **6 Beaumont Road Cambridge CB1 8PY**

Reference - 19/0150/FUL	
Decision:	Decided
Date:	04th February 2019
Description:	Part single storey, part two storey rear extension.

Reference - 06/1117/FUL	
Decision:	Decided
Date:	12th October 2006
Description:	Single storey front and side extension.

Planning records for: **60 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 10/0614/FUL	
Decision:	Decided
Date:	28th June 2010
Description:	Single storey front extension.

Planning records for: **62 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

Reference - 08/1224/FUL	
Decision:	Decided
Date:	02nd September 2008
Description:	Single storey front and rear extensions.

Reference - 11/1390/FUL	
Decision:	Decided
Date:	16th November 2011
Description:	Two storey side extension to existing dwellinghouse.

Reference - 11/0554/FUL	
Decision:	Decided
Date:	18th May 2011
Description:	Two storey side extension.

Planning records for: **62 Beaumont Road Cambridge Cambridgeshire CB1 8PY**

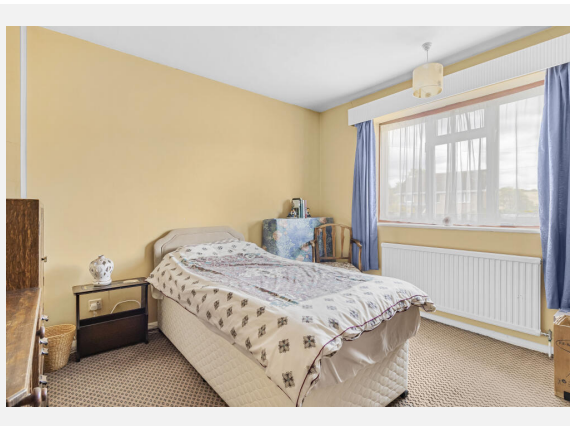
Reference - 12/0529/FUL	
Decision:	Decided
Date:	25th April 2012
Description:	First floor side extension to existing dwellinghouse.

Reference - 08/1474/TREE1	
Decision:	Decided
Date:	22nd October 2008
Description:	T1 - Silver Birch: crown reduce by 25%; crown lift 10% and crown thin 20%T2 - Silver Birch: crown reduce by 25%; crown lift 10% and crown thin 20%

Planning records for: **8 Beaumont Road Cambridge CB1 8PY**

Reference - 13/0345/FUL	
Decision:	Withdrawn
Date:	12th March 2013
Description:	Retrospective planning application for creation of independent unit within dwelling.









BEAUMONT ROAD, CAMBRIDGE, CB1



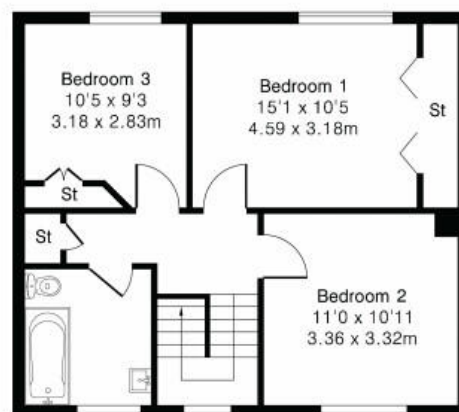
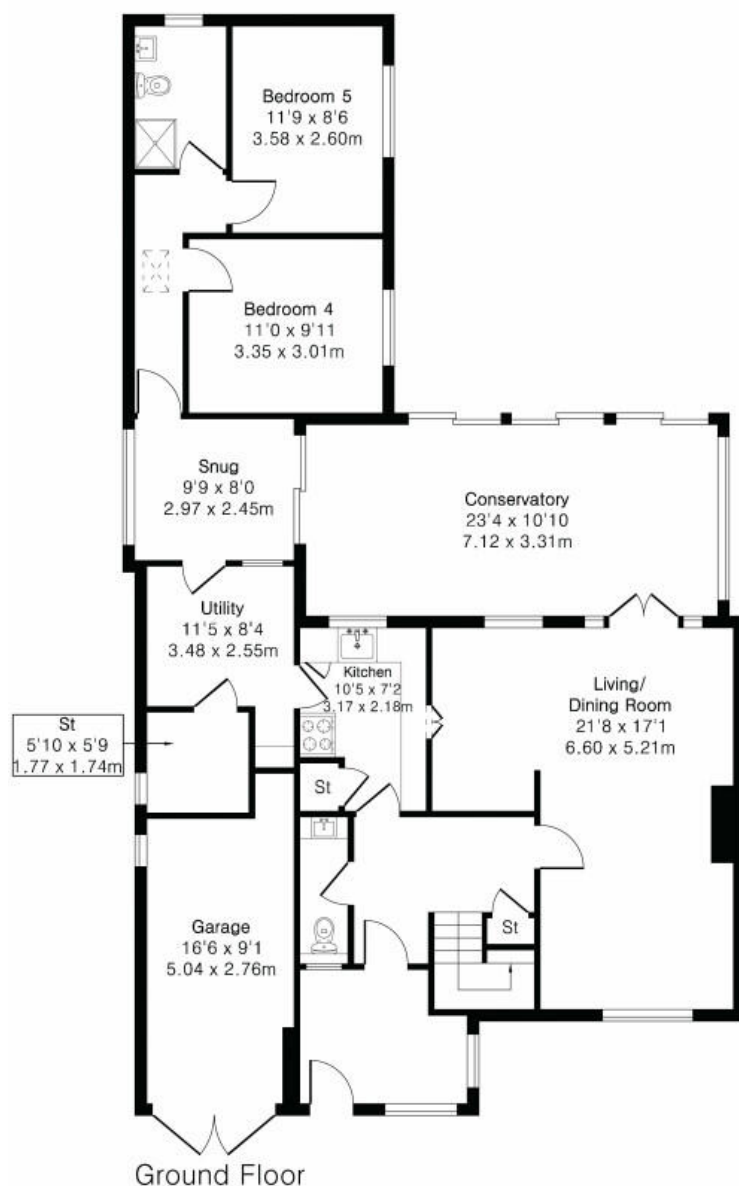
BEAUMONT ROAD, CAMBRIDGE, CB1

**Approximate Gross Internal Area 1895 sq ft - 176 sq m
(Excluding Garage)**

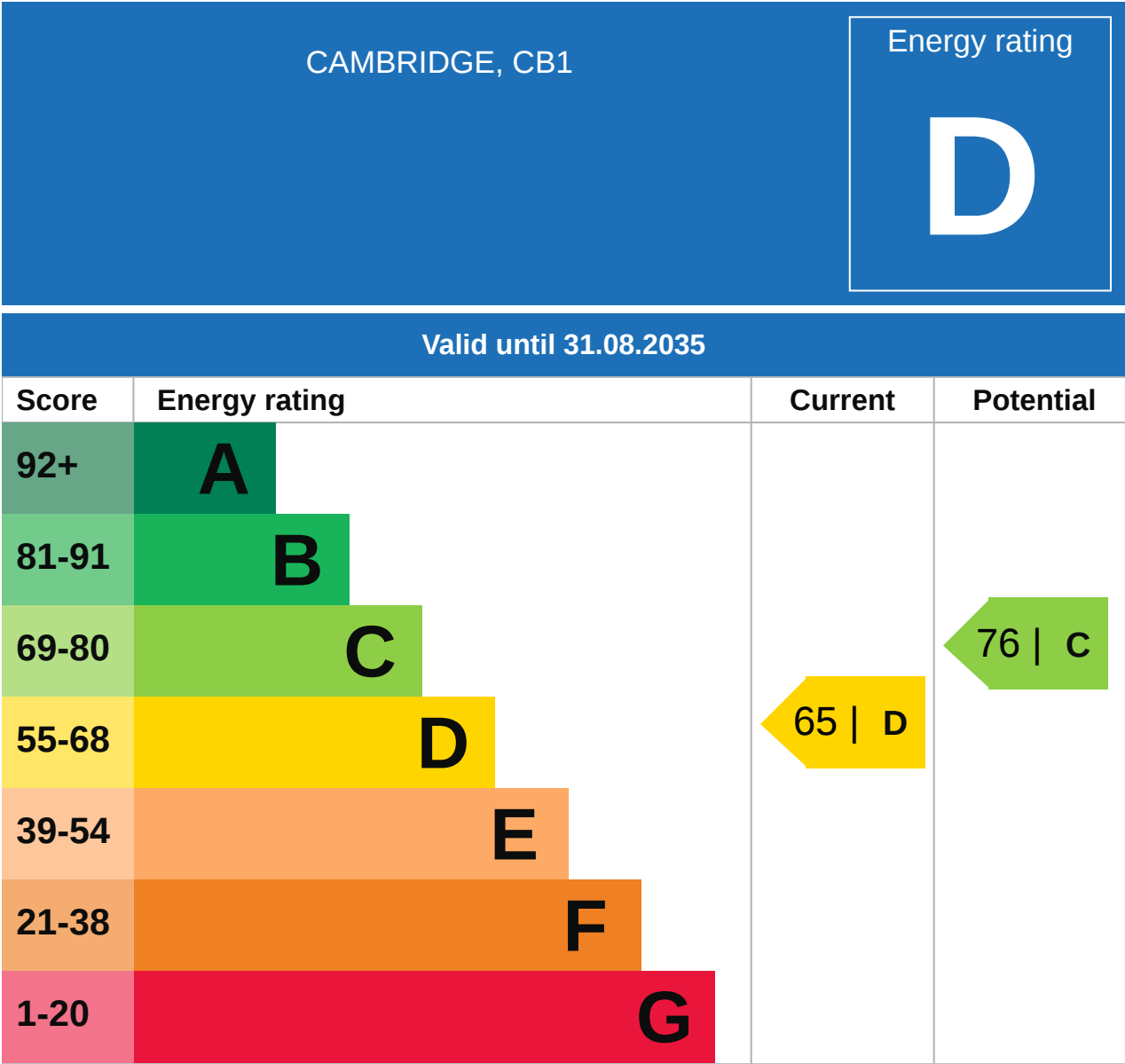
Ground Floor Area 1363 sq ft – 127 sq m

First Floor Area 532 sq ft – 49 sq m

Garage Area 141 sq ft – 13 sq m



First Floor



Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Partial double glazing
Window Energy:	Very poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Air Tightness:	(not tested)
Total Floor Area:	145 m ²

Accessibility / Adaptations

1986 - single storey extension and conservatory

Electricity Supply

Eon

Gas Supply

Eon

Central Heating

Gas

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



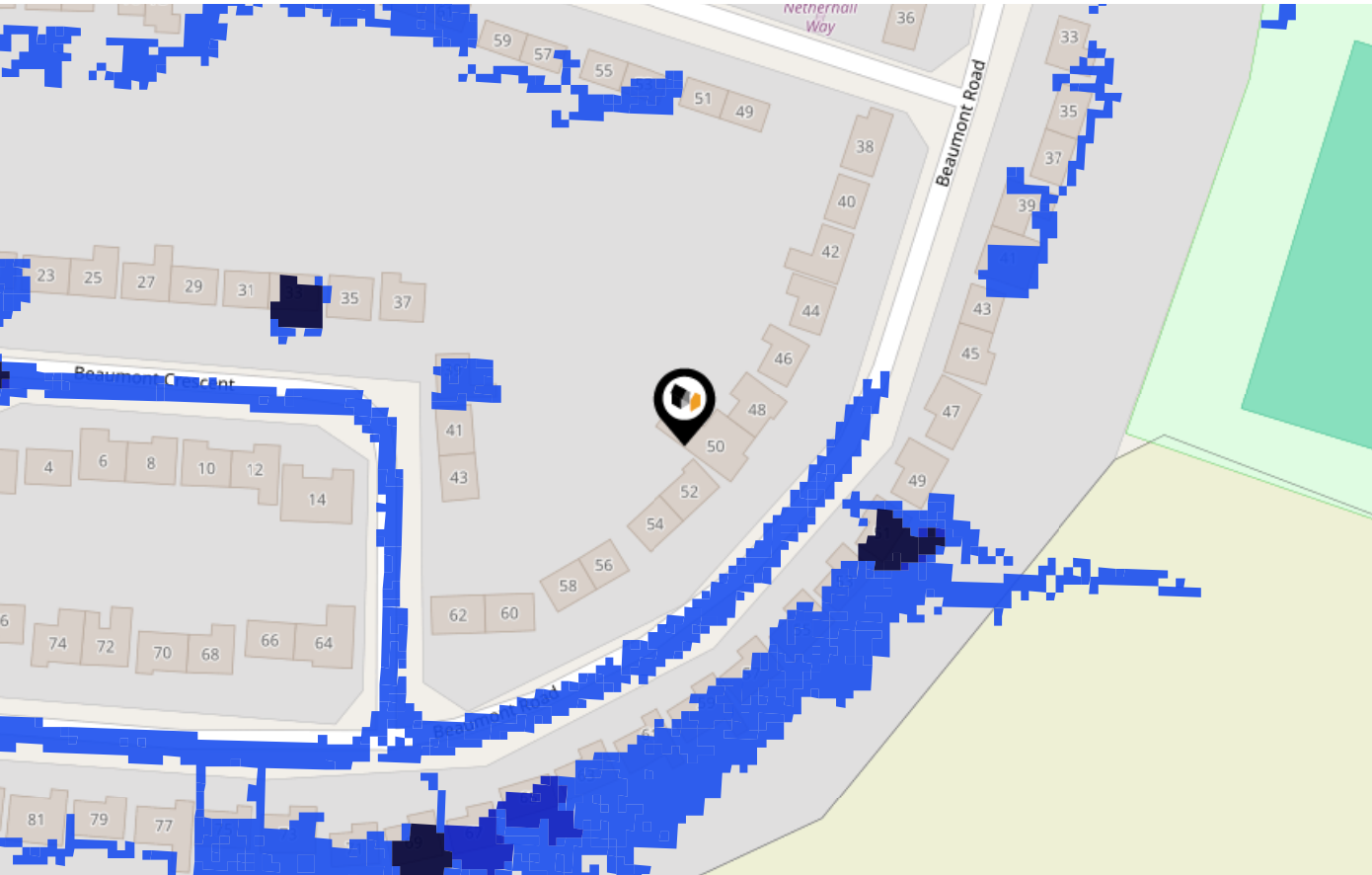
/cookecurtisco

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.

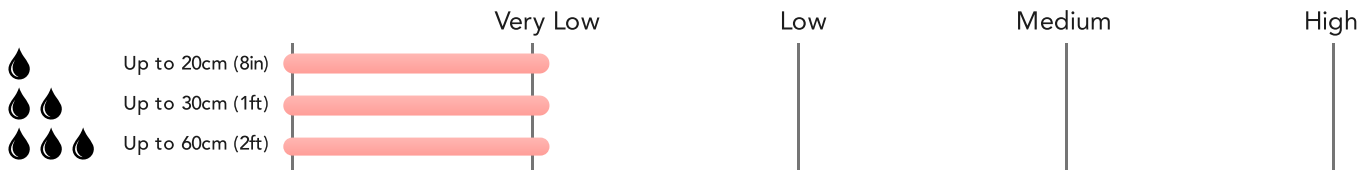


Risk Rating: Very low

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:

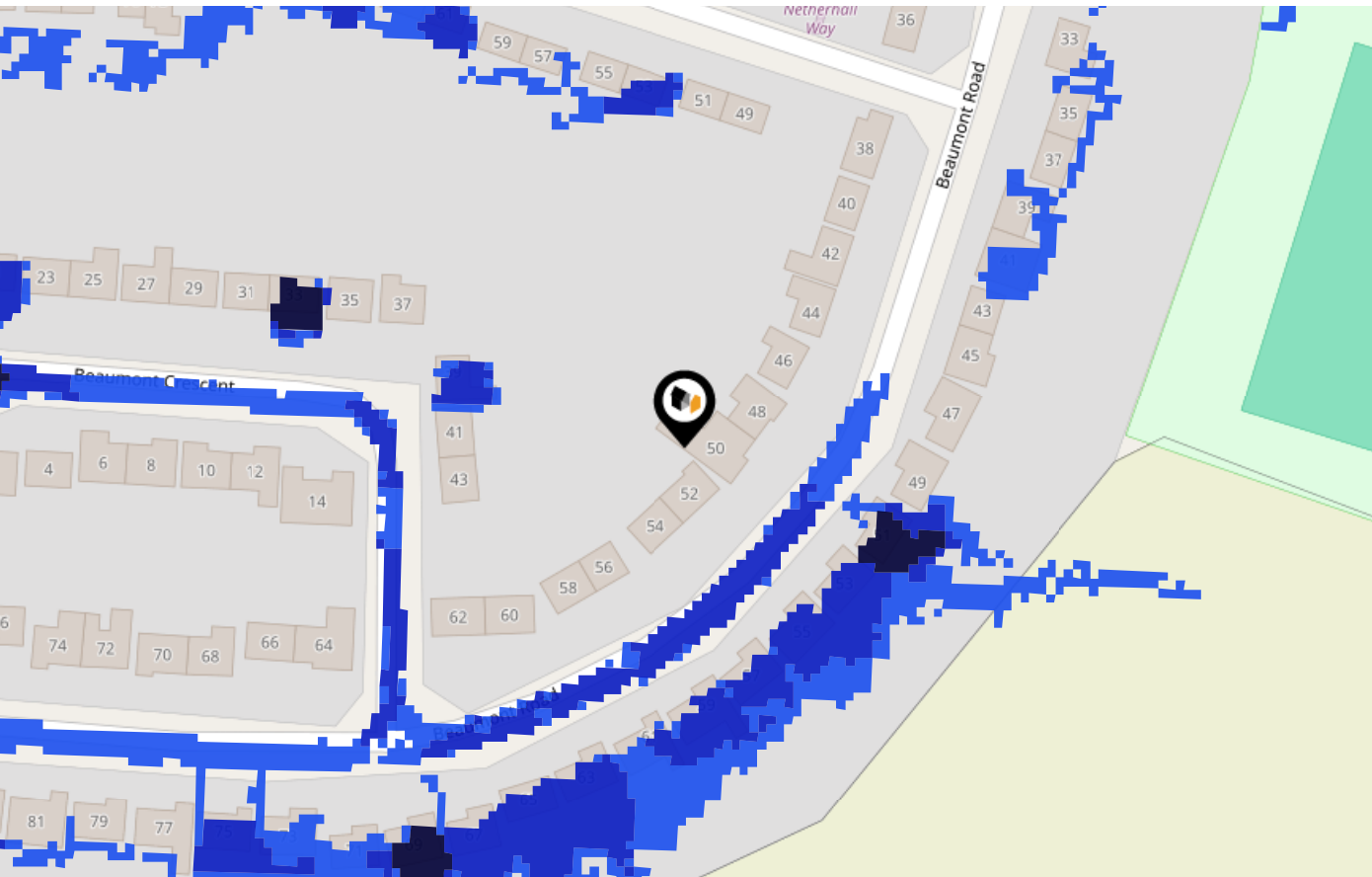


Flood Risk

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.

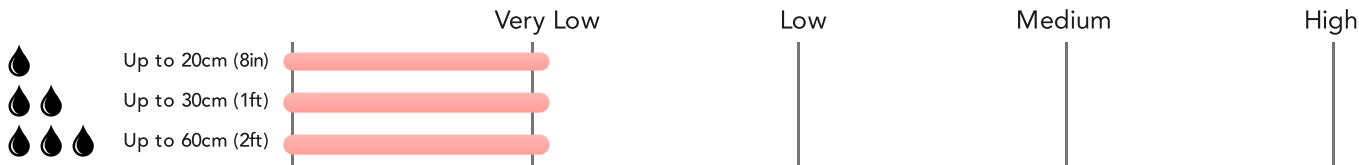


Risk Rating: Very low

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:

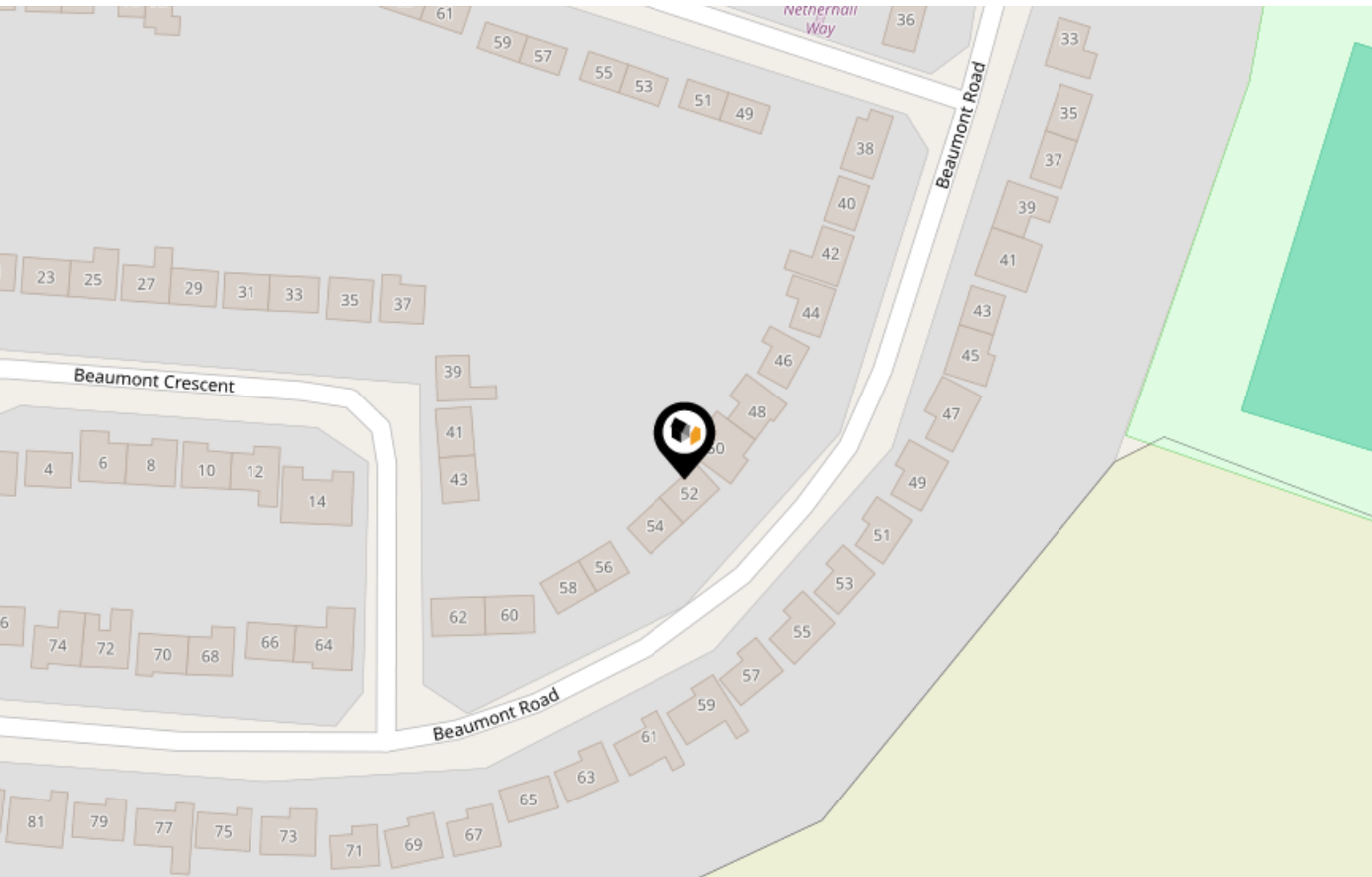


Flood Risk

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.

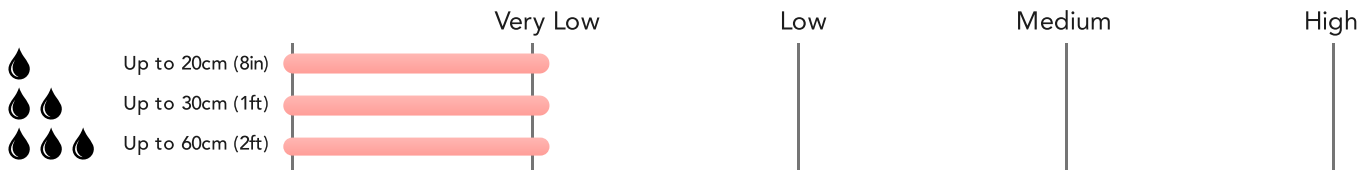


Risk Rating: Very low

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:

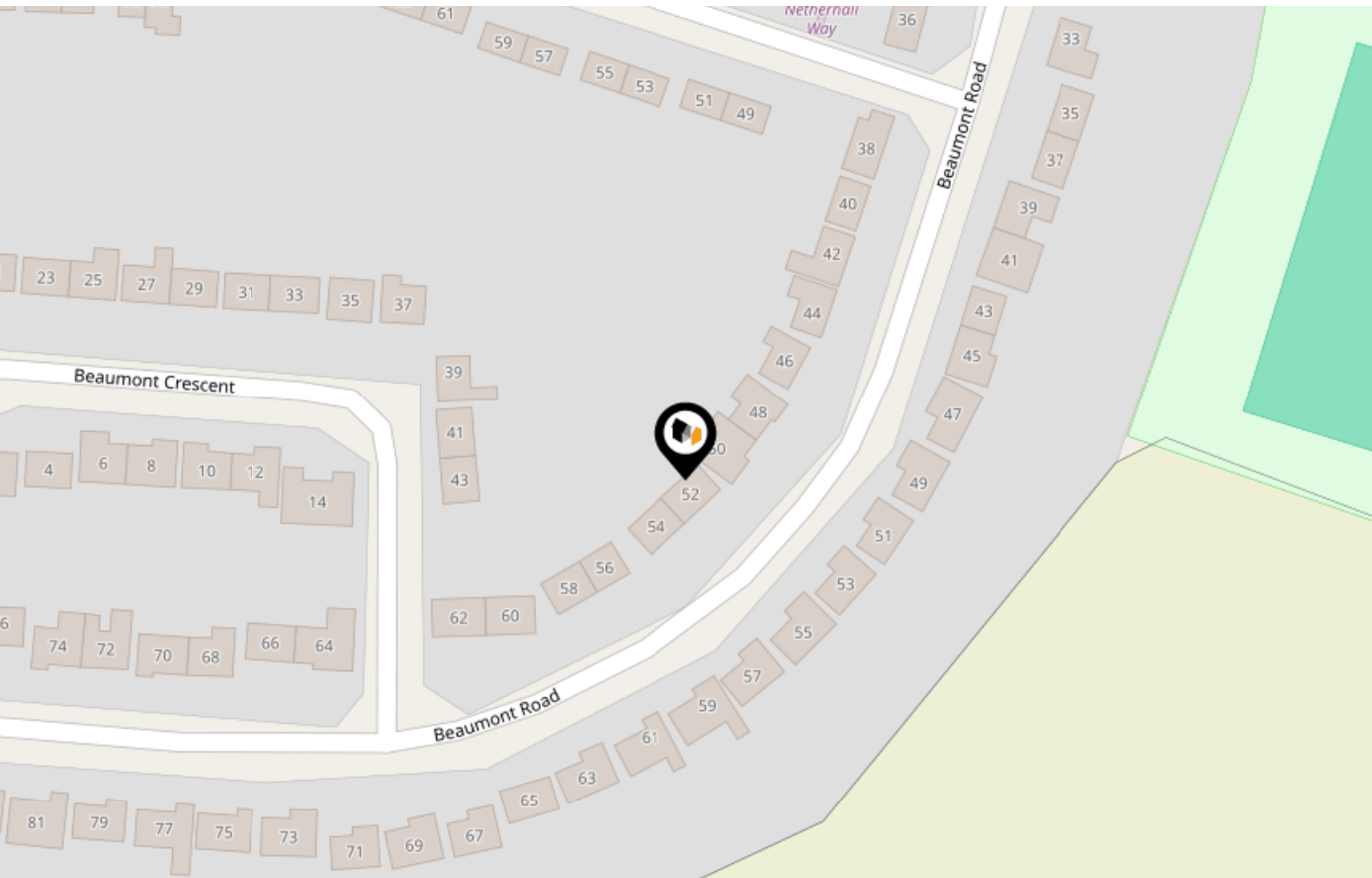


Flood Risk

Rivers & Seas - 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.

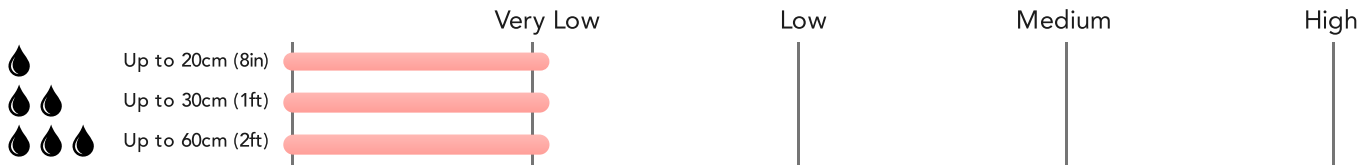


Risk Rating: Very low

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:

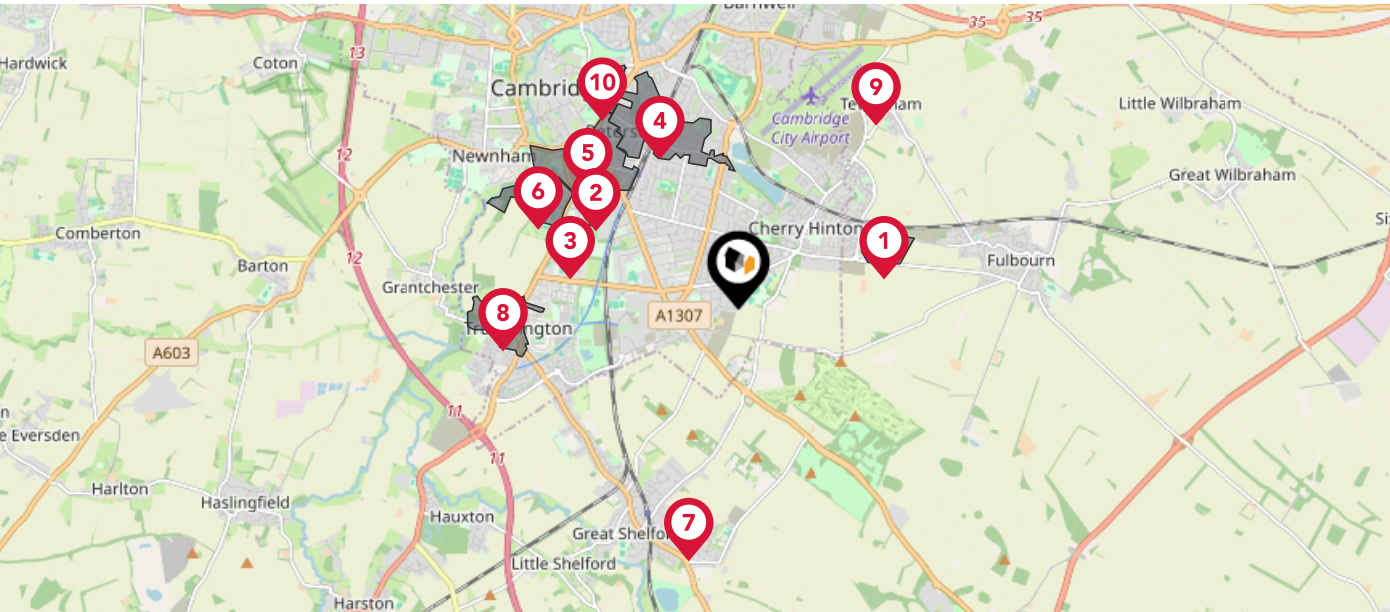


Maps

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.



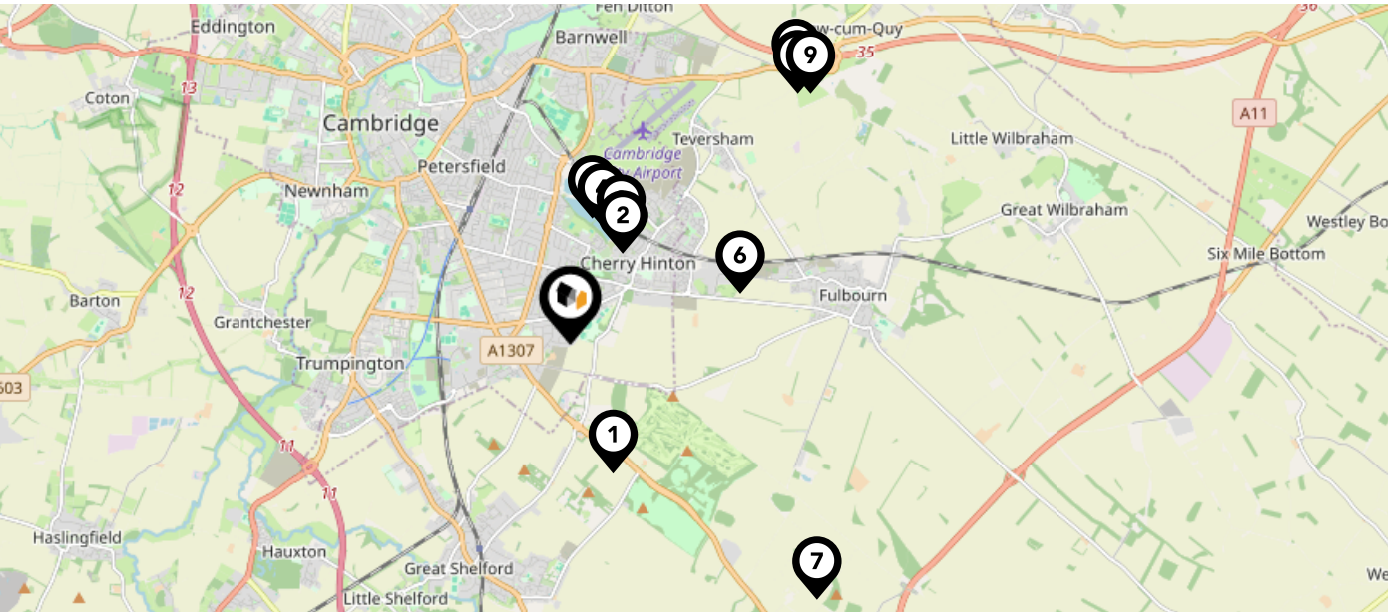
Nearby Conservation Areas	
1	Fulbourn Hospital
2	Brooklands Avenue
3	Barrow Road
4	Mill Road
5	New Town and Glisson Road
6	Southacre
7	Stapleford
8	Trumpington
9	Teversham
10	The Kite

Maps

Landfill Sites

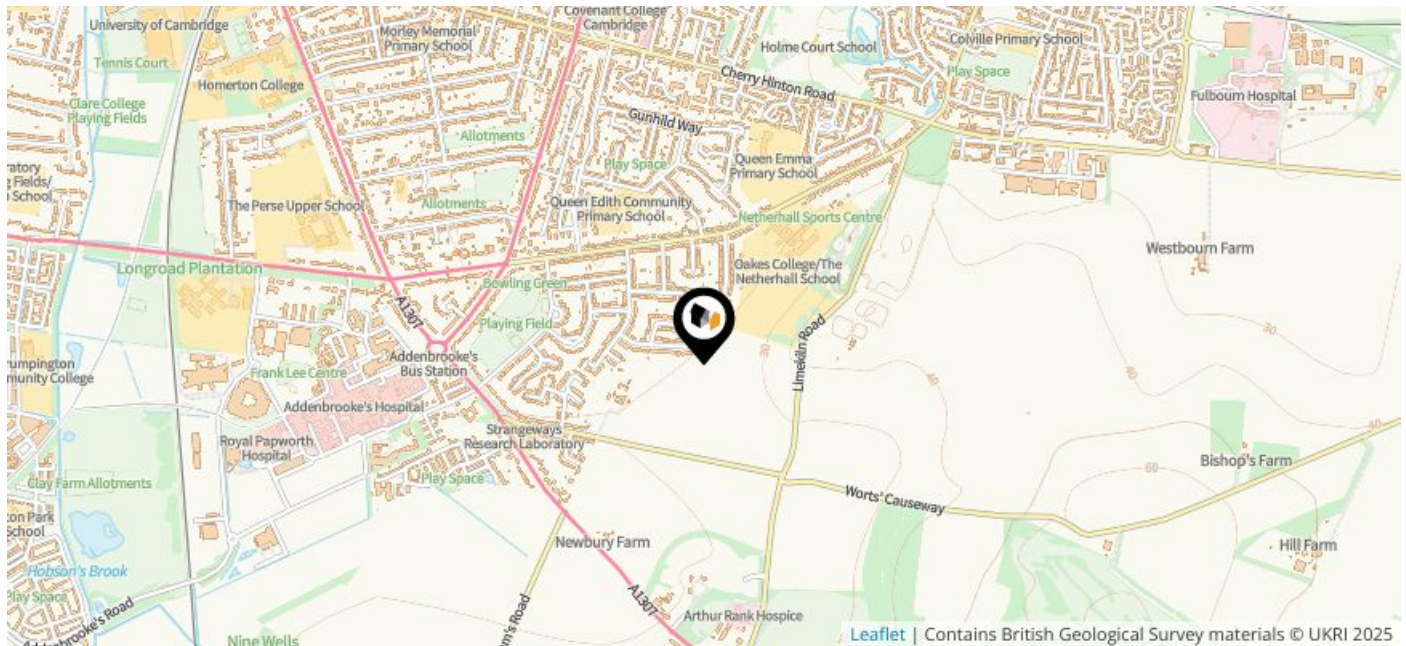


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Hill Trees-Stapleford	Historic Landfill
2	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
3	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
4	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
5	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
6	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill
7	Home Farm-Babraham	Historic Landfill
8	Quy Bridge-Quy	Historic Landfill
9	EA/EPR/NP3790NX/A001	Active Landfill
10	Quy Mill Hotel-Quy	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



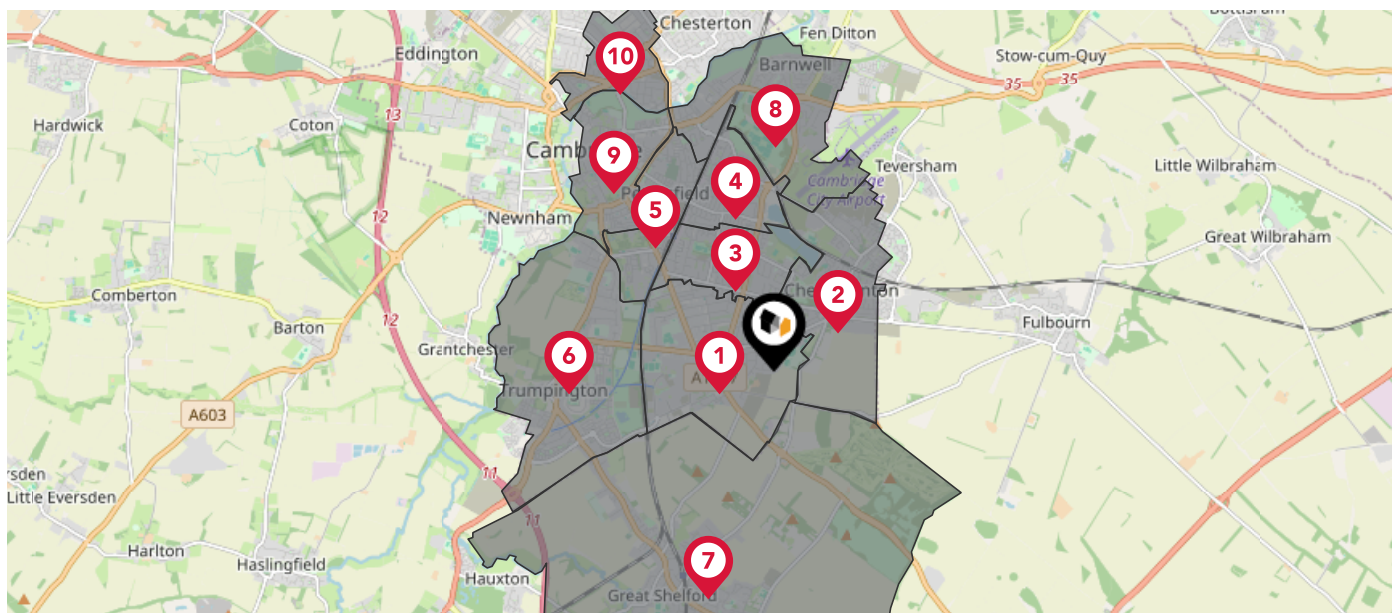
Mine Entry

- ✕ 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

Queen Edith's Ward

2

Cherry Hinton Ward

3

Coleridge Ward

4

Romsey Ward

5

Petersfield Ward

6

Trumpington Ward

7

Shelford Ward

8

Abbey Ward

9

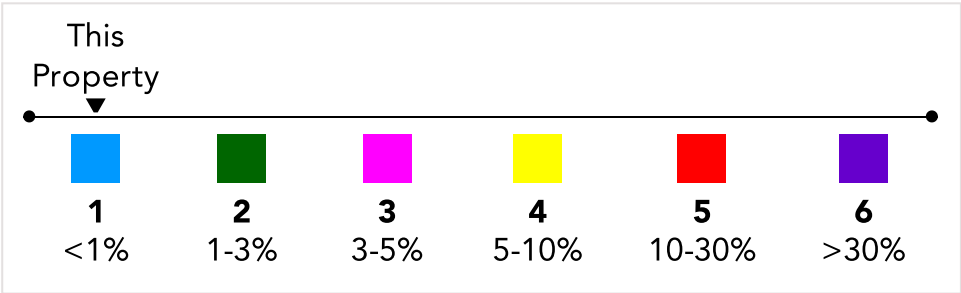
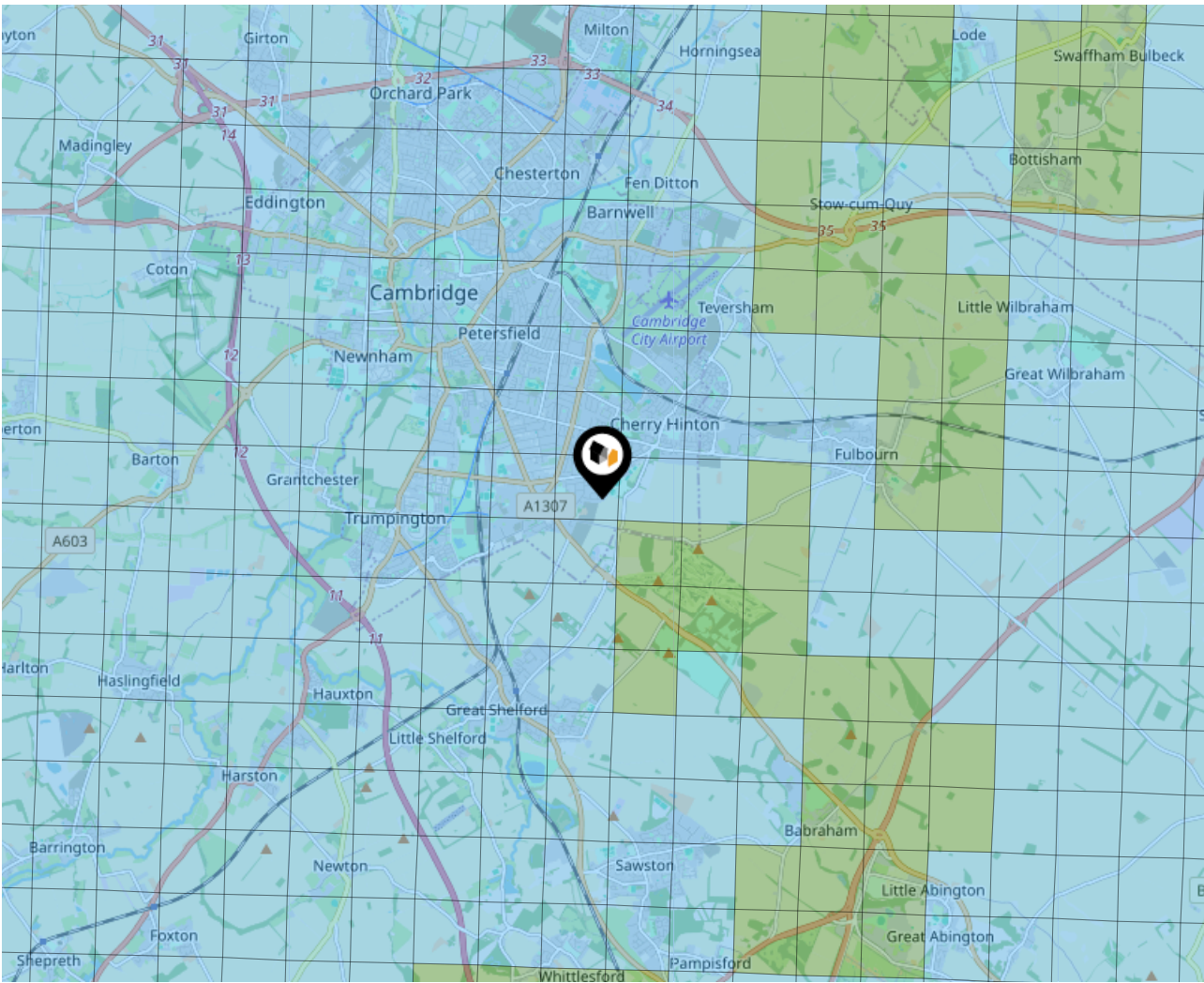
Market Ward

10

West Chesterton Ward

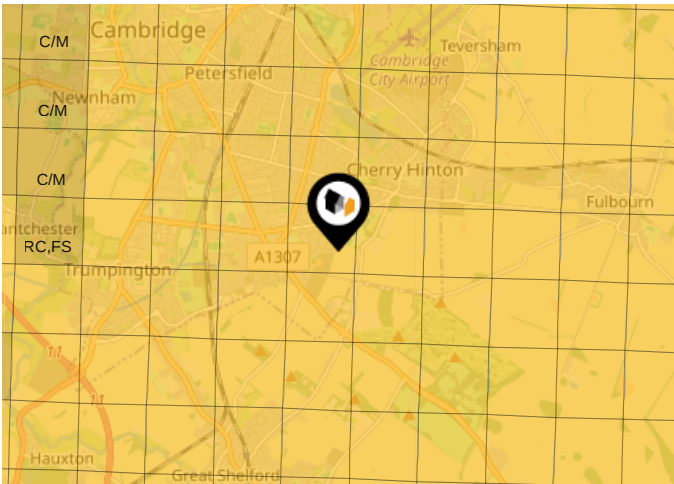
What is Radon?

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



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

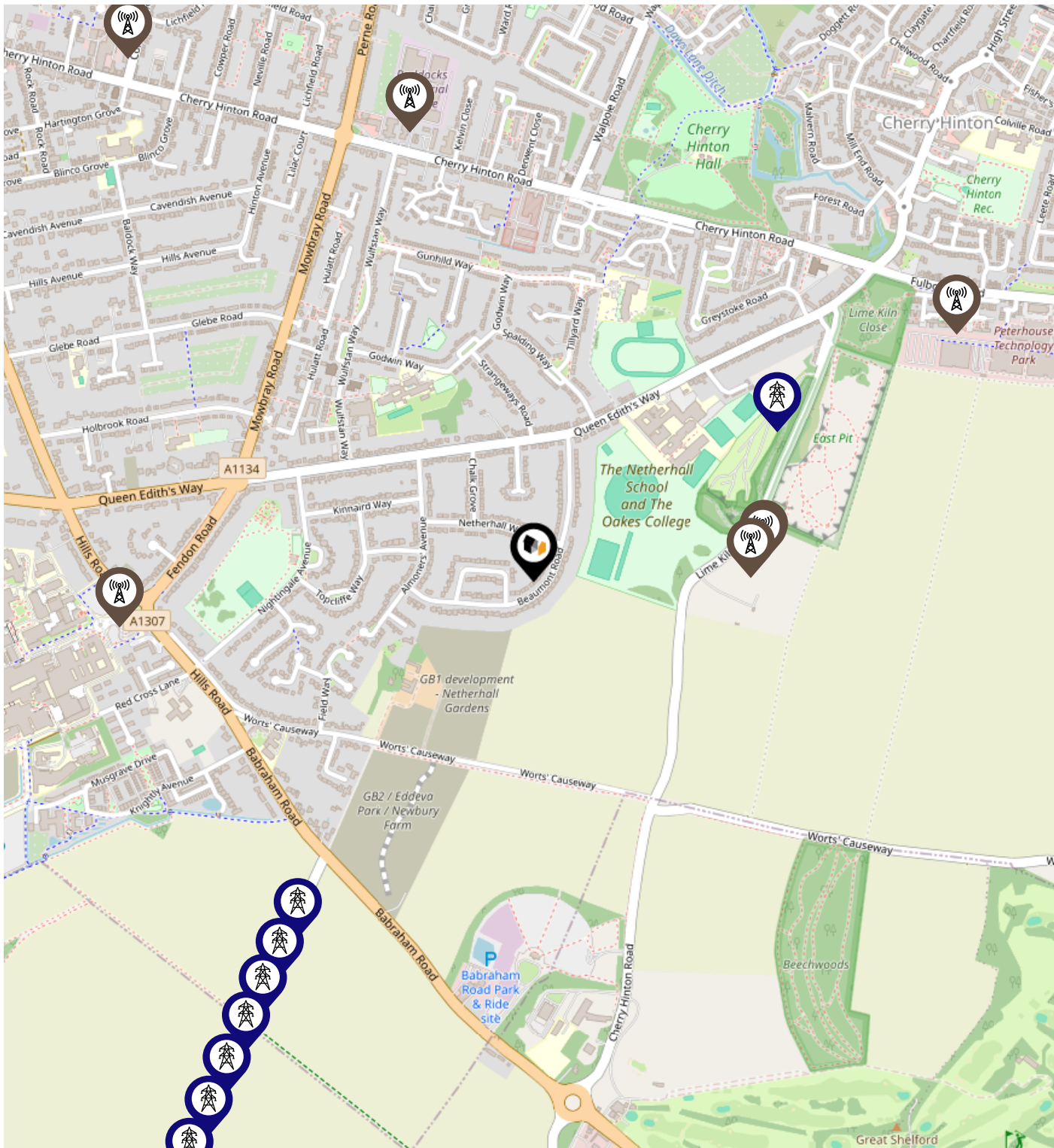
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



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

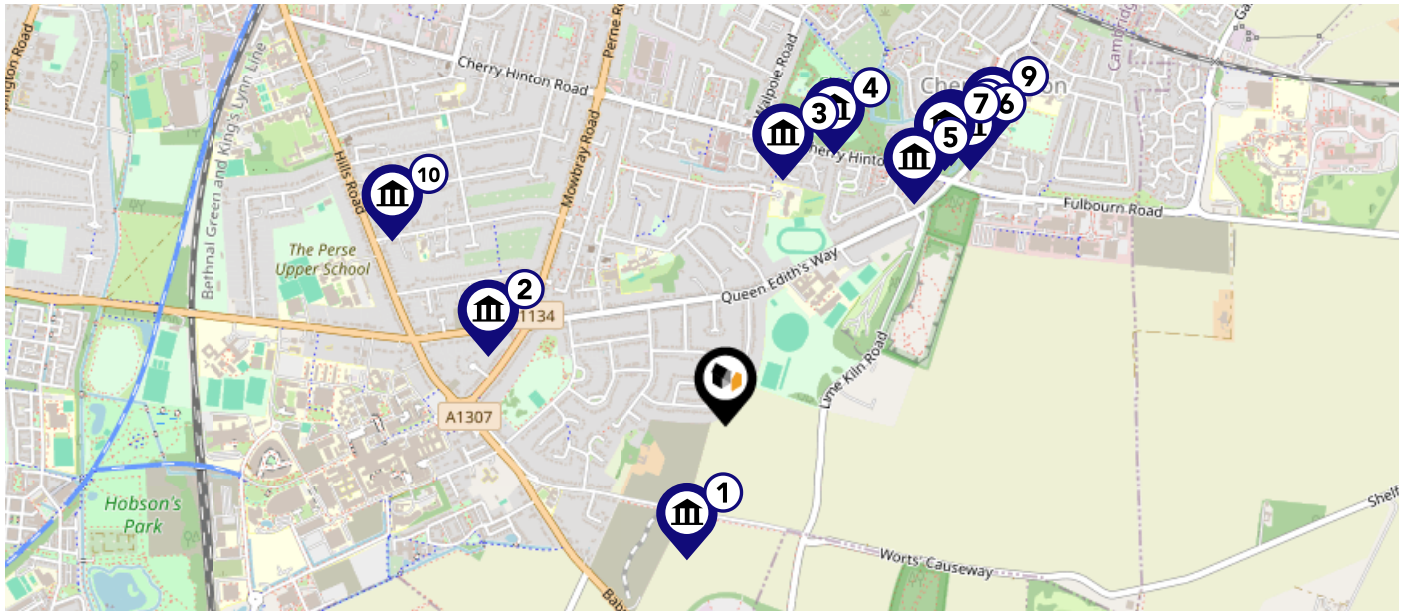
Local Area Masts & Pylons



Key:

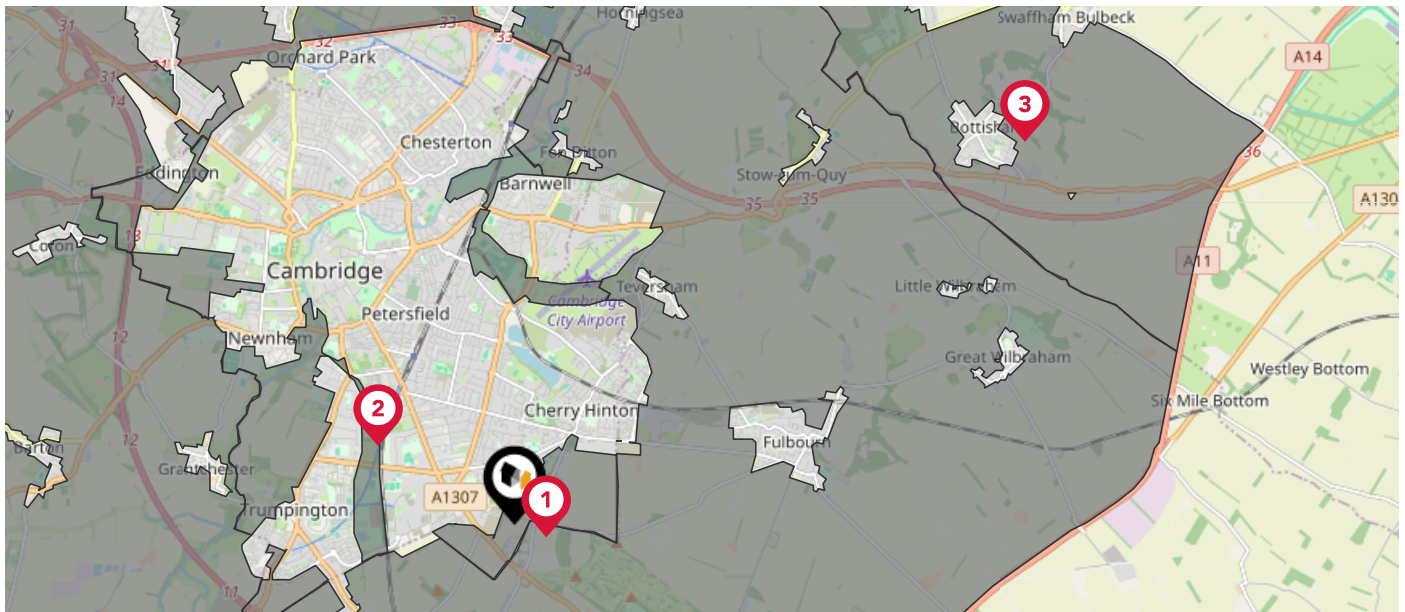
-  Power Pylons
-  Communication Masts

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
	1331933 - Old Milestone About 650 Yards South East From Red Cross	Grade II	0.3 miles
	1268343 - The Sun House	Grade II	0.5 miles
	1031882 - The Lodge And Gatepiers And Gates At Cherry Hinton Hall	Grade II	0.6 miles
	1031881 - Cherry Hinton Hall	Grade II	0.7 miles
	1126237 - Springfield	Grade II	0.7 miles
	1126002 - 50, High Street	Grade II	0.8 miles
	1126216 - The Old Smithy	Grade II	0.8 miles
	1126139 - The Red Lion Public House	Grade II	0.8 miles
	1126028 - 84, High Street	Grade II	0.9 miles
	1375672 - Keelson	Grade II	0.9 miles

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



Nearby Green Belt Land



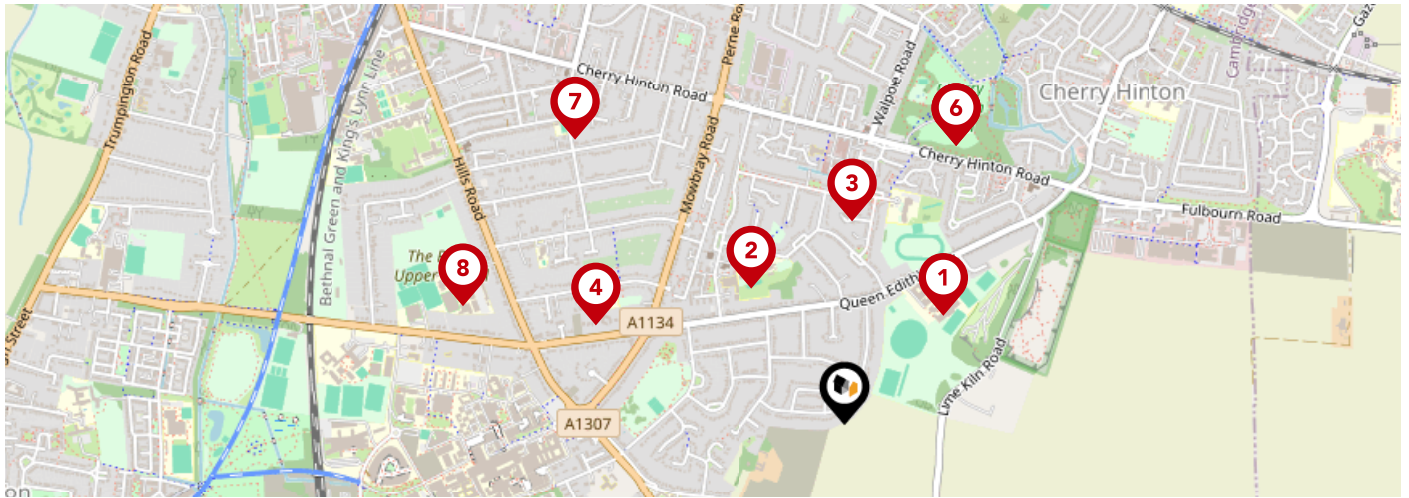
Cambridge Green Belt - Cambridge



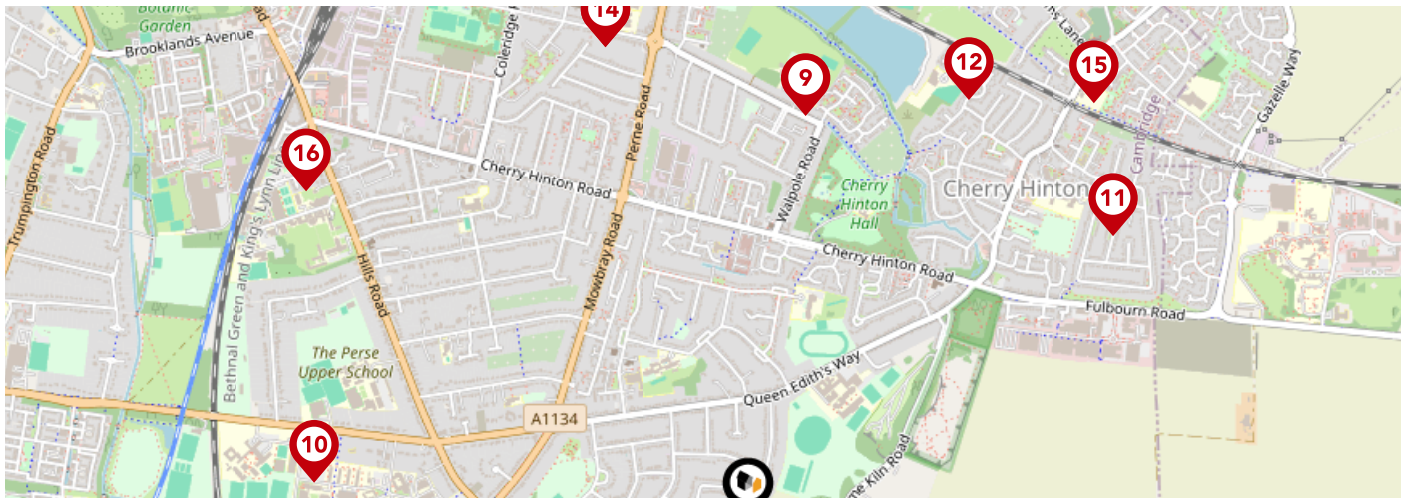
Cambridge Green Belt - South Cambridgeshire



Cambridge Green Belt - East Cambridgeshire



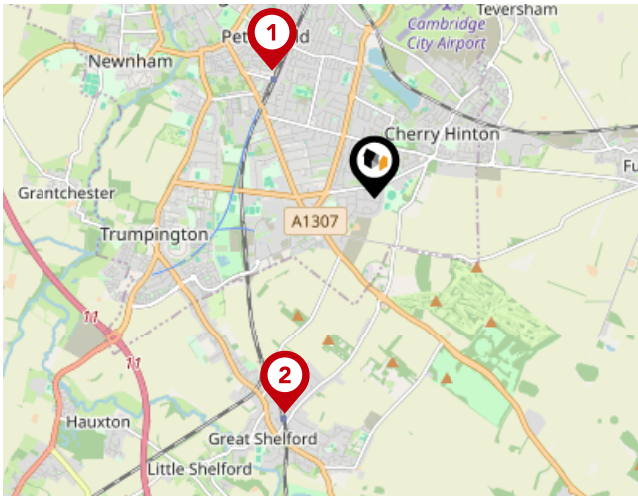
		Nursery	Primary	Secondary	College	Private
1	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:0.33	☐	☐	☒	☐	☐
2	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:0.37	☐	☒	☐	☐	☐
3	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:0.46	☐	☒	☐	☐	☐
4	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:0.61	☒	☐	☐	☐	☐
5	Cambridge International School Ofsted Rating: Not Rated Pupils: 75 Distance:0.68	☐	☒	☐	☐	☐
6	Holme Court School Ofsted Rating: Good Pupils: 50 Distance:0.68	☐	☐	☒	☐	☐
7	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:0.89	☐	☒	☐	☐	☐
8	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:0.91	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:0.93	☐	☐	☒	☐	☐
10	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:0.99	☐	☐	☒	☐	☐
11	Colville Primary School Ofsted Rating: Good Pupils: 224 Distance:1.05	☐	☒	☐	☐	☐
12	The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:1.08	☐	☒	☐	☐	☐
13	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:1.12	☐	☒	☐	☐	☐
14	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:1.12	☐	☐	☒	☐	☐
15	Cherry Hinton Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 184 Distance:1.23	☐	☒	☐	☐	☐
16	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:1.25	☐	☐	☒	☐	☐

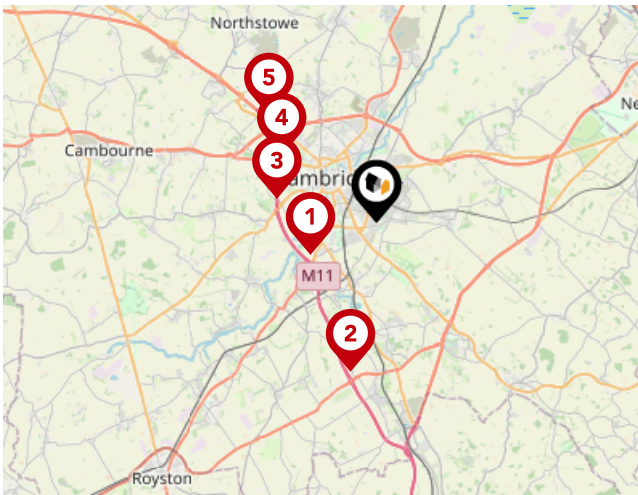
Area

Transport (National)



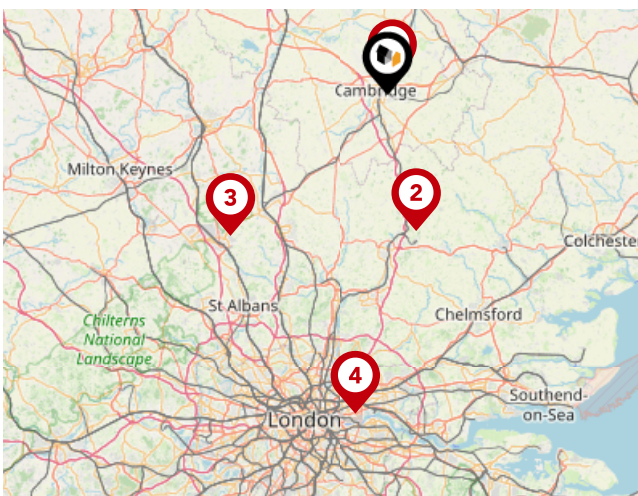
National Rail Stations

Pin	Name	Distance
	Cambridge Rail Station	1.5 miles
	Shelford (Cambs) Rail Station	2.11 miles
	Cambridge North Rail Station	3.27 miles



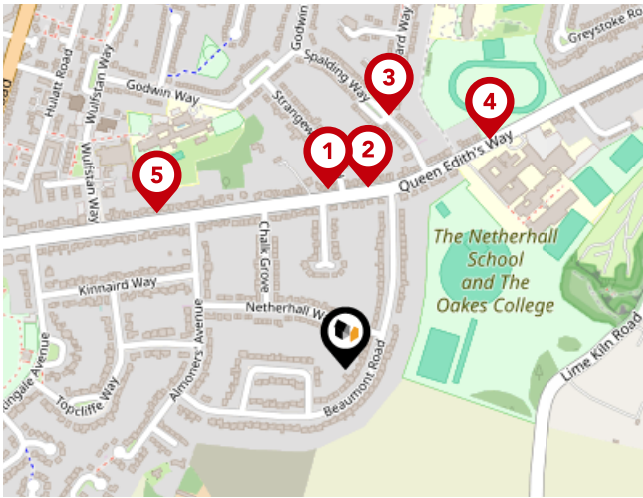
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J11	2.65 miles
	M11 J10	5.51 miles
	M11 J12	3.71 miles
	M11 J13	4.23 miles
	M11 J14	5.51 miles



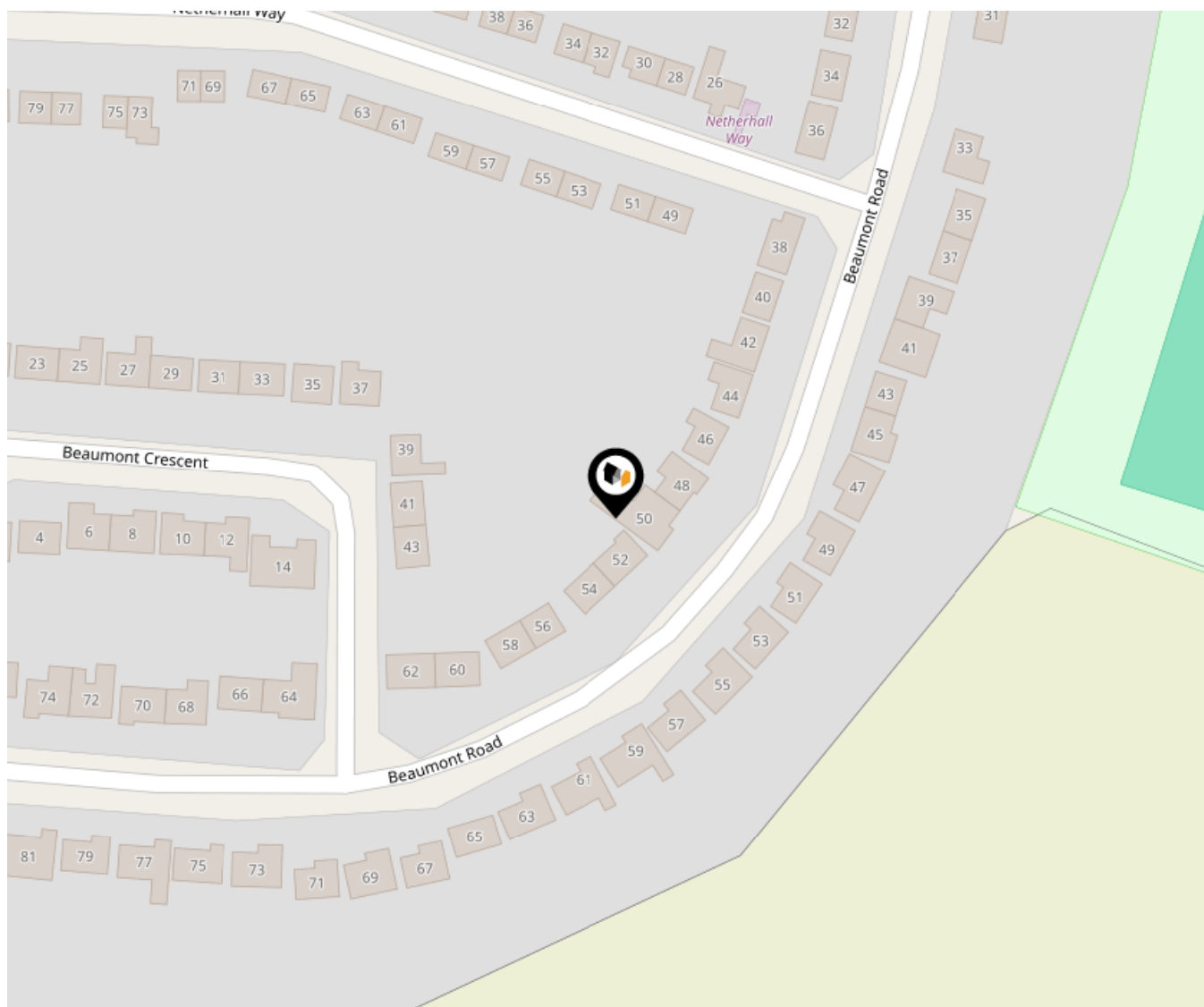
Airports/Helipads

Pin	Name	Distance
	Cambridge	2.09 miles
	Stansted Airport	20.29 miles
	Luton Airport	30.75 miles
	Silvertown	46.84 miles



Bus Stops/Stations

Pin	Name	Distance
1	Strangeways Road	0.21 miles
2	Strangeways Road	0.21 miles
3	Tillyard Way	0.29 miles
4	Netherhall School	0.31 miles
5	Almoners' Avenue	0.28 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk

