

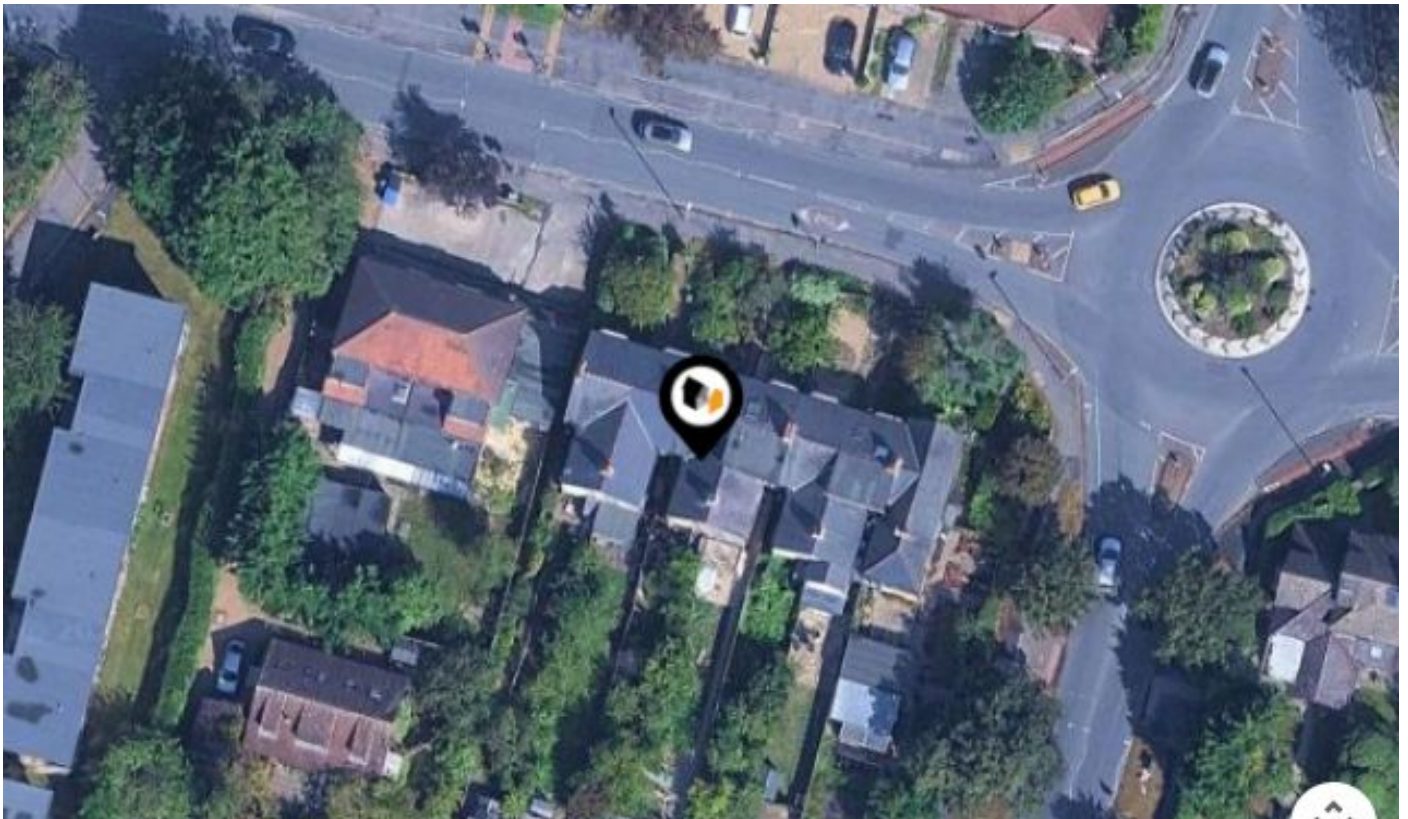


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 19th September 2025



CHERRY HINTON ROAD, CAMBRIDGE, CB1

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

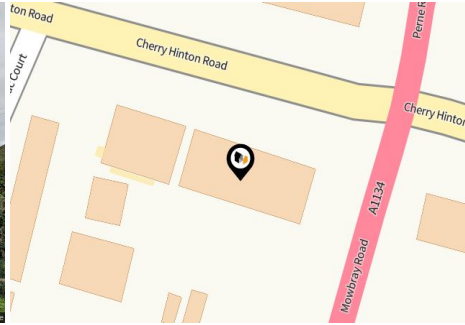
01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



Powered by
aprift
Know any property instantly



Property

Type:	Terraced
Bedrooms:	3
Floor Area:	1,022 ft ² / 95 m ²
Council Tax :	Band C
Annual Estimate:	£2,094

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

O ₂	EE	3	O ₂

Satellite/Fibre TV Availability:

BT	sky	Virgin media

Planning records for: **308-310 Cherry Hinton Road Cambridge Cambridgeshire CB1 7AU**

Reference - 24/01399/FUL	
Decision:	Withdrawn
Date:	15th April 2024
Description:	Retrospective change of use of outhouse to caretakers residence.

Reference - 24/01398/FUL	
Decision:	Decided
Date:	15th April 2024
Description:	Retrospective application for extensions and addition of Rooms to C1 use and retrospective relocation of caretakers residence to outbuilding.

Planning records for: **242 Cherry Hinton Road Cambridge Cambridgeshire CB1 7AU**

Reference - 05/0639/FUL	
Decision:	Decided
Date:	07th June 2005
Description:	Two storey rear extension to house.

Reference - 05/1278/FUL	
Decision:	Decided
Date:	05th December 2005
Description:	Part two storey and part single storey rear extension.

Planning records for: **244 Cherry Hinton Road Cambridge Cambridgeshire CB1 7AU**

Reference - 05/1277/FUL	
Decision:	Decided
Date:	05th December 2005
Description:	Part two storey and part single storey rear extension.

Reference - 05/0640/FUL	
Decision:	Decided
Date:	08th June 2005
Description:	Two storey rear extension to house.

Planning records for: **246 Cherry Hinton Road Cambridge Cambridgeshire CB1 7AU**

Reference - 24/02462/HFUL	
Decision:	Decided
Date:	28th June 2024
Description:	Installation of ten solar photovoltaic (PV) panels across the roof to the rear of the property.

Reference - 24/01703/HFUL	
Decision:	Decided
Date:	01st May 2024
Description:	Installation of Air Source Heat Pump to the rear elevation.

Planning records for: **250 Cherry Hinton Road Cambridge Cambridgeshire CB1 7AU**

Reference - 23/02244/HFUL	
Decision:	Decided
Date:	09th June 2023
Description:	Rear roof extension and increase in ridge height

Planning records for: **254 Cherry Hinton Road Cambridge Cambridgeshire CB1 7AU**

Reference - 15/0709/CL2PD	
Decision:	Decided
Date:	17th April 2015
Description:	Application for a Certificate of Lawfulness under section 192 for a single storey rear extension

Planning records for: **Cambridge Dive Centre Ltd 252 Cherry Hinton Road Cambridge CB1 7AU**

Reference - 13/1329/FUL	
Decision:	Decided
Date:	09th October 2013
Description:	Change of use from A1 Retail to residential

Reference - 06/1390/FUL	
Decision:	Withdrawn
Date:	08th January 2007
Description:	Creation of new access and erection of spiral staircase (retrospective application)

Planning records for: **252 Cherry Hinton Road Cambridge Cambridgeshire CB1 7AU**

Reference - 07/0584/FUL	
Decision:	Decided
Date:	07th June 2007
Description:	Creation of new access and erection of spiral staircase.

Planning records for: **256 Cherry Hinton Road Cambridge CB1 7AU**

Reference - 17/0480/FUL	
Decision:	Decided
Date:	03rd April 2017
Description:	Rear roof extensions incorporating rear dormers and juliet balcony.

Planning records for: **260 Cherry Hinton Road Cambridge Cambridgeshire CB1 7AU**

Reference - 07/0471/FUL	
Decision:	Decided
Date:	14th May 2007
Description:	Single storey detached annex, containing two bedrooms and a shower room and toilet facilities, to accommodate foreign language students.

Reference - 23/01215/HFUL	
Decision:	Decided
Date:	29th March 2023
Description:	Single storey rear extension to replace existing garden room and entry porch and bike storage to the side.

Planning records for: **260 Cherry Hinton Road Cambridge Cambridgeshire CB1 7AU**

Reference - 23/04046/NMA1	
Decision:	Awaiting decision
Date:	05th August 2024
Description:	Non material amendment of planning permission 23/04046/HFUL Changing the green roof on the extension to a slate roof.

Reference - 23/04046/HFUL	
Decision:	Decided
Date:	24th October 2023
Description:	Single storey rear extension to replace existing garden room together with adjusted rear entry.

Planning records for: **262 Cherry Hinton Road Cambridge Cambridgeshire CB1 7AU**

Reference - 14/1976/CL2PD	
Decision:	Decided
Date:	11th December 2014
Description:	Application for a certificate of lawfulness under section 192 for a loft conversion comprising bedroom and en-suite bathroom.

Planning records for: **268 Cherry Hinton Road Cambridge CB1 7AU**

Reference - 18/1905/CL2PD	
Decision:	Decided
Date:	05th December 2018
Description:	Application for a Certificate of Lawfulness under section 192 for a roof extension incorporating rear dormer and front roof lights.

Planning records for: **274 Cherry Hinton Road Cambridge CB1 7AU**

Reference - 18/1283/S73
Decision: Decided
Date: 20th August 2018
Description: Section 73 application to vary condition 2 (Approved Drawings) of application 15/1695/FUL (Roof extension, incorporating rear dormer, single storey rear extension and change of use to two flats) to allow use of alternate materials for rear roof and the addition of two front rooflights and front bay window at first floor.
Reference - 15/1695/FUL
Decision: Decided
Date: 12th October 2015
Description: Roof extension, incorporating rear dormer, single storey rear extension and change of use to two flats
Reference - 23/0122/TTCA
Decision: Decided
Date: 30th January 2023
Description: Tree 6 (Hornbeam) - Pollard at a height of 5 metres (Extensive internal decay of trunk) Grange Road Location plan 1 Tree 16 (Lime) - Remove basal epicormic shoots Herschel Road Plan 1 Tree 17 (Lime) - Remove basal epicormic shoots Herschel Road Plan 1 Tree 18 (Lime) - Remove basal epicormic shoots Herschel Road Plan 1 Tree 19 (Lime) - Remove basal epicormic shoots Herschel Road Plan 1 Tree 20 (Lime) - Remove basal epicormic shoots Herschel Road Plan 1 Tree 49 (Whitebeam) - Fell (terminal decline) Herschel Road, - Plan 1 Tree 71 (Lime) - Remove basal epicormic shoots Herschel Road Plan 1 Tree 89 (Laburnum) - Fell (Extensive decay throughout) 5b Herschel Rd Plan 2 Tree 113 (Cherry) - Fell (Extensive basal decay) South of 6 Herschel Rd Plan 3 Tree 154 (Robinia) - Fell (Extensive basal decay and dieback) West Court Plan 3 Tree 156 (Indian Bean) - Remove two lowest branches on eastern side back to nearest growth point (hazard beam failure) West Court - Plan 3 Tree group / row G2 (Apples) - Reduce to 1.5 metres height (trees are suppressed and of very low vigour / dead wood) 4 Herschel Road plan 2
Reference - 23/00319/PRIOR
Decision: Decided
Date: 30th January 2023
Description: Demolition of existing rear extension and lean-to and erection of a new single storey rear extension.

Planning records for: **274 Cherry Hinton Road Cambridge Cambridgeshire CB1 7AU**

Reference - 25/02849/HFUL	
Decision:	Decided
Date:	21st July 2025
Description:	Installation of a dropped kerb.

Reference - 22/05464/HFUL	
Decision:	Decided
Date:	19th December 2022
Description:	First Floor side and rear extension

Reference - 22/05456/PRIOR	
Decision:	Decided
Date:	19th December 2022
Description:	Demolition of existing rear extension and lean-to and erection of a new single storey rear extension.

Reference - 23/00318/HFUL	
Decision:	Decided
Date:	30th January 2023
Description:	Demolition of existing rear extension and lean-to, erection of a new single storey rear extension.

Planning records for: **286 Cherry Hinton Road Cambridge Cambridgeshire CB1 7AU**

Reference - 22/05304/CONDB	
Decision:	Decided
Date:	14th June 2024
Description:	Submission of details required by conditions 3 (Traffic management plan and site set up plan) and 5 (Flood Risk Assessment) of planning permission 22/05304/FUL.
Reference - 21/02769/HFUL	
Decision:	Withdrawn
Date:	14th June 2021
Description:	Two storey side and rear extensions, single storey rear extension and loft extension.
Reference - 22/05304/NMA1	
Decision:	Decided
Date:	14th June 2024
Description:	Non material amendment of planning permission 22/05304/FUL to change the wording of Condition 4 to include the phrase 'other than demolition'.
Reference - 25/02723/S73	
Decision:	Awaiting decision
Date:	09th July 2025
Description:	S73 to remove condition 6 (BNG) of ref: 22/05304/FUL (Demolition of existing dwelling and erection of 1 No. replacement two storey dwelling) to remove biodiversity net gain and establish proposal as self/custom build.

Planning records for: **286 Cherry Hinton Road Cambridge CB1 7AU**

Reference - 21/1315/TTPO
Decision: Decided
Date: 06th October 2021
Description: T1 - Ash - This tree is an asset to the local neighborhood. It is however very large and over extended. Several large bows have already broken in high winds and both the owner of the tree and the neighbours at 294 are concerned it may happen again and damage either the neighbours garage or the cars in the car park. Up to 2.5 m reduction to reduce weight and sail and improve light. T2 and T3 - Apple trees - These 2 trees are again an asset to the garden and local wildlife. However they have not been managed in over 15 years and could do with a sympathetic reduction and removal of deadwood. Recommend a 0.8m reduction to growth points where possible.
Reference - 24/1258/TTPO
Decision: Decided
Date: 04th November 2024
Description: T1 and T2 Both apple trees are affected by the bracket fungus Inonotus hispidus and are rotting at the base. They will be removed and replaced with a native species. Both trees are in a deteriorated condition. They are over extended in height and subsequently have poor form. Request removal to ground level. To be replaced with a native species fruit tree x2 in a more suitable location. T3 - Self set adolescent Sycamore - This tree is upsetting both neighbors. It has been a point of contention for some time. Request removal to ground level. To be replaced with a native species in a more suitable location that wont disturb the neighbours.
Reference - 21/05321/HFUL
Decision: Withdrawn
Date: 06th December 2021
Description: Two storey side extension, part single, part two storey rear extension, loft extension and additional drop kerb.
Reference - 22/05304/FUL
Decision: Decided
Date: 07th December 2022
Description: Demolition of existing dwelling and erection of 1 No. replacement two storey dwelling.

Planning records for: **286 Cherry Hinton Road Cambridge Cambridgeshire CB1 7AU**

Reference - 24/00167/TPO	
Decision:	Awaiting decision
Date:	13th February 2024
Description:	T1 Willow - Cut heavy boughs back to re-establish historical pollard.T2 Willow - Establish pollard at 0.3m height.T3 & T4 Willow - Establish pollard at 1.5m height.T5 & T6 Willow - Trim low young growth to head height (light hand pruning)T7 Willow - Cut back horizontal growth in river by approx half length.

Reference - 22/05304/CONDA	
Decision:	Awaiting decision
Date:	13th February 2024
Description:	Submission of details required by conditions 3(Traffic Management Plan), 4(Surface Water Drainage Scheme), 5(Flood Risk Assessment) and 11(Dust Mitigation) of planning permission 22/05304/FUL

Planning records for: **322 Cherry Hinton Road Cambridge Cambridgeshire CB1 7AU**

Reference - 14/1376/FUL	
Decision:	Decided
Date:	01st September 2014
Description:	Part two storey and part single storey side and rear extensions.

Planning records for: **Rear Of 306 Cherry Hinton Road Cambridge Cambridgeshire CB1 7AU**

Reference - 12/1302/FUL	
Decision:	Decided
Date:	12th October 2012
Description:	New three bedroom two storey detached house designed and built to a certifiable Passivhaus standard, with a detached garage. Existing vehicular access from Mowbray Road and existing pedestrian access from Cherry Hinton Road.Full planning previously received under 12/0939/FUL, small amendments mainly to accomodate neighbours concerns

Planning records for: **306 Cherry Hinton Road Cambridge Cambridgeshire CB1 7AU**

Reference - 12/0939/FUL	
Decision:	Decided
Date:	19th July 2012
Description:	New three bedroom two storey detached house designed and built to a certifiable Passivhaus standard, with a detached garage. Existing vehicular access from Mowbray Road and existing pedestrian access from Cherry Hinton Road

Reference - 09/0943/OUT	
Decision:	Decided
Date:	22nd October 2009
Description:	Outline application for one three bed house and garage.

Planning records for: **252A Cherry Hinton Road Cambridge Cambridgeshire CB1 7AU**

Reference - 07/0236/CLUED	
Decision:	Decided
Date:	27th March 2007
Description:	Application for certificate of lawfulness under section 191 for residential use.





CHERRY HINTON ROAD, CAMBRIDGE, CB1

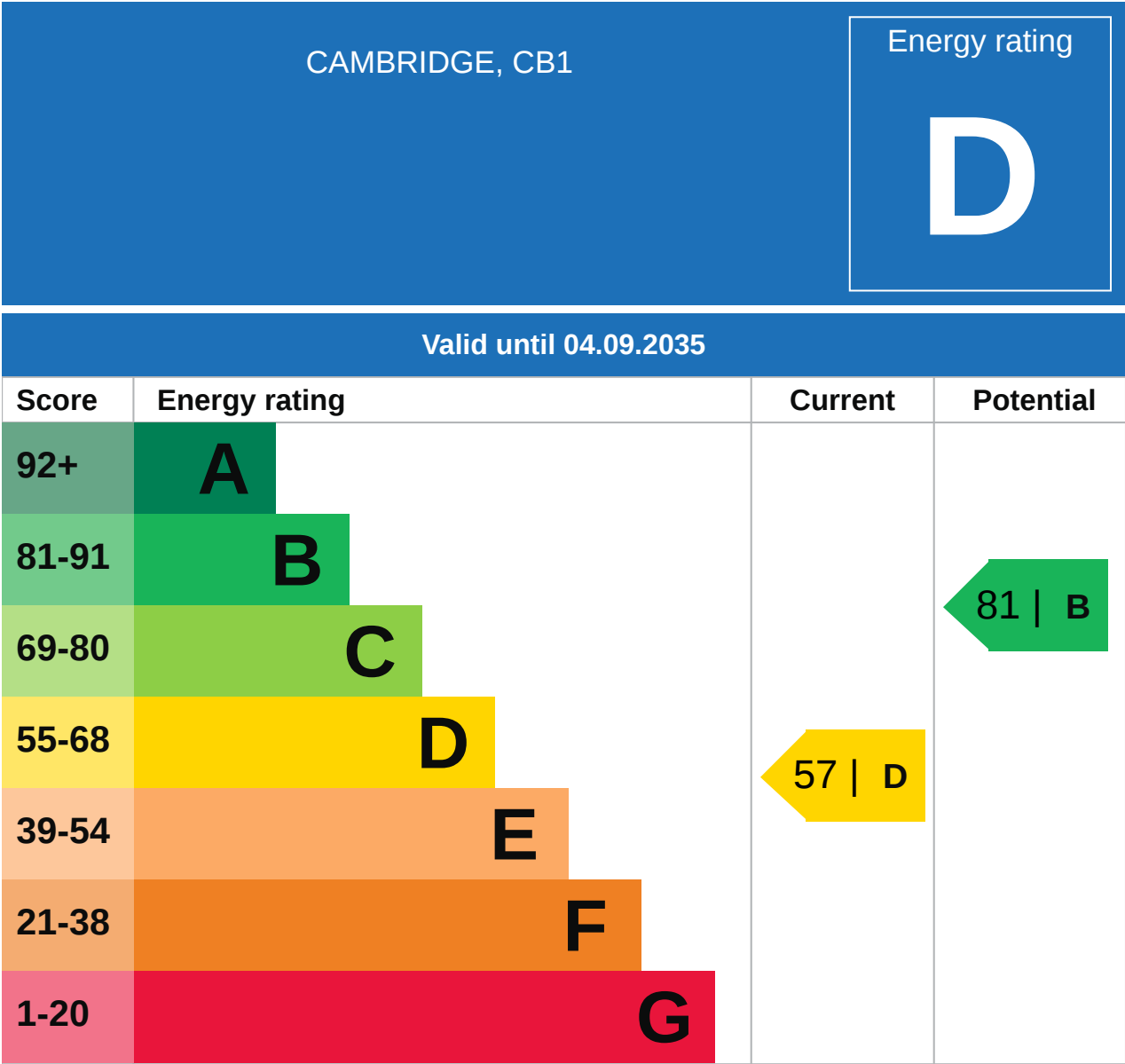


CHERRY HINTON ROAD, CAMBRIDGE, CB1



Total area: approx. 94.1 sq. metres (1012.9 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.



Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Partial multiple 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:	Average
Lighting:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	95 m ²

Electricity Supply

Eon

Gas Supply

British Gas

Central Heating

Gas

Water Supply

Cambridge Water

Drainage

Cambridge Council



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



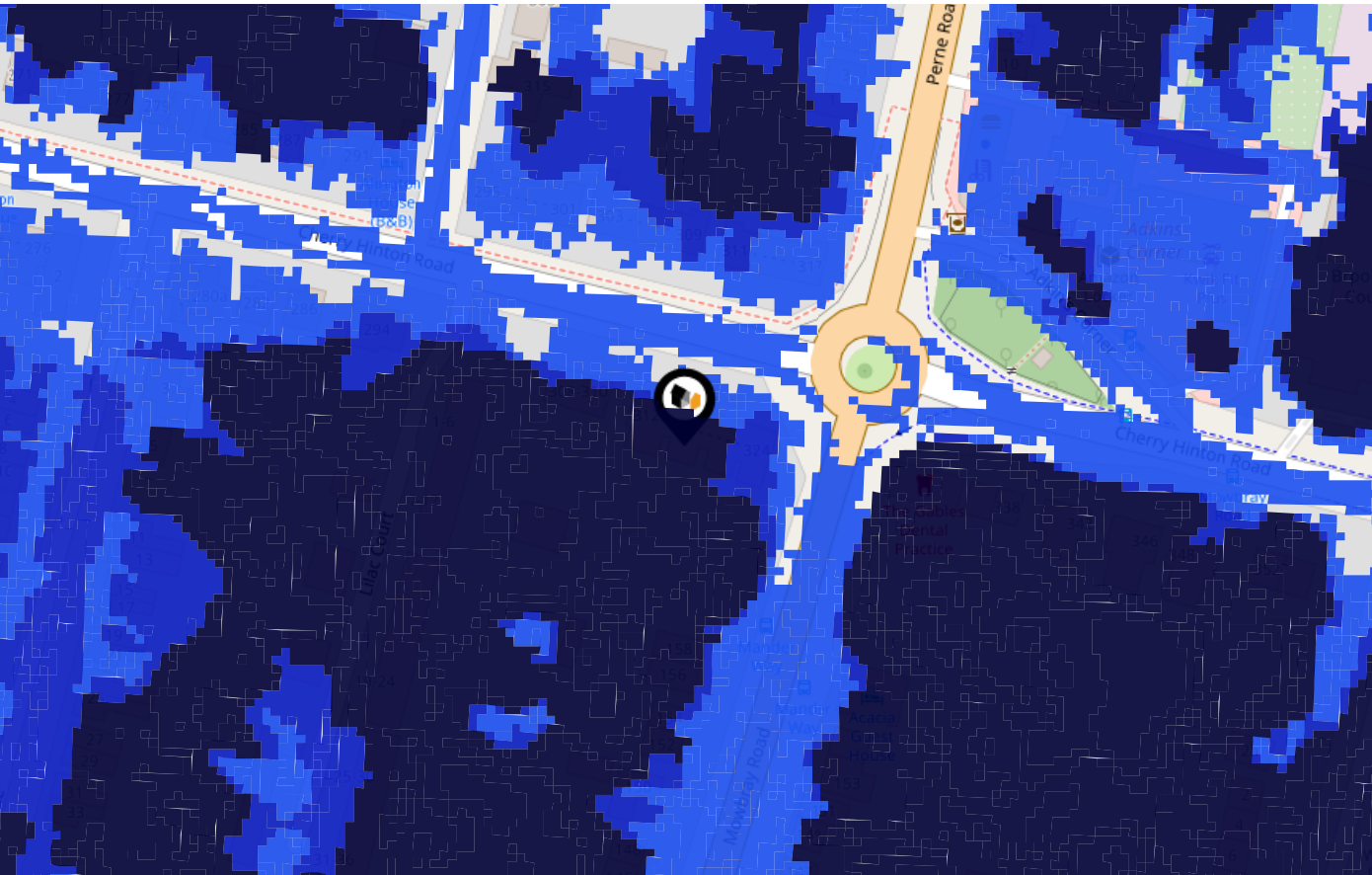
/cookecurtisco

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: 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.
- 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:

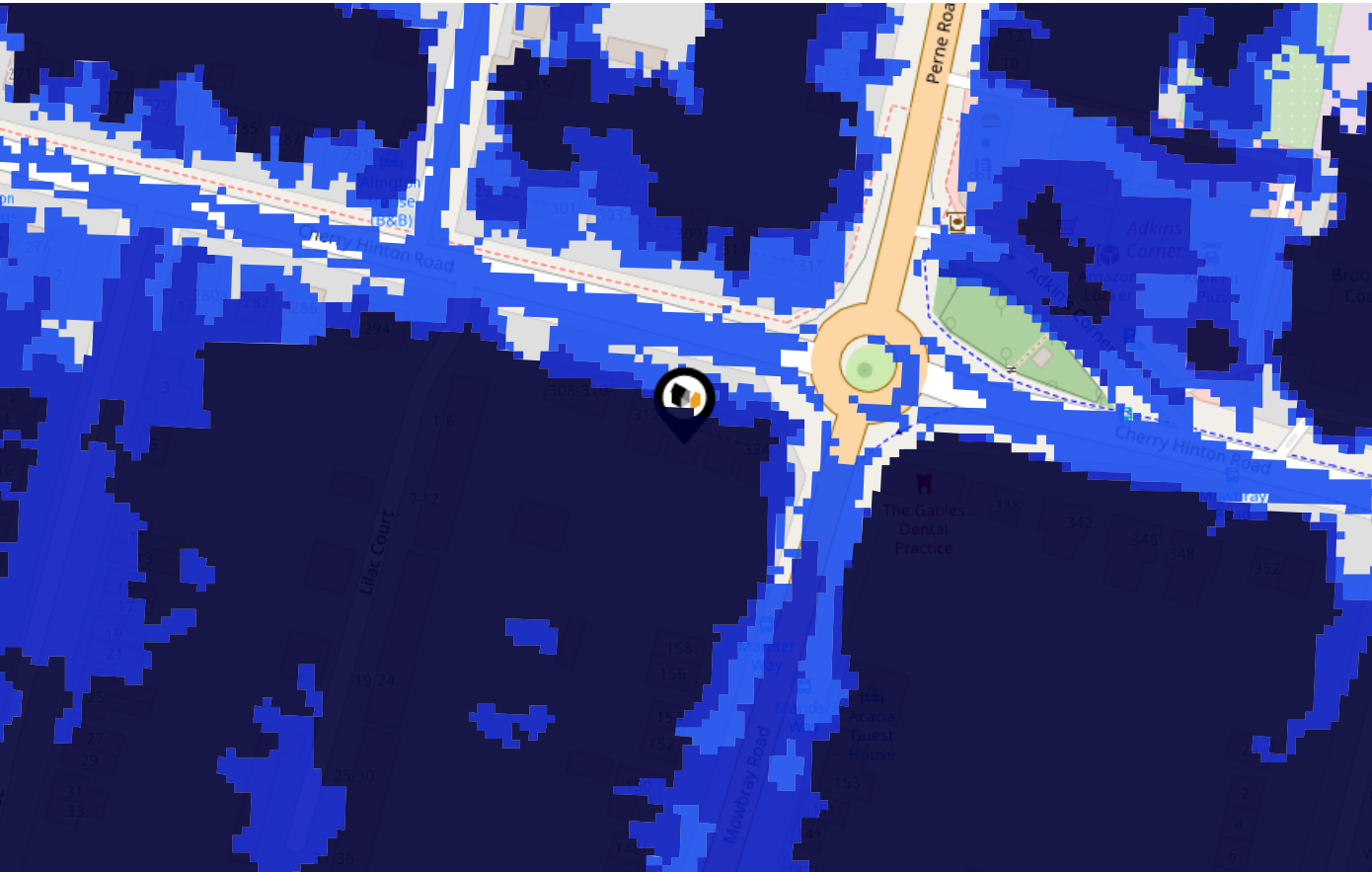


Flood Risk

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.

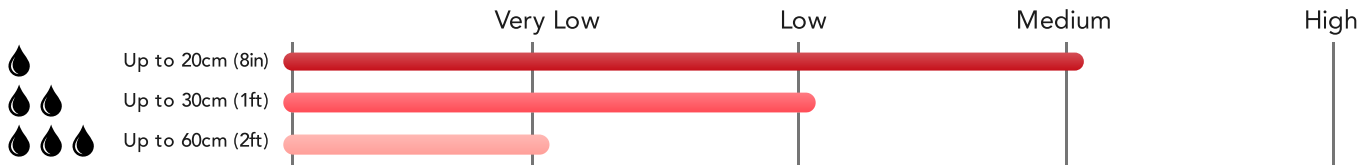


Risk Rating: High

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.
- 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:

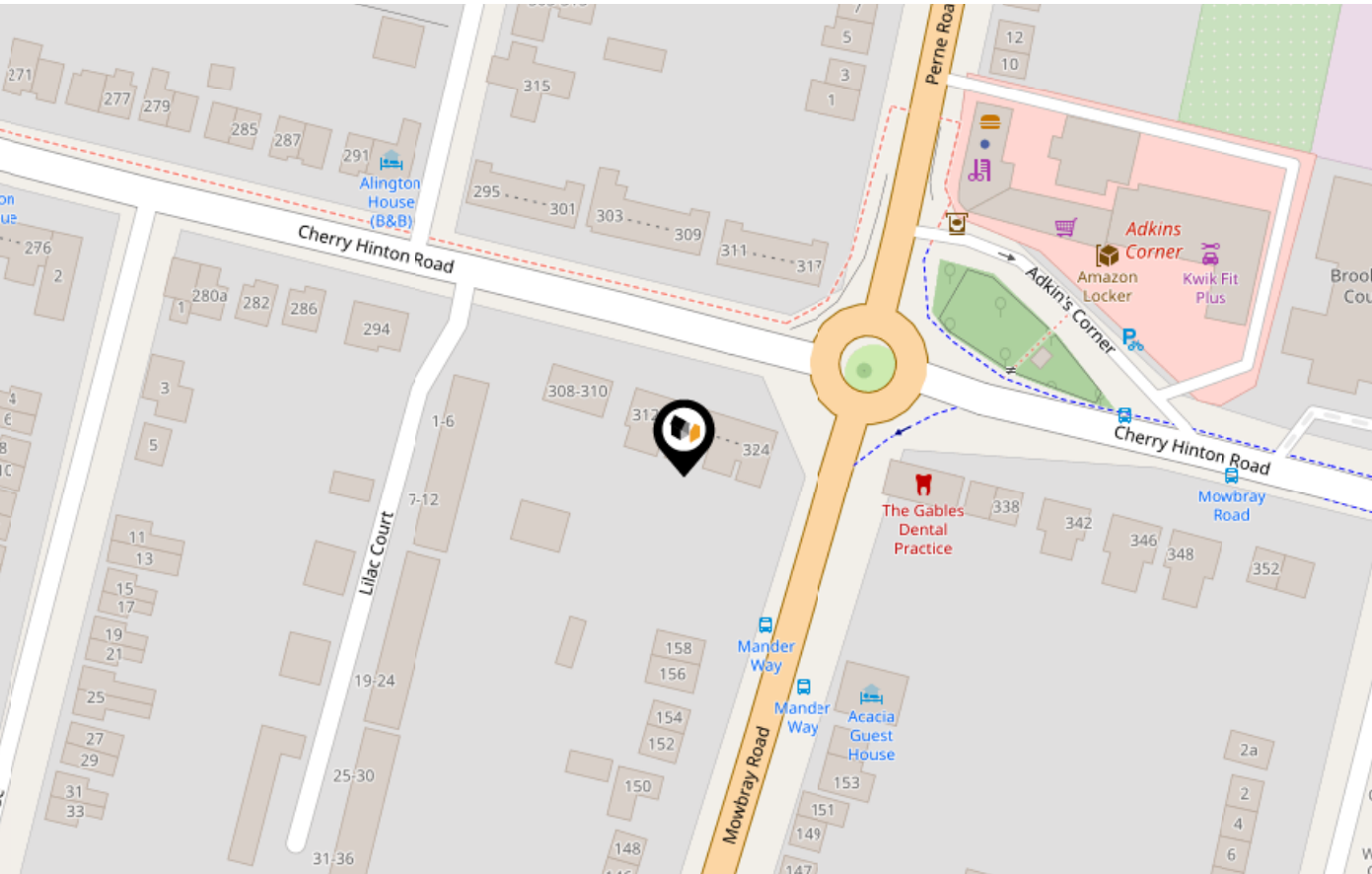


Flood Risk

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.

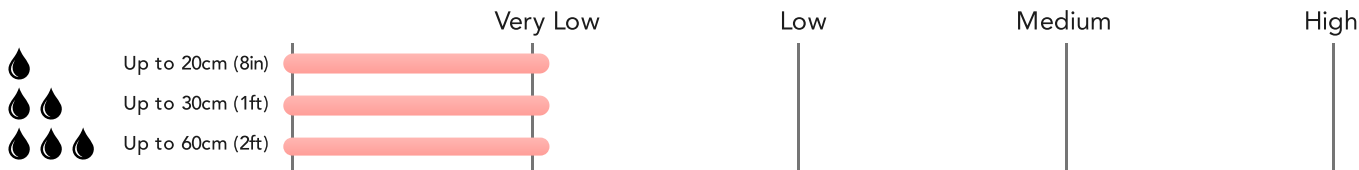


Risk Rating: Very low

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:

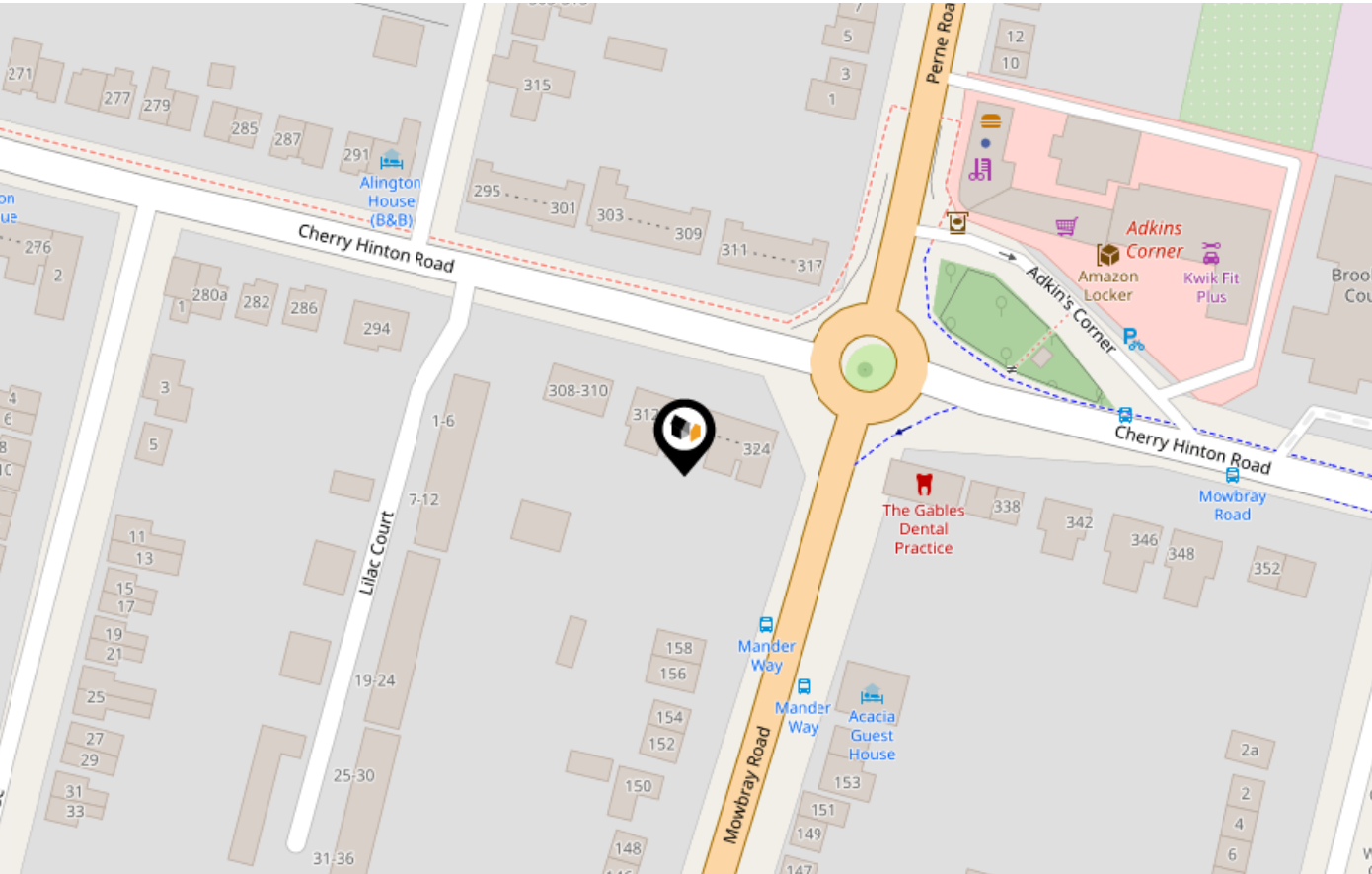


Flood Risk

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.

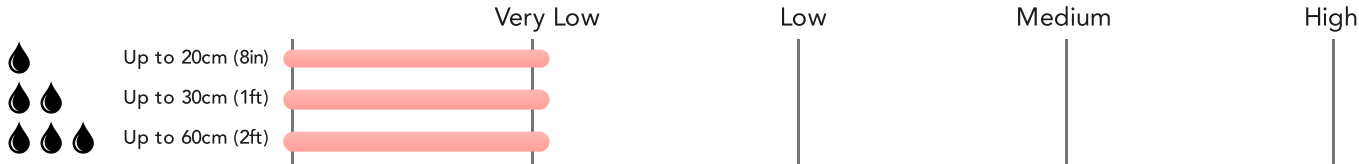


Risk Rating: Very low

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:





4

5

6

7



10

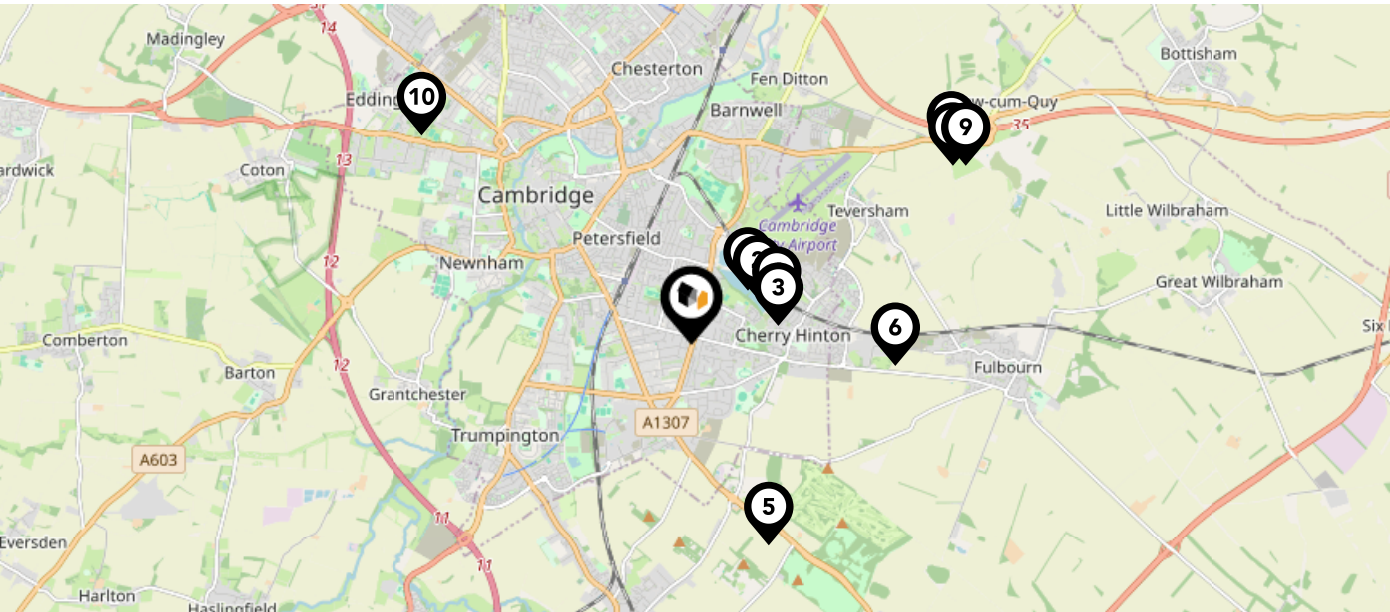
Powered by **aprift** 

Maps

Landfill Sites

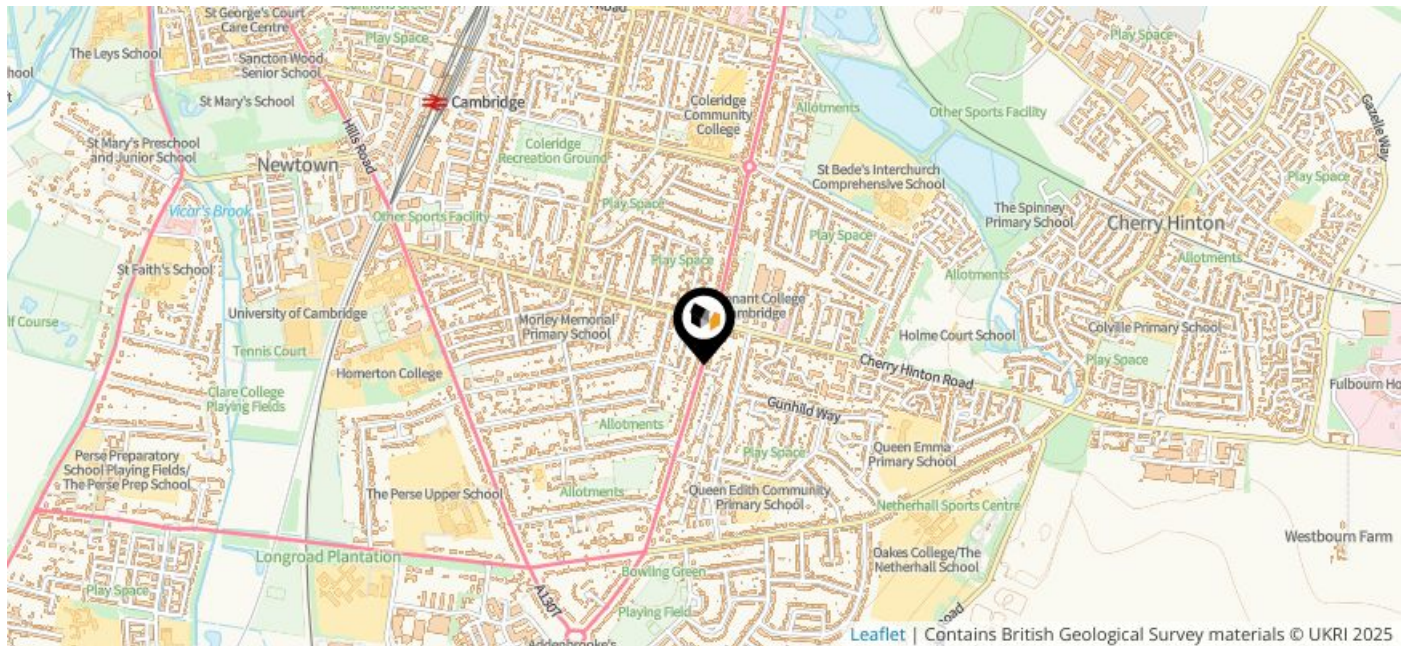


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



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

This map displays nearby coal mine entrances and their classifications.



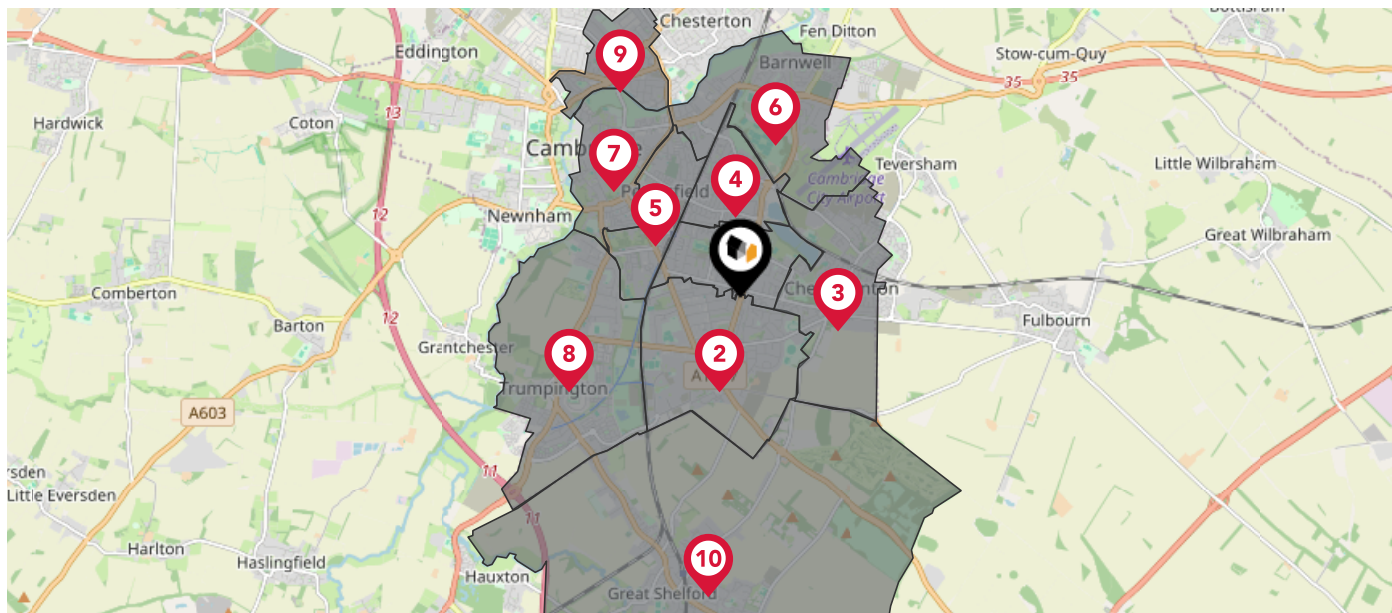
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Coleridge Ward

2

Queen Edith's Ward

3

Cherry Hinton Ward

4

Romsey Ward

5

Petersfield Ward

6

Abbey Ward

7

Market Ward

8

Trumpington Ward

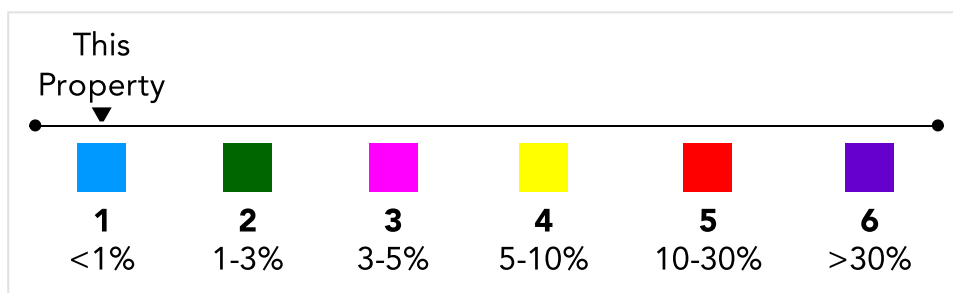
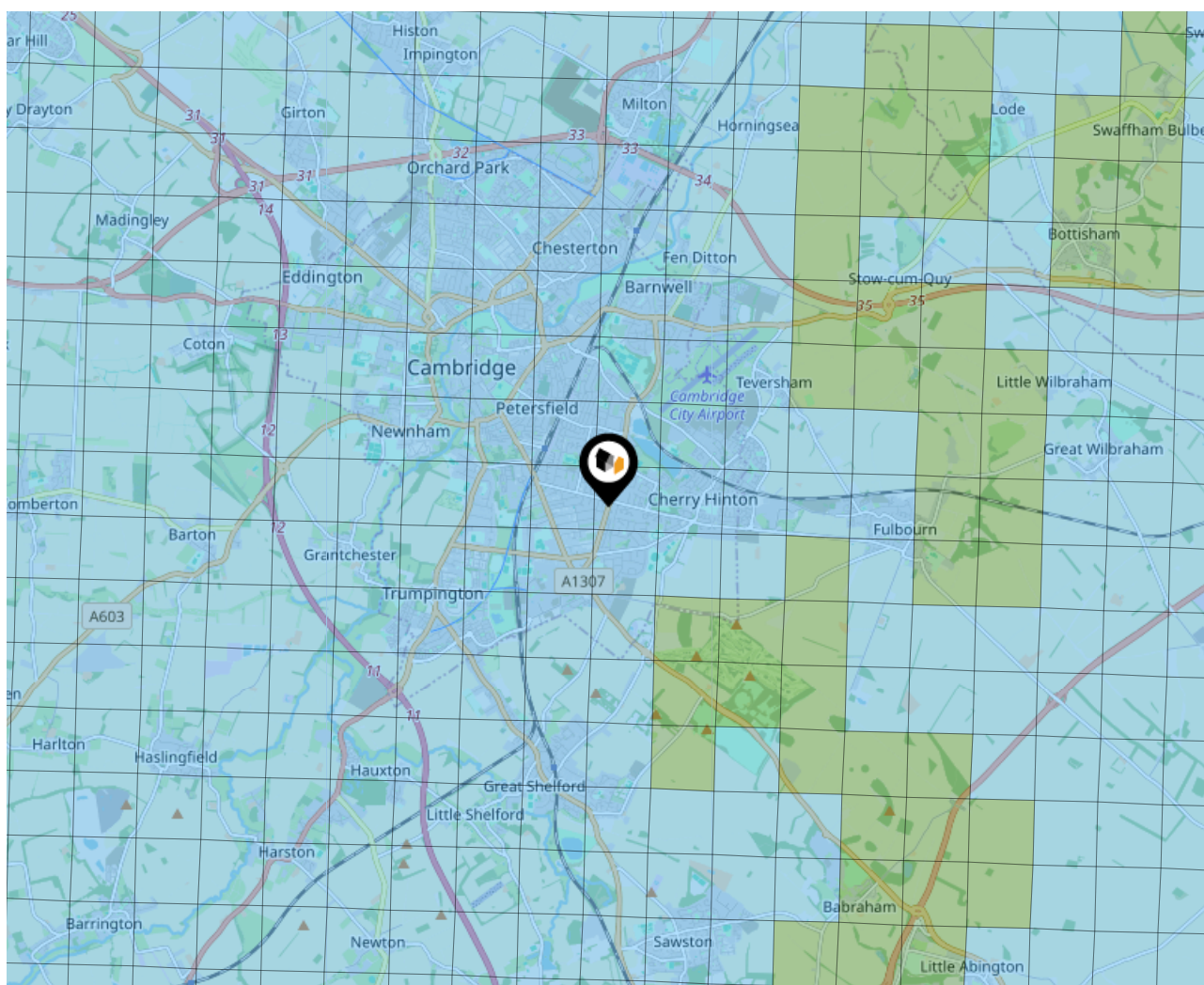
9

West Chesterton Ward

10

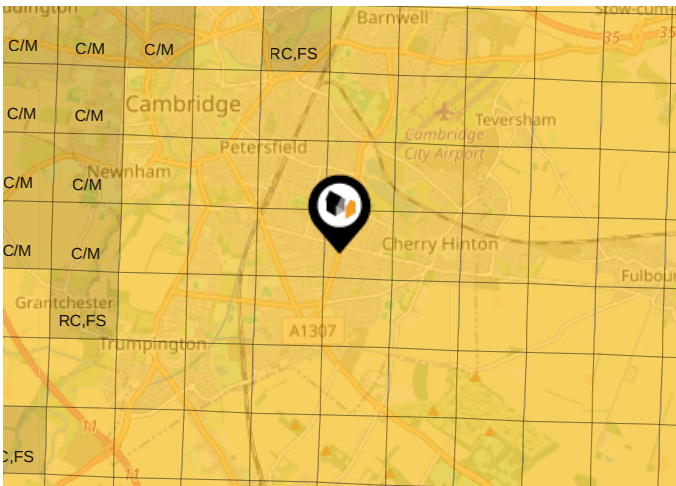
Shelford Ward

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)

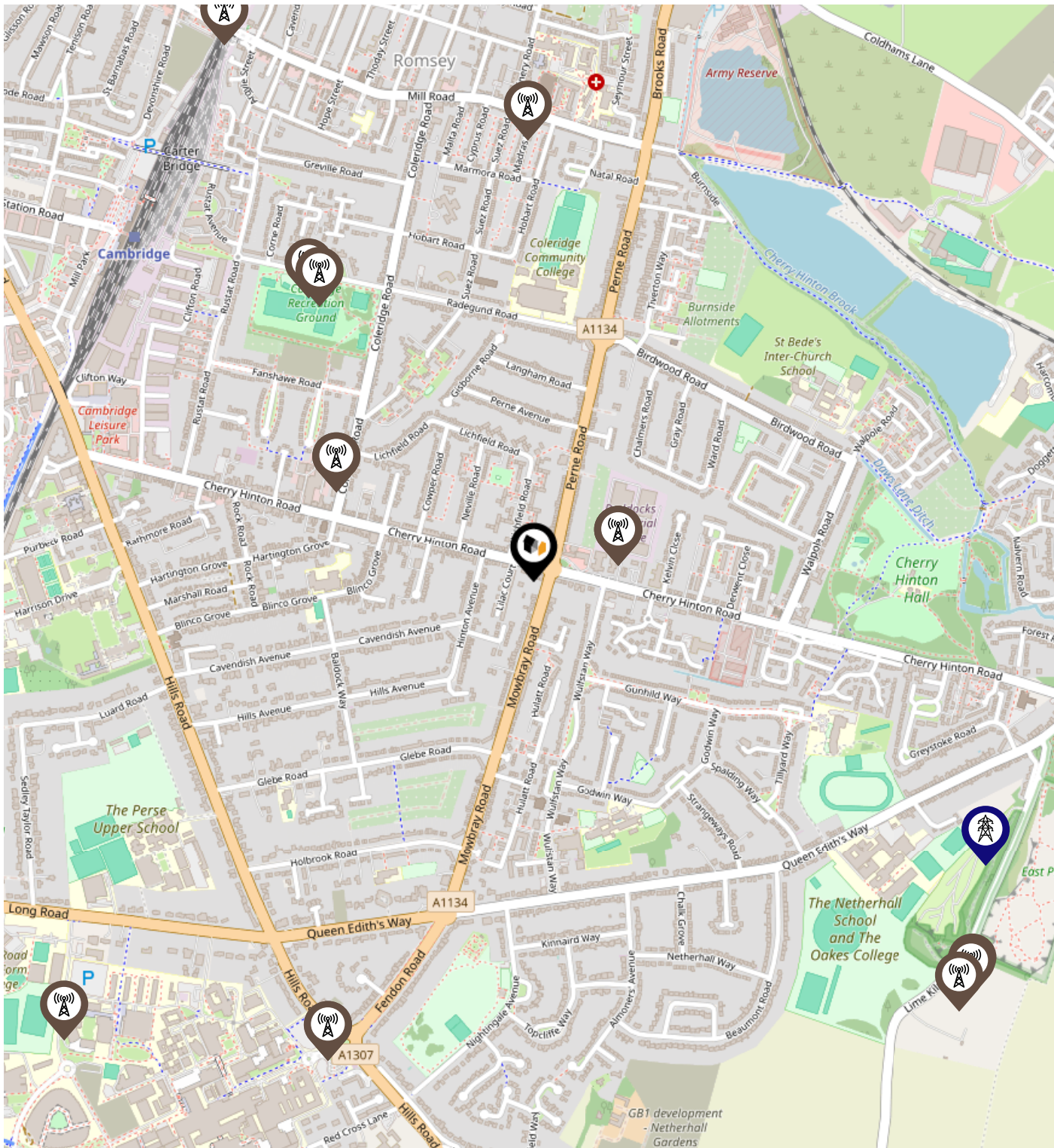
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



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

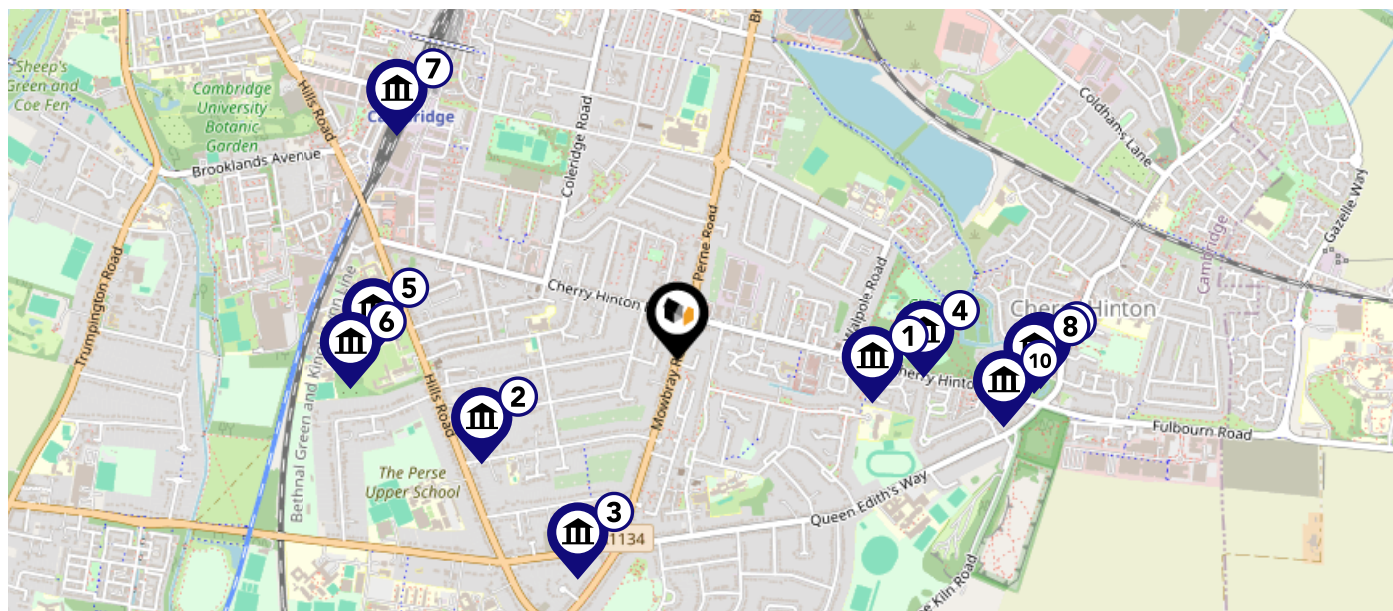
Local Area Masts & Pylons



Key:

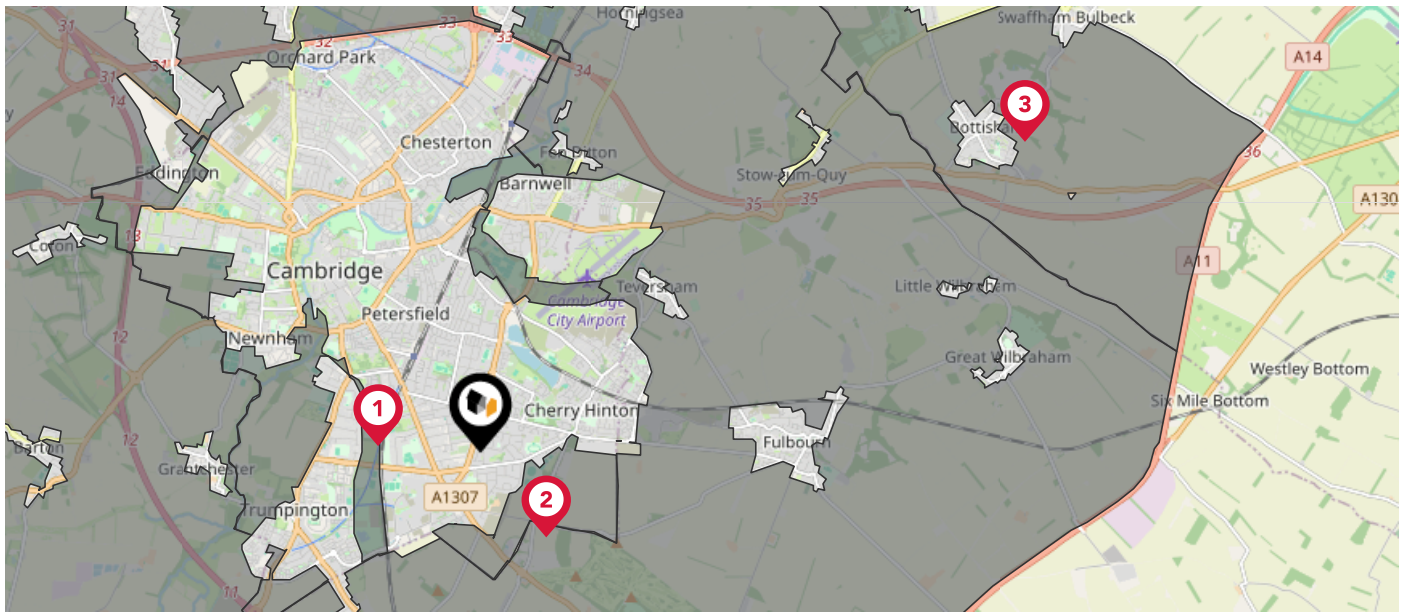
-  Power Pylons
-  Communication Masts

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
	1031882 - The Lodge And Gatepiers And Gates At Cherry Hinton Hall	Grade II	0.5 miles
	1375672 - Keelson	Grade II	0.5 miles
	1268343 - The Sun House	Grade II	0.5 miles
	1031881 - Cherry Hinton Hall	Grade II	0.6 miles
	1331852 - Homerton College Trumpington House	Grade II	0.7 miles
	1126038 - Gymnasium And Art And Craft Studios Adjoining West Of Homerton College	Grade II	0.7 miles
	1343683 - The Railway Station	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
	1126237 - Springfield	Grade II	0.8 miles

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



Nearby Green Belt Land



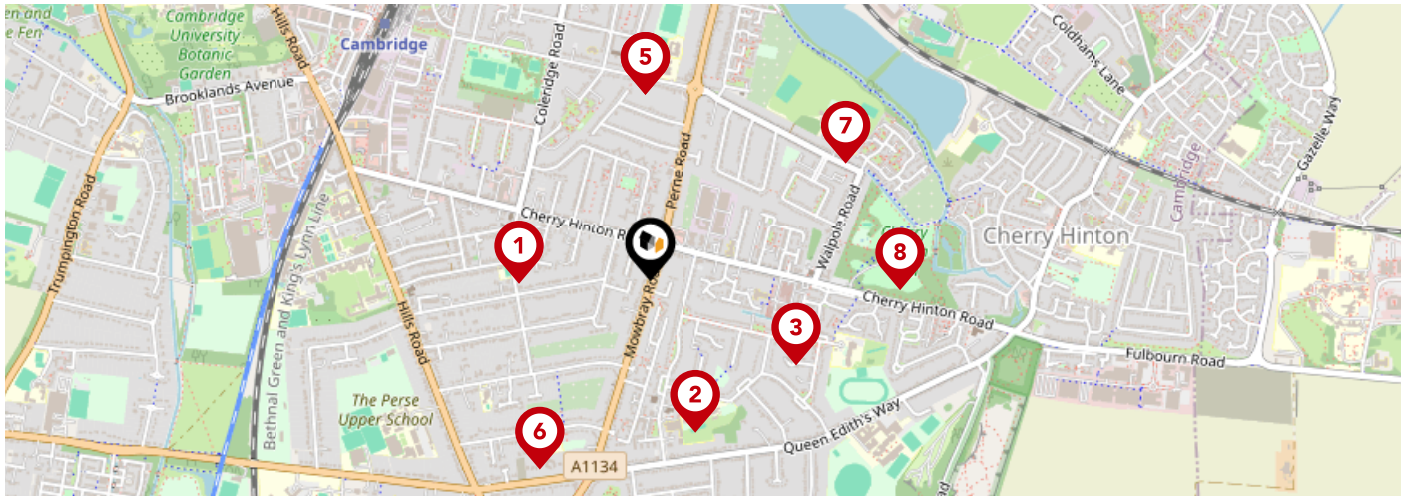
Cambridge Green Belt - South Cambridgeshire



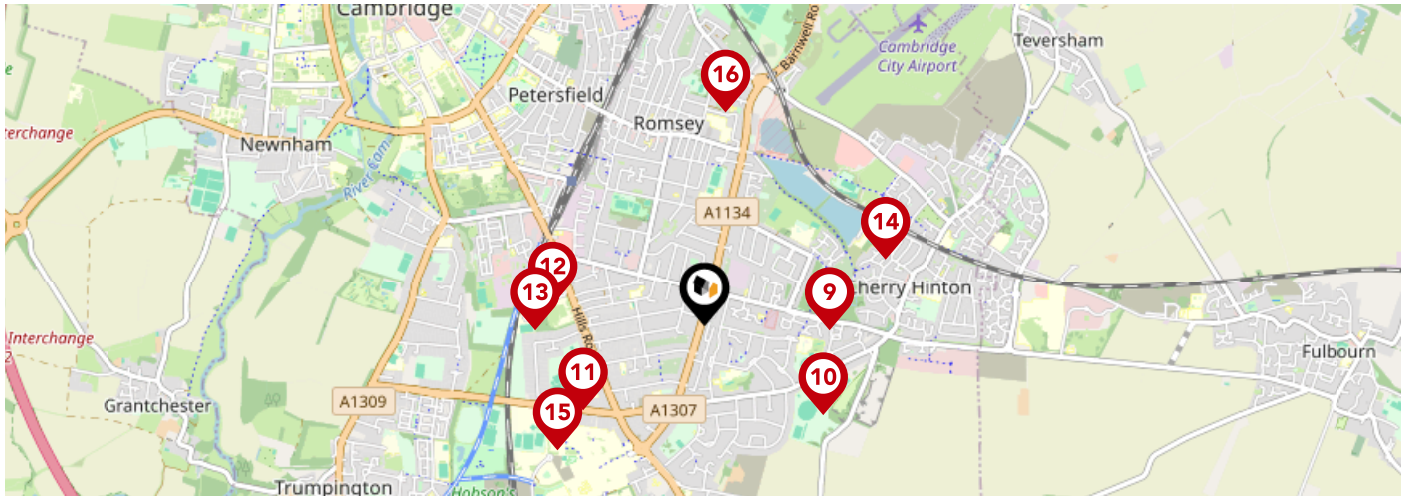
Cambridge Green Belt - Cambridge



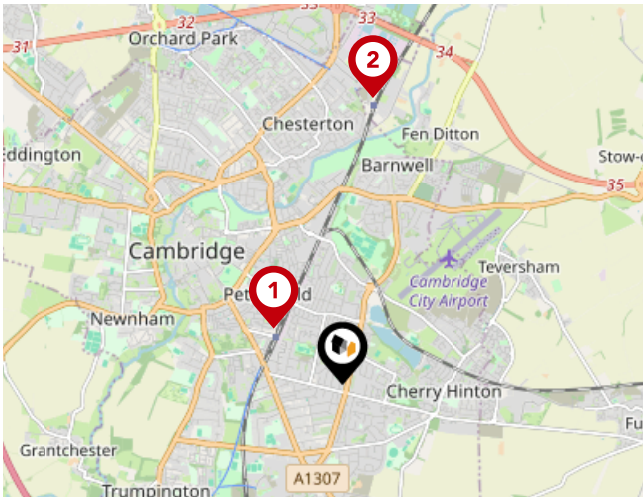
Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:0.3	☐	☒	☐	☐	☐
2	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:0.36	☐	☒	☐	☐	☐
3	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:0.38	☐	☒	☐	☐	☐
4	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:0.42	☐	☒	☐	☐	☐
5	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:0.42	☐	☐	☒	☐	☐
6	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:0.5	☒	☐	☐	☐	☐
7	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:0.52	☐	☐	☒	☐	☐
8	Cambridge International School Ofsted Rating: Not Rated Pupils: 75 Distance:0.57	☐	☒	☐	☐	☐

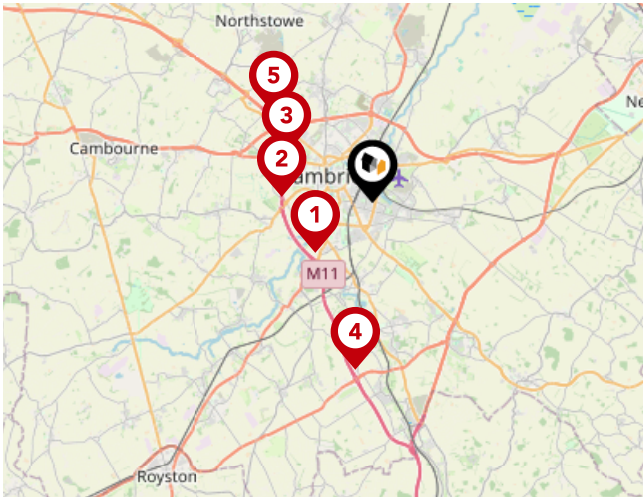


		Nursery	Primary	Secondary	College	Private
	Holme Court School Ofsted Rating: Good Pupils: 50 Distance:0.57	☐	☐	☒	☐	☐
	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:0.68	☐	☐	☒	☐	☐
	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:0.68	☐	☐	☒	☐	☐
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.7	☐	☐	☒	☐	☐
	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:0.77	☐	☐	☒	☐	☐
	The Spinney Primary School Ofsted Rating: Requires improvement Pupils: 205 Distance:0.87	☐	☒	☐	☐	☐
	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:0.88	☐	☐	☒	☐	☐
	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:0.97	☐	☒	☐	☐	☐



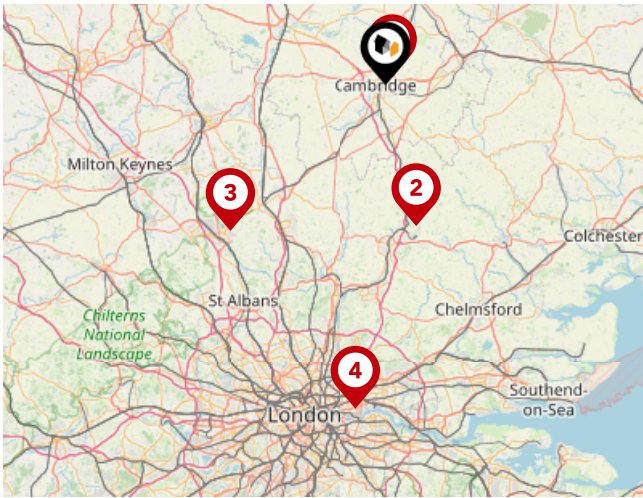
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.81 miles
2	Cambridge North Rail Station	2.63 miles
3	Shelford (Cambs) Rail Station	2.65 miles



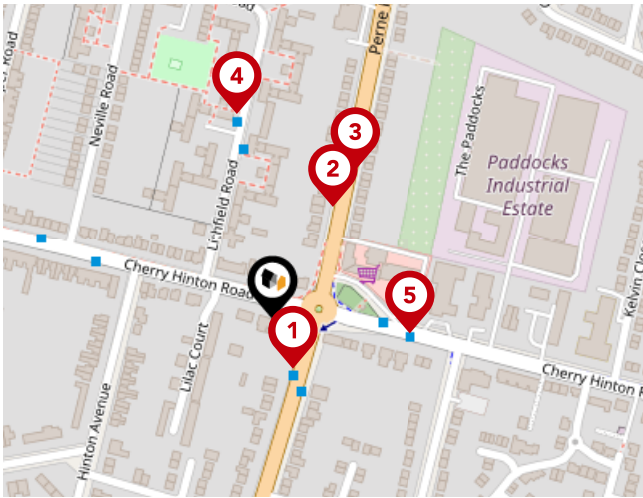
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.75 miles
2	M11 J12	3.29 miles
3	M11 J13	3.61 miles
4	M11 J10	6.12 miles
5	M11 J14	4.83 miles



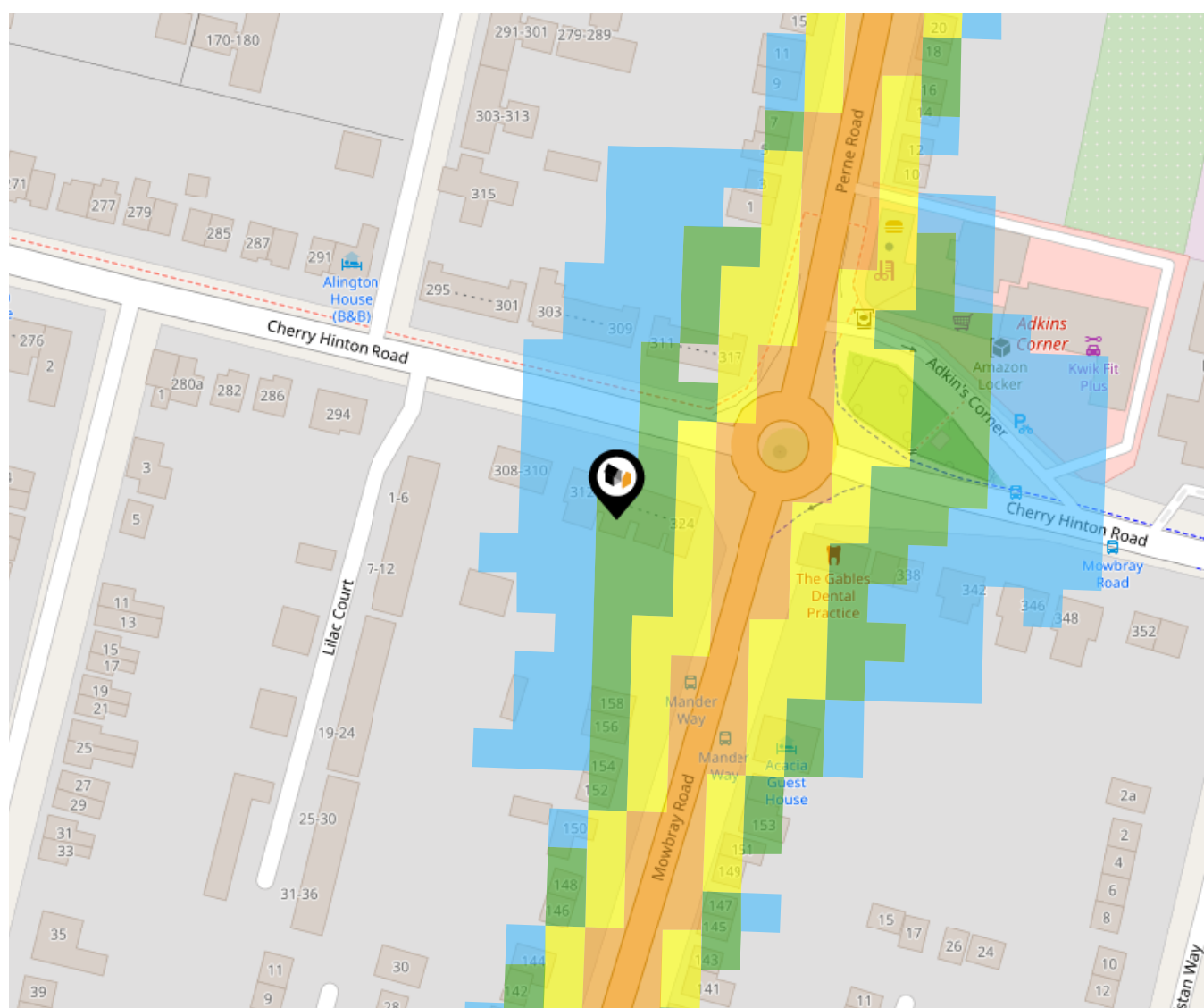
Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.64 miles
2	Stansted Airport	20.99 miles
3	Luton Airport	30.96 miles
4	Silvertown	47.47 miles



Bus Stops/Stations

Pin	Name	Distance
1	Mander Way	0.03 miles
2	Perne Road	0.07 miles
3	Perne Road	0.1 miles
4	Lichfield Road	0.12 miles
5	Mowbray Road	0.08 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

