

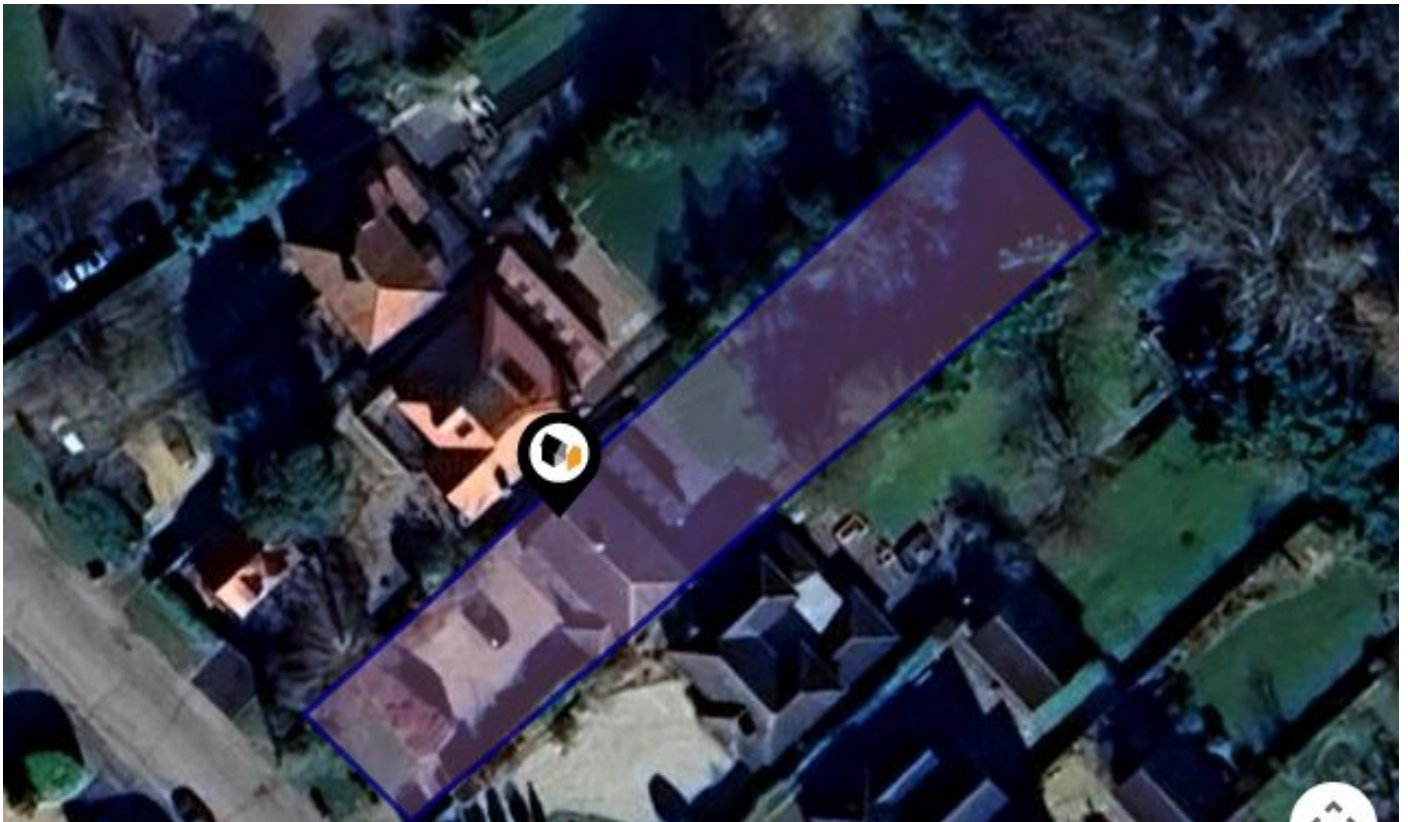


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Monday 15<sup>th</sup> September 2025**



**LONDON ROAD, HARSTON, CAMBRIDGE, CB22**

## 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:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,152 ft <sup>2</sup> / 200 m <sup>2</sup>		
Plot Area:	0.26 acres		
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£2,951		
Title Number:	CB277228		

## Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	15 mb/s	80 mb/s	1000 mb/s
• Surface Water	Very low			

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

# Planning History

## This Address



Planning records for: *London Road, Harston, Cambridge, CB22*

Reference - S/2236/13/FL	
Decision:	-
Date:	22nd October 2013
Description:	Two Storey Side Single Storey Front & Rear extension

Reference - S/0249/14/FL	
Decision:	Decided
Date:	31st January 2014
Description:	Two Storey Side Single Storey Front & Rear Extensions

Planning records for: **15 London Road Harston Cambridge Cambridgeshire CB22 7QQ**

Reference - S/1553/10	
Decision:	Decided
Date:	14th September 2010
Description:	Conversion of existing garage to form self contained annexe.

Planning records for: **Oak House 41A London Road Harston Cambridge CB22 7QQ**

Reference - S/2259/17/FL	
Decision:	Decided
Date:	27th June 2017
Description:	Detached garage

Planning records for: **7 London Road Harston Cambridge Cambridgeshire CB22 7QQ**

Reference - S/3794/18/FL	
Decision:	Decided
Date:	05th October 2018
Description:	two storey extension south side and front first floor and single storey extension to rear detached garage

Reference - S/1018/18/FL	
Decision:	Decided
Date:	16th March 2018
Description:	TWO STOREY EXTENSION SIDES AND FRONT FIRST FLOOR AND SINGLE STOREY EXTENSION TO REAR DETACHED GARAGE

Planning records for: **11 London Road Harston Cambridge Cambridgeshire CB22 7QQ**

Reference - S/2506/16/FL	
Decision:	Decided
Date:	19th September 2016
Description:	Demolition of existing conservatory and erection of new rear single and two-storey extension and new garage to front of property

Planning records for: **19 London Road Harston Cambridge CB22 7QQ**

Reference - S/2556/18/FL	
Decision:	Decided
Date:	04th July 2018
Description:	Amendments to rear dormer window and internal remodelling

Planning records for: **21 London Road Harston CB22 7QQ**

Reference - S/0986/16/FL	
Decision:	Decided
Date:	13th April 2016
Description:	Proposed Loft Conversion

Planning records for: **29 London Road Harston CB22 7QQ**

Reference - S/0721/17/FL	
Decision:	Decided
Date:	28th February 2017
Description:	Proposed rear Two storey extension & new Roof over existing side outbuildings

Planning records for: **35 London Road Harston Cambridge Cambridgeshire CB22 7QQ**

Reference - S/0181/15/FL	
Decision:	Decided
Date:	23rd January 2015
Description:	Erection of first floor side extension and single storey rear extension.

Planning records for: **37 London Road Harston Cambridge Cambridgeshire CB22 7QQ**

Reference - S/0257/08/F	
Decision:	Decided
Date:	12th February 2008
Description:	Garage (revised application)

Planning records for: **39 London Road Harston Cambridge Cambridgeshire CB22 7QQ**

Reference - S/0489/12/DC	
Decision:	Decided
Date:	02nd March 2012
Description:	Discharge of conditions 2 4 5 & 6 of application S/0517/11

Reference - S/0504/12/NM	
Decision:	Decided
Date:	07th March 2012
Description:	Non material admendment to S/0517/11

Planning records for: **39 London Road Harston Cambridge Cambridgeshire CB22 7QQ**

Reference - S/0967/12/VC	
Decision:	Decided
Date:	02nd May 2012
Description:	Variation of conditions 2 (approved plans) and 8 (windows) of permission reference S/0517/11 - revision to design of dwelling to include rooflight in south-east side elevation

Reference - S/0079/08/O	
Decision:	Decided
Date:	16th January 2008
Description:	Erection of house & garage and replacement garage for existing house

Reference - S/0517/11	
Decision:	Decided
Date:	10th March 2011
Description:	Layout scale and appearance of proposed dwelling and replacement garage for existing house.

Planning records for: **41 London Road Harston Cambridge Cambridgeshire CB22 7QQ**

Reference - S/0128/08/O	
Decision:	Decided
Date:	23rd January 2008
Description:	Dwelling

Planning records for: **41 London Road Harston Cambridge Cambridgeshire CB22 7QQ**

Reference - S/1006/11	
Decision:	Decided
Date:	17th May 2011
Description:	Extension and alterations to No.41 London Road including demolition of side garage and erection of new detached garage and erection of 1No. 6-bed detached house to the rear with associated parking and landscaping.

Reference - S/0059/11	
Decision:	-
Date:	14th January 2011
Description:	Extension and alterations to No.41 London Road including demolition of side garage and erection of 1No. 6-bed detached house to the rear with associated parking and landscaping.

Reference - S/1990/12/FL	
Decision:	Decided
Date:	18th September 2012
Description:	Erection of dwelling following the demolition of existing bungalow including associated parking access and landscaping and erection of detached garage

Planning records for: **43 London Road Harston Cambridgeshire CB22 7QQ**

Reference - 25/00397/FUL	
Decision:	Decided
Date:	03rd February 2025
Description:	Demolition of existing dwelling and erection of 2no detached dwellings along with carports, new access and associated works



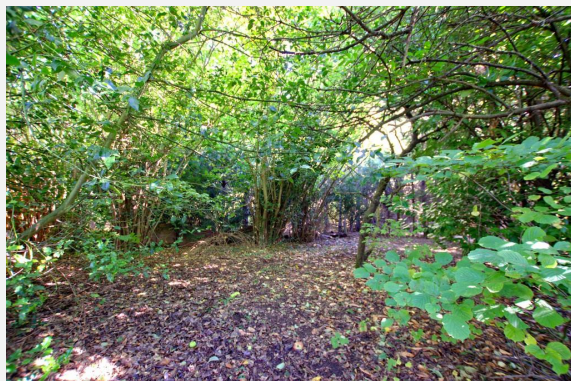
Planning records for: **43 London Road Harston Cambridgeshire CB22 7QQ**

Reference - 25/00397/CONDB	
Decision:	Decided
Date:	14th July 2025
Description:	Submission of details required by condition 9 (Energy Statement) and 20 (Biodiversity Net gain) of planning permission 25/00397/FUL

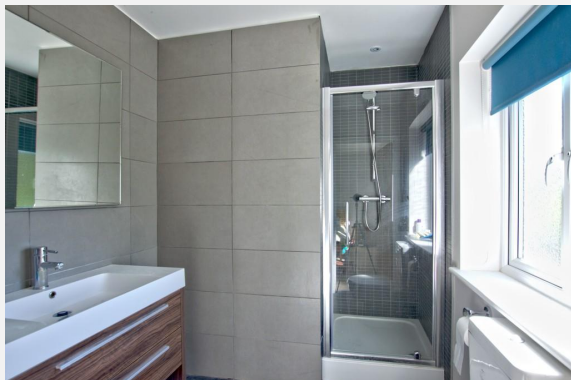
Reference - 25/00397/CONDA	
Decision:	Decided
Date:	30th June 2025
Description:	Submission of details required by condition 4 (Construction Traffic Management Plan (CTMP)) and 5 (Dust) of planning permission 25/00397/FUL

Planning records for: **45 London Road Harston Cambridge Cambridgeshire CB22 7QQ**

Reference - S/1698/08/F	
Decision:	Decided
Date:	26th September 2008
Description:	Extension and Garage







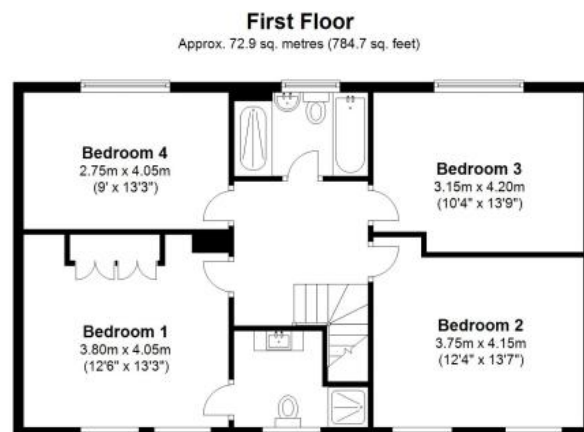
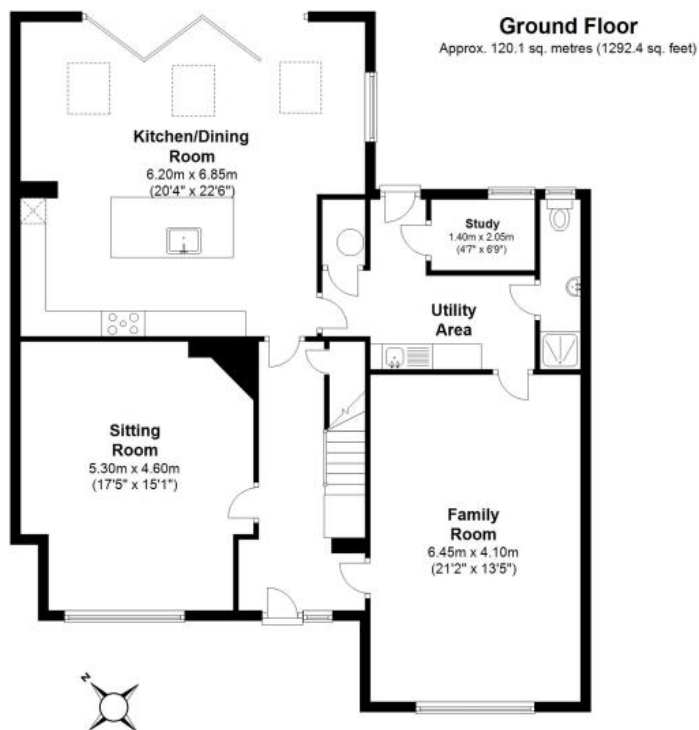


LONDON ROAD, HARSTON, CAMBRIDGE, CB22



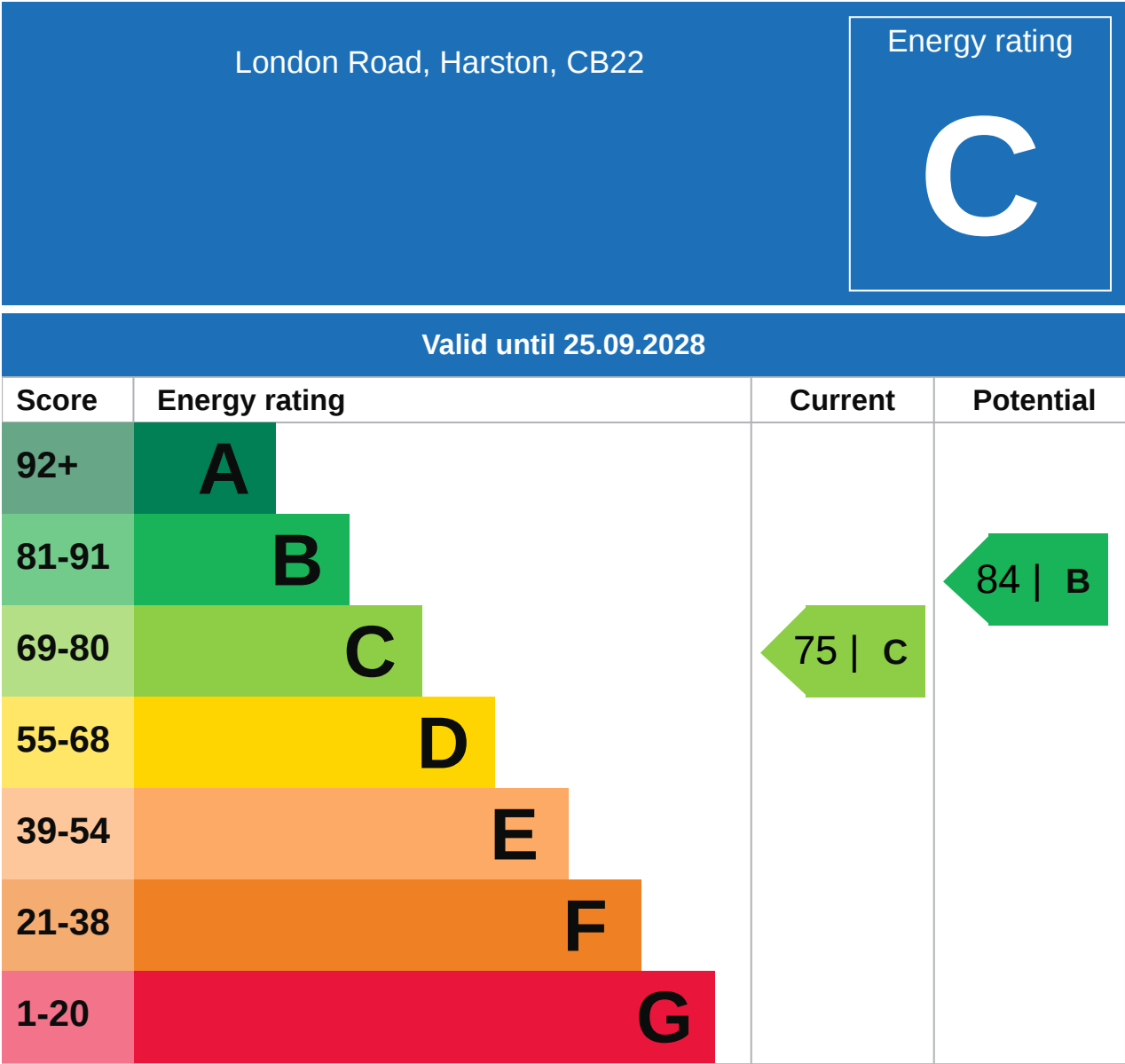


## LONDON ROAD, HARSTON, CAMBRIDGE, CB22



Total area: approx. 193.0 sq. metres (2077.0 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk)  
Plan produced using PlanUp.



## Additional EPC Data

---

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	3
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 96% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	200 m <sup>2</sup>



## Electricity Supply

---

Octopus

## Gas Supply

---

Octopus

## Central Heating

---

Yes

## Water Supply

---

Cambridge 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.

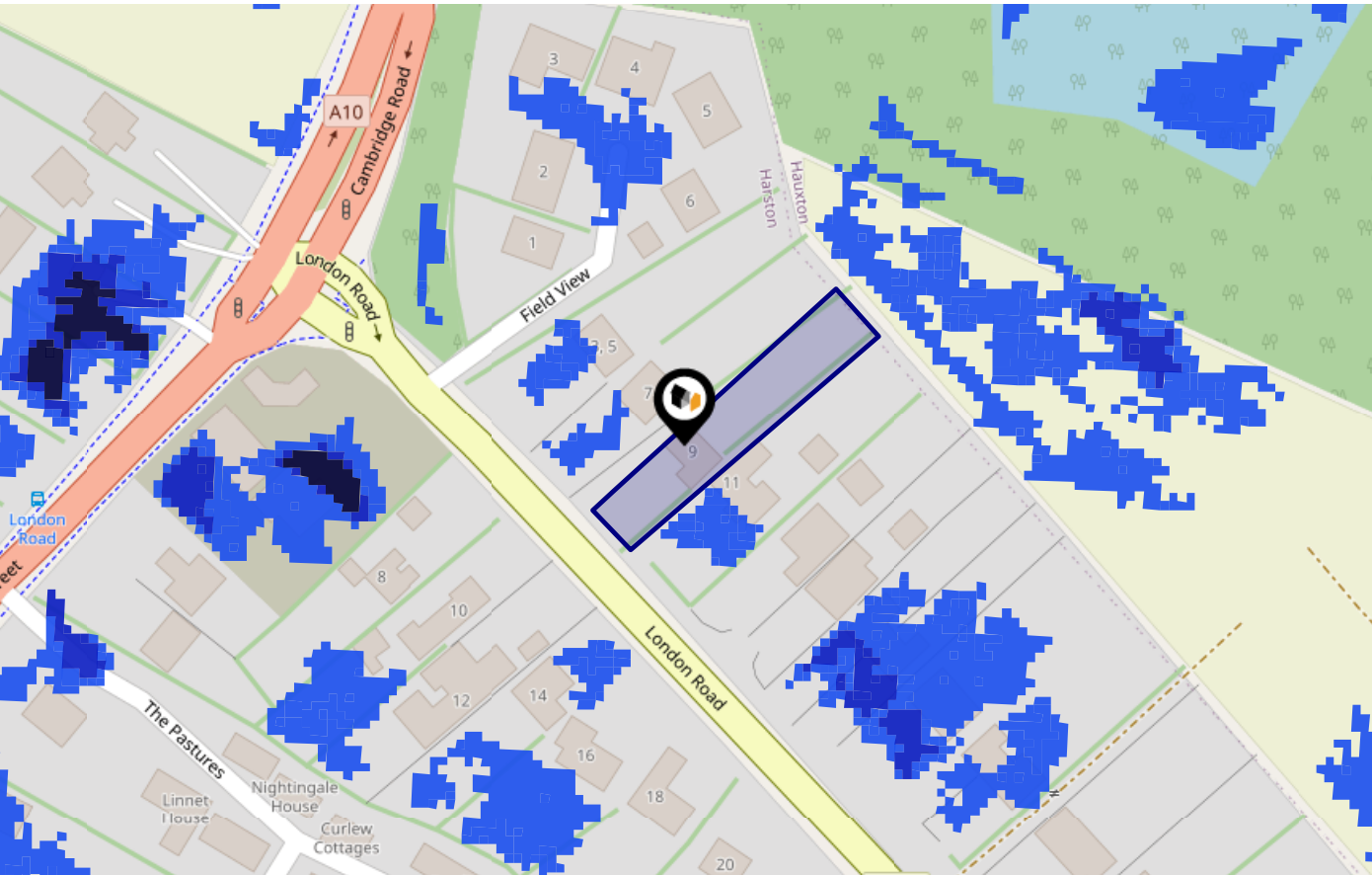


# Flood Risk

## 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.

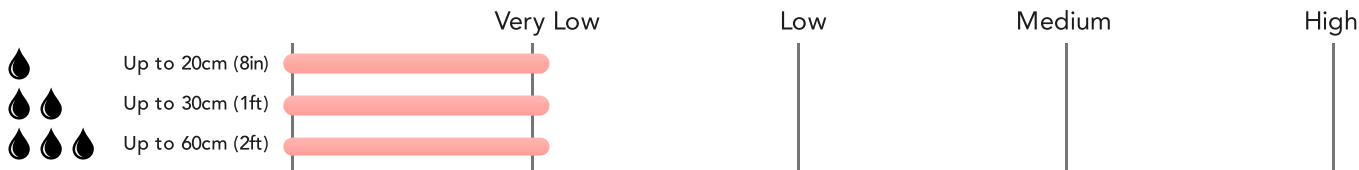


Risk Rating: Very low

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:

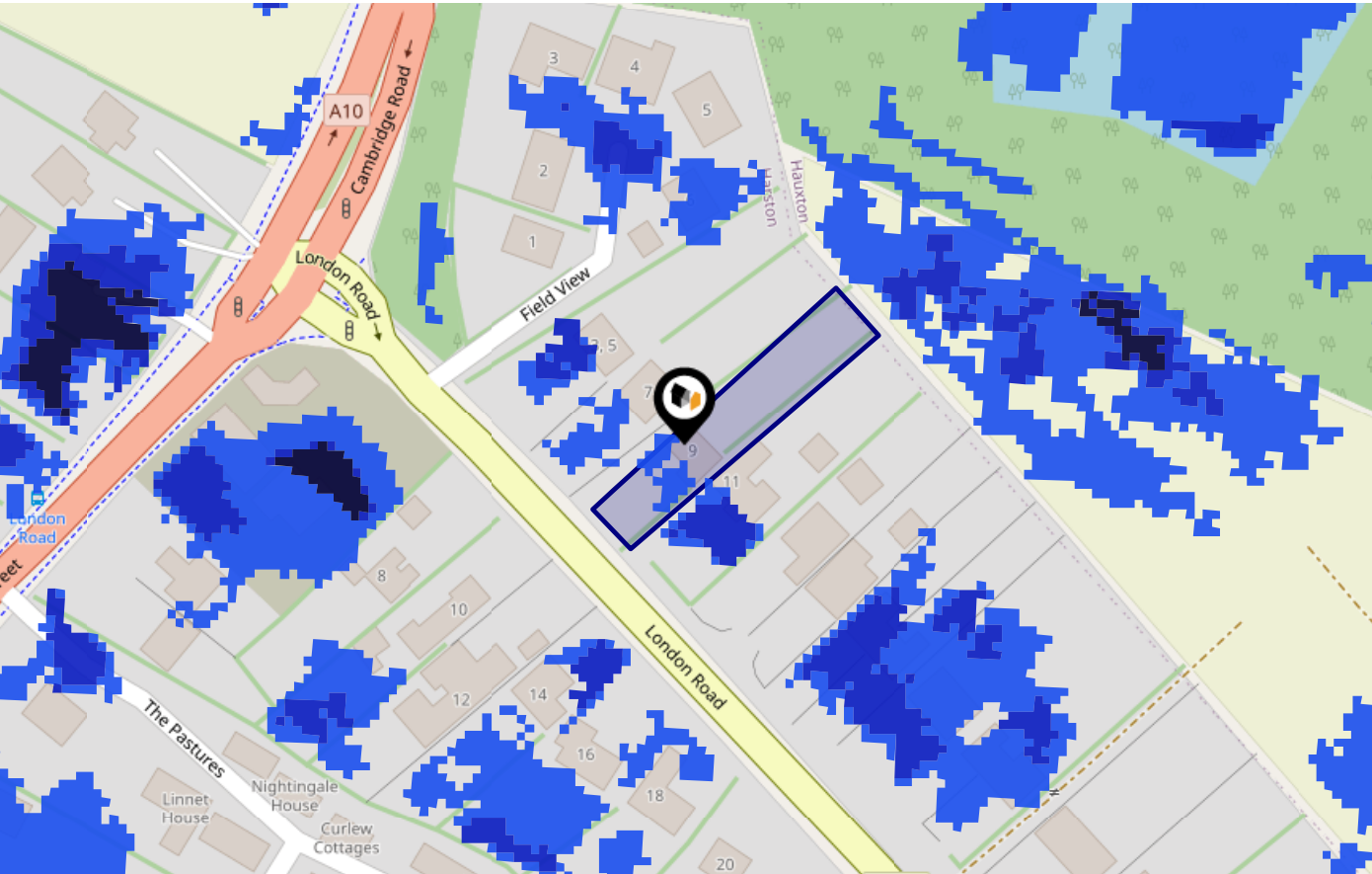


# Flood Risk

## 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.

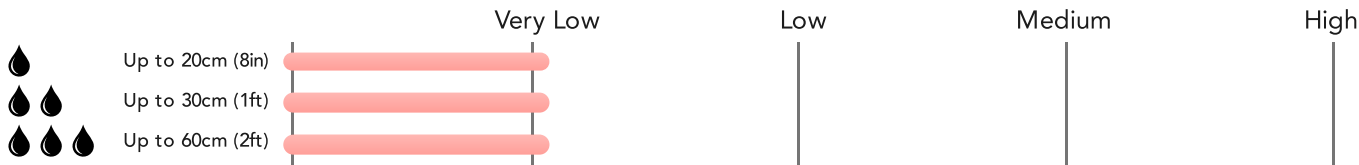


Risk Rating: Very low

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:

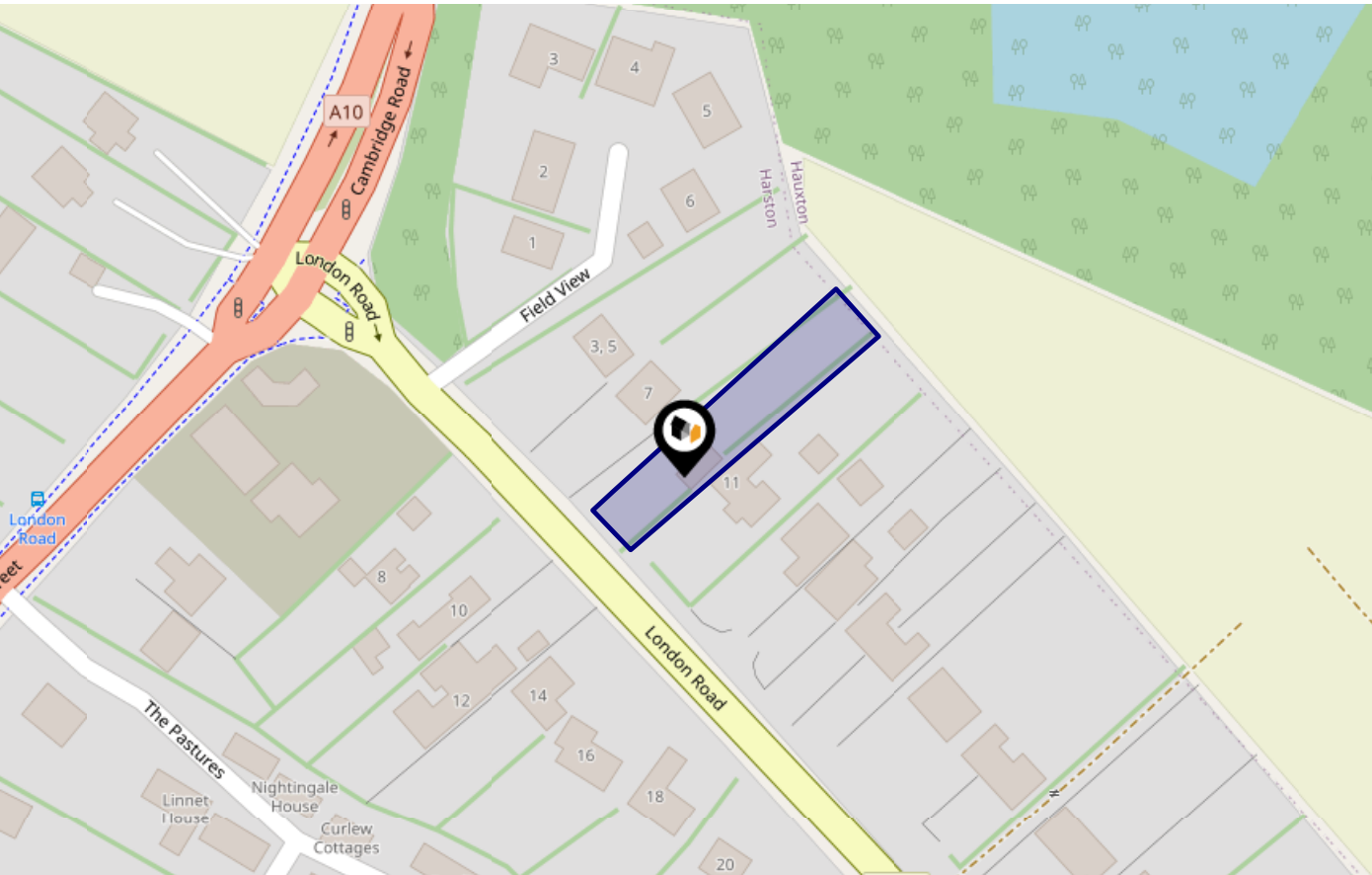


# Flood Risk

## 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.

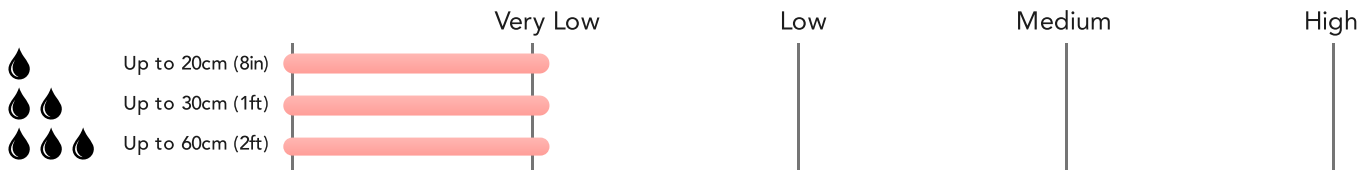


Risk Rating: Very low

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:

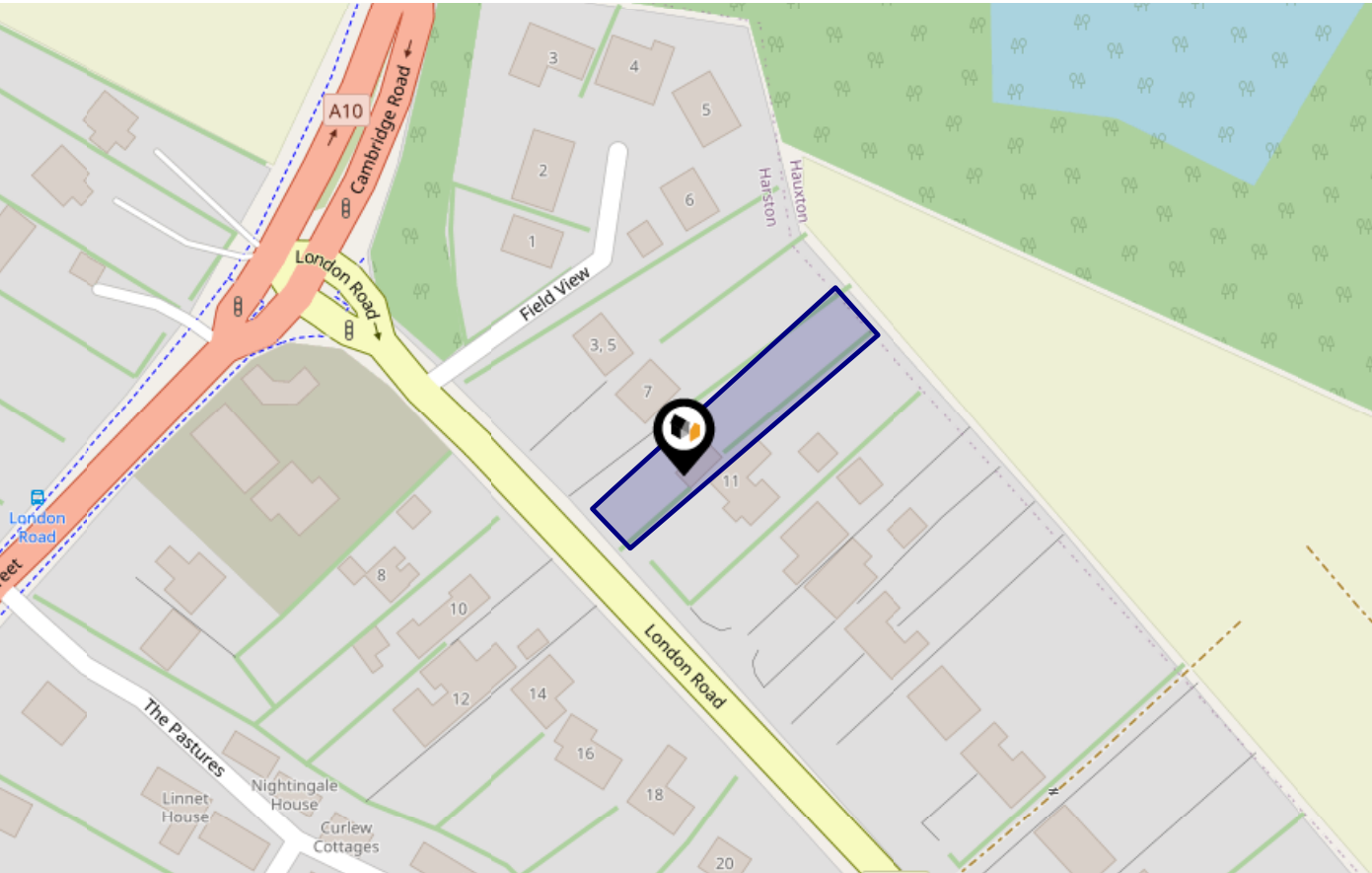


# Flood Risk

## 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.

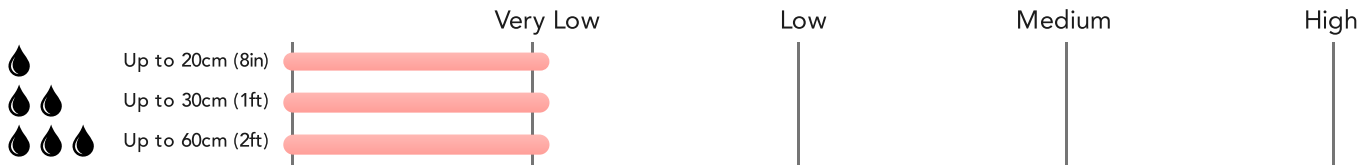


Risk Rating: Very low

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:



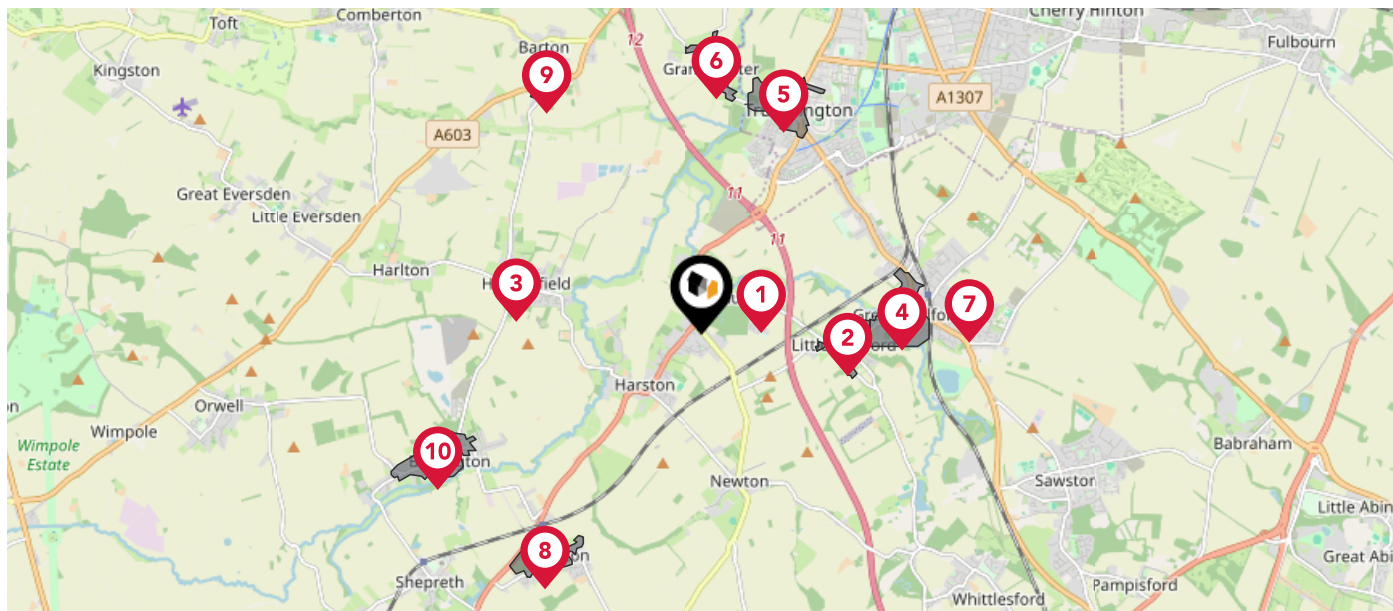


# Maps

## 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



Hauxton



Little Shelford



Haslingfield



Great Shelford



Trumpington



Grantchester



Stapleford



Foxton



Barton Wimpole Road



Barrington

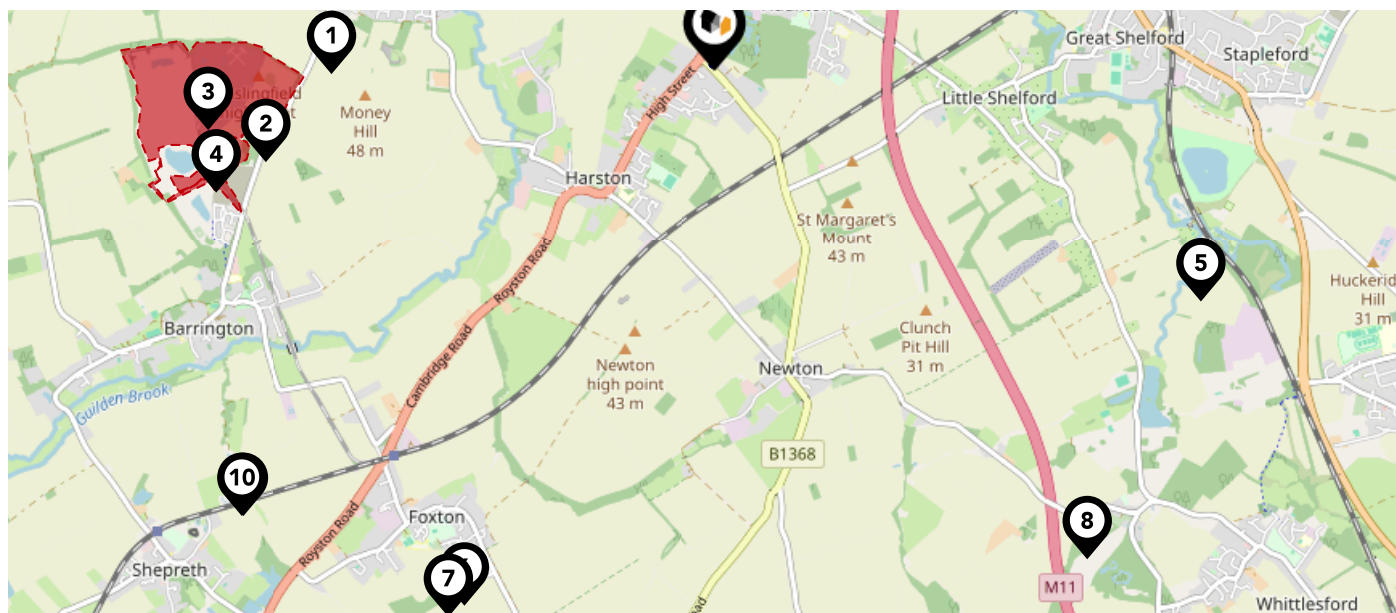


# Maps

## Landfill Sites



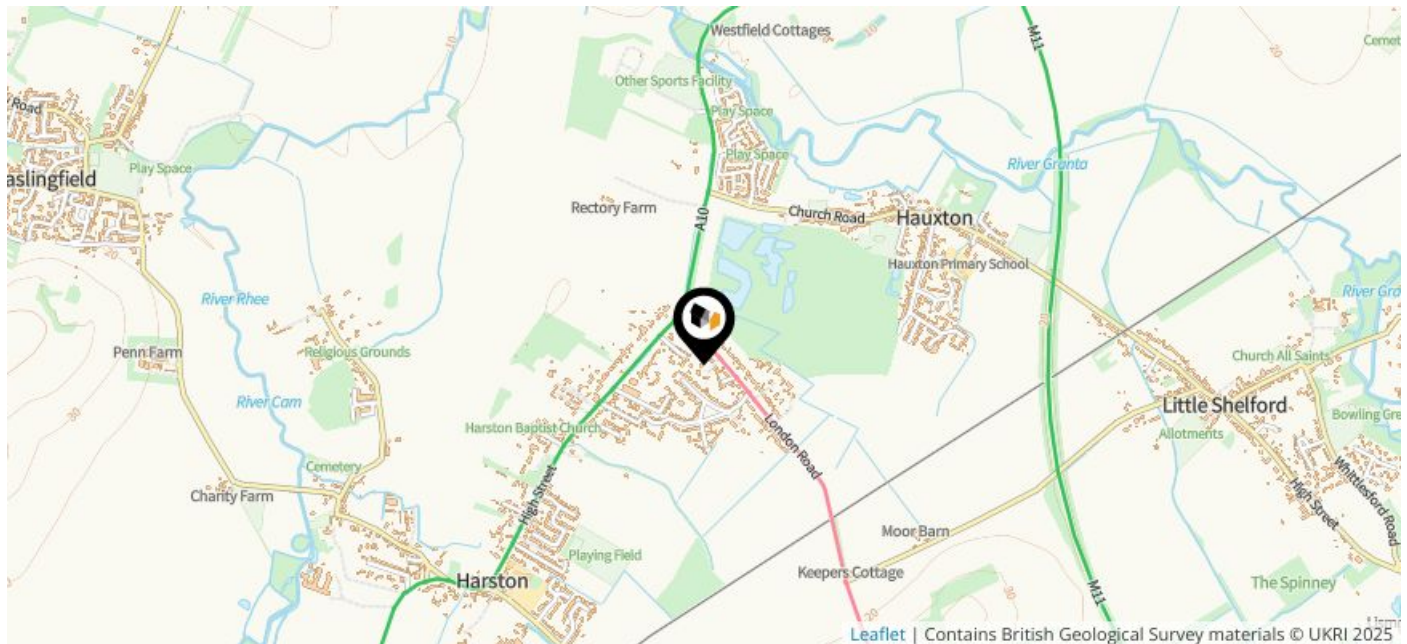
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill	
2	Chapel Hill-Barrington	Historic Landfill	
3	No name provided by source	Active Landfill	
4	EA/EPR/FB3105UN/V002	Active Landfill	
5	Shelford Tip-Shelford	Historic Landfill	
6	Old Chalk Pit (Parish Clunch Pit)-Foxton	Historic Landfill	
7	Old Chalk Pit-Foxton	Historic Landfill	
8	Newton Road-Whittlesford	Historic Landfill	
9	Searro-Shepreth	Historic Landfill	
10	Seearo Construction Ltd - Barrington Park Farm-Foxton Road,Barrington,Cambridgeshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



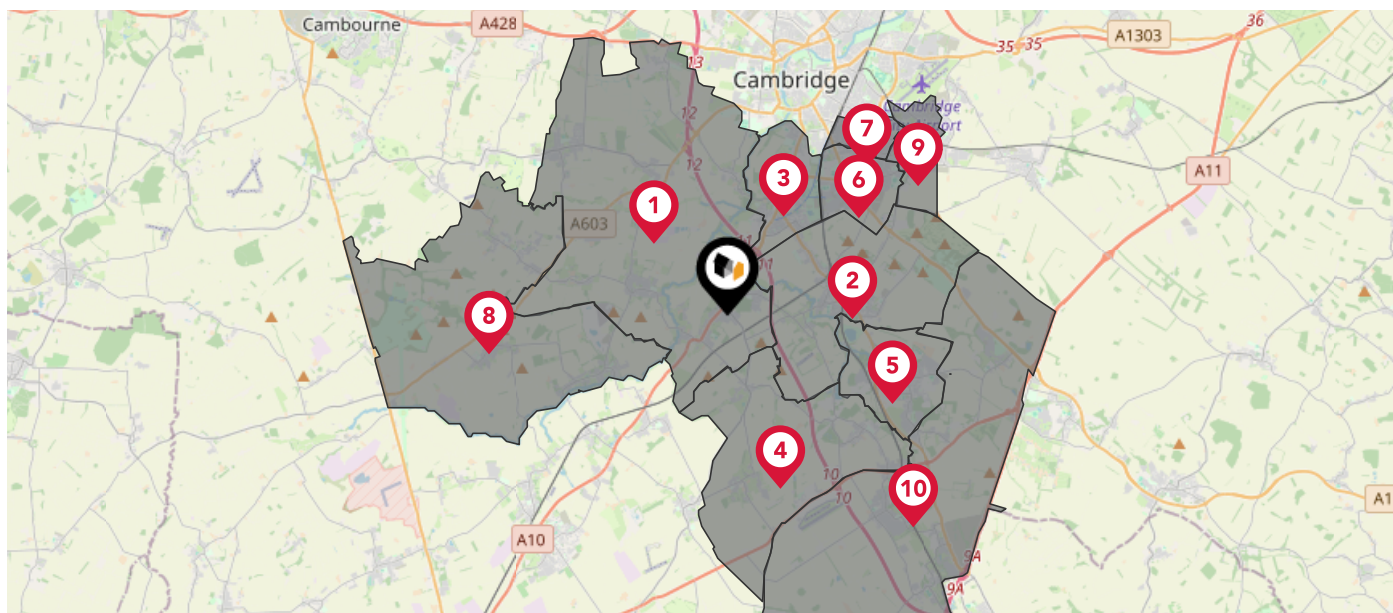
### Mine Entry

- ✕ 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

Harston & Comberton Ward

2

Shelford Ward

3

Trumpington Ward

4

Whittlesford Ward

5

Sawston Ward

6

Queen Edith's Ward

7

Coleridge Ward

8

Barrington Ward

9

Cherry Hinton Ward

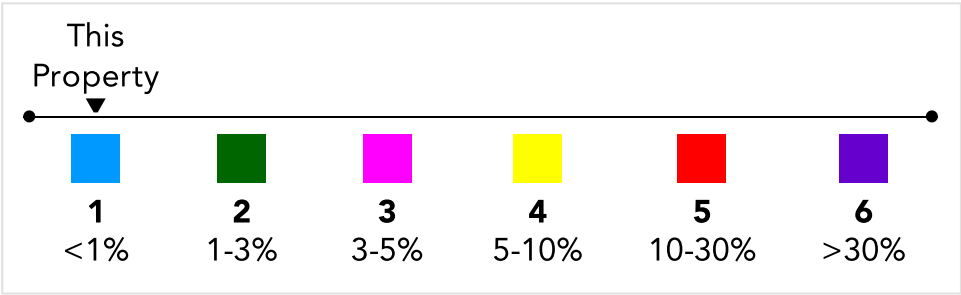
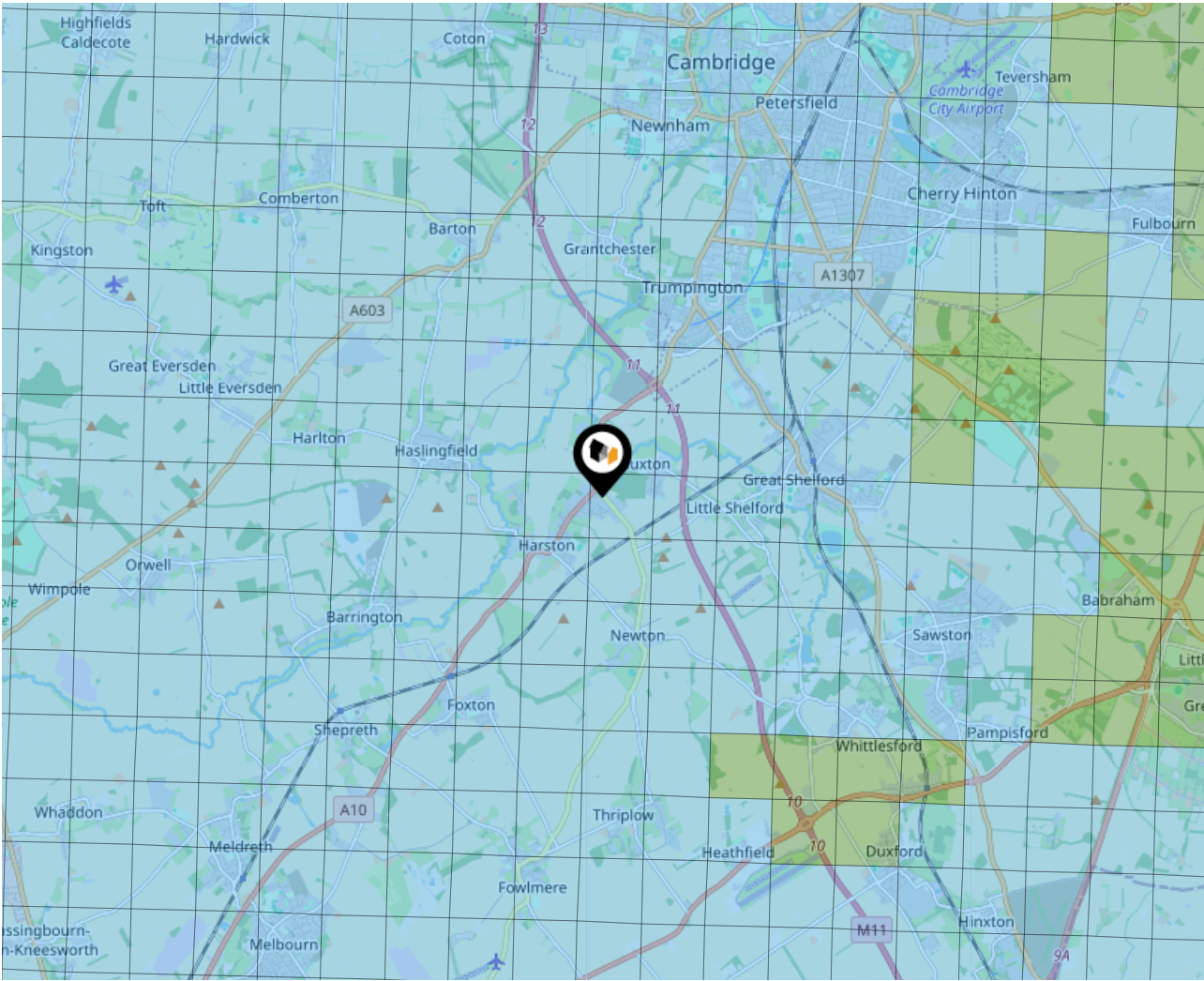
10

Duxford Ward



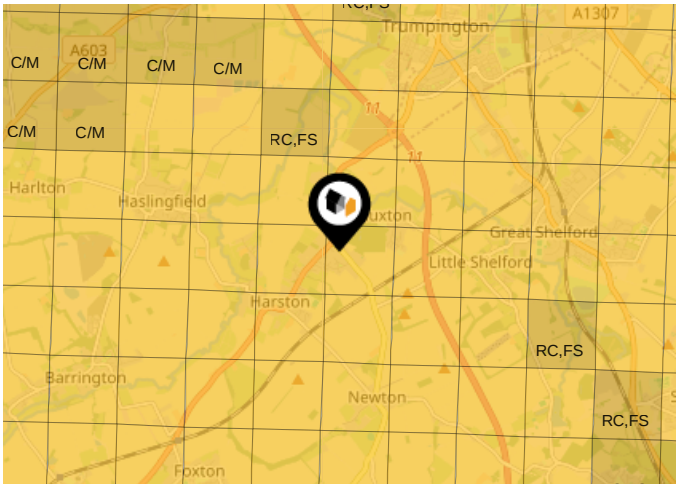
### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



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

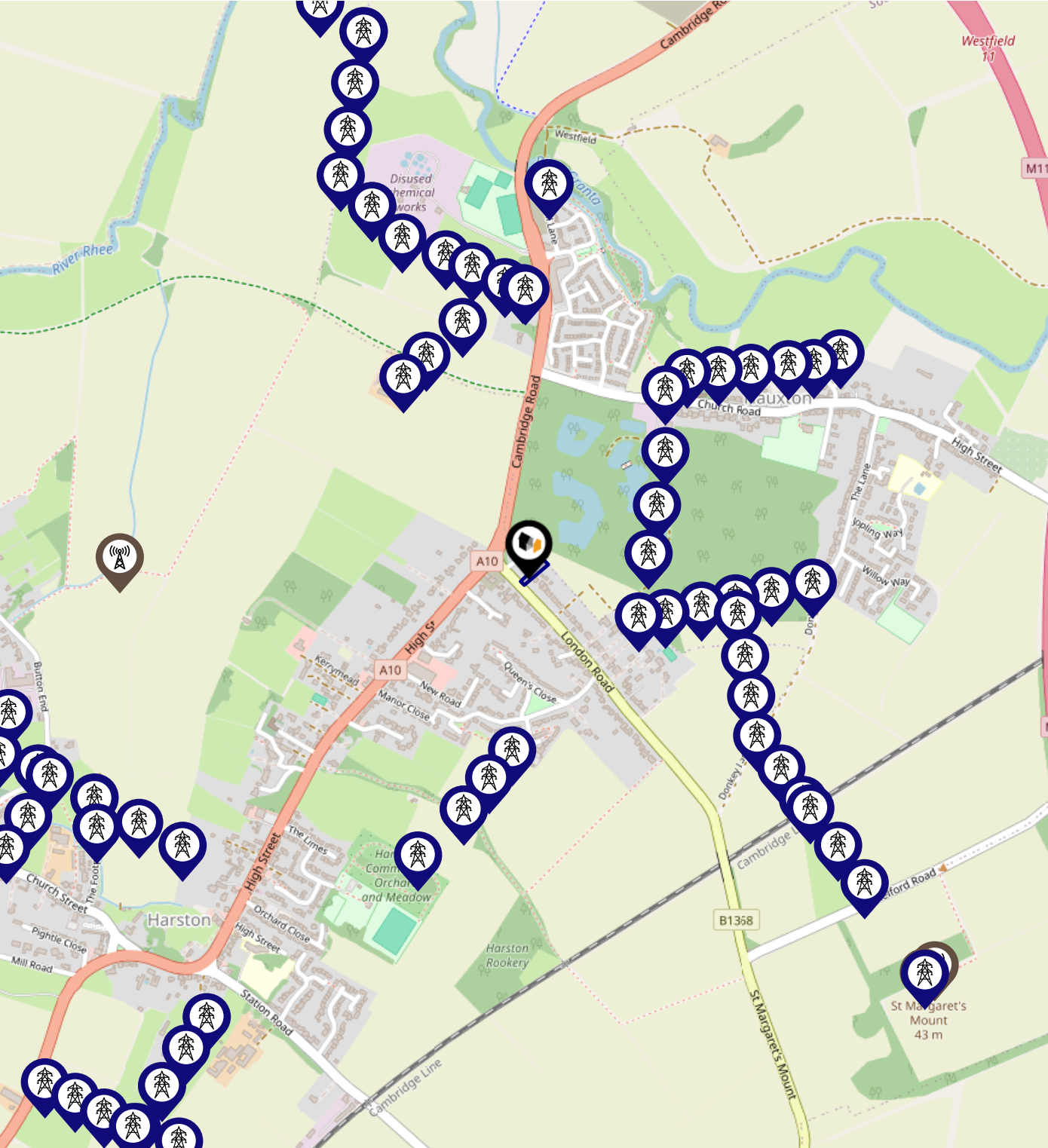
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		





### Primary Classifications (Most Common Clay Types)

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

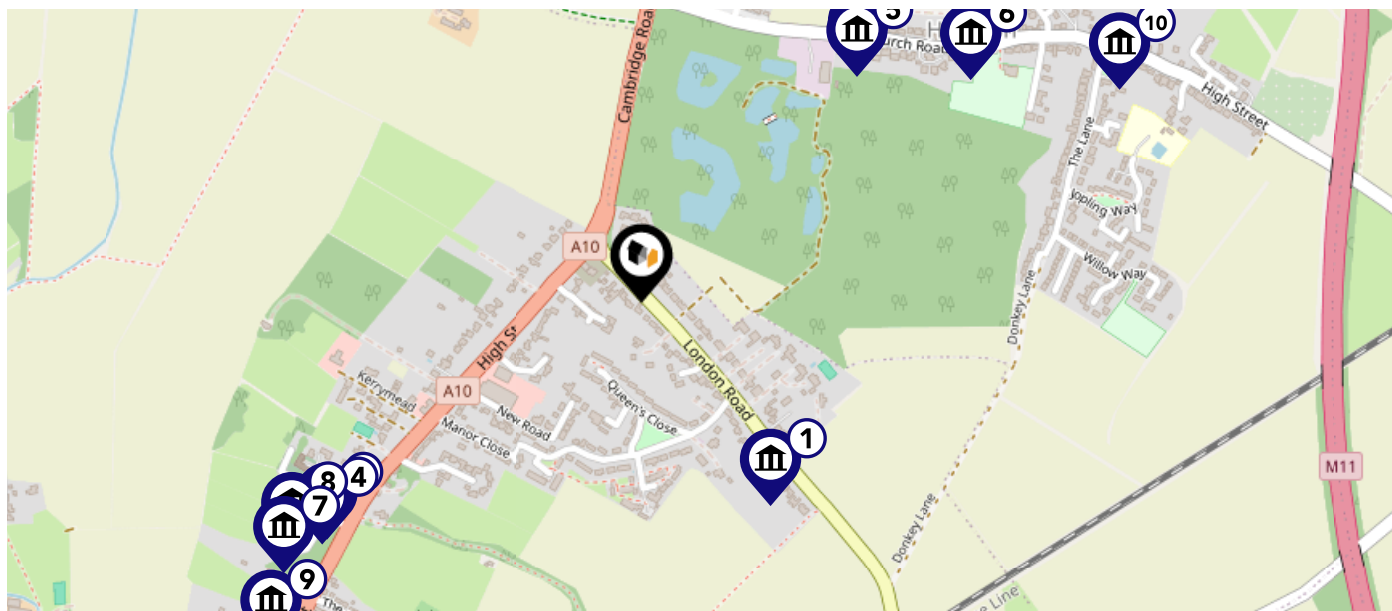
# Local Area Masts & Pylons













## Key:

-  Power Pylons
-  Communication Masts

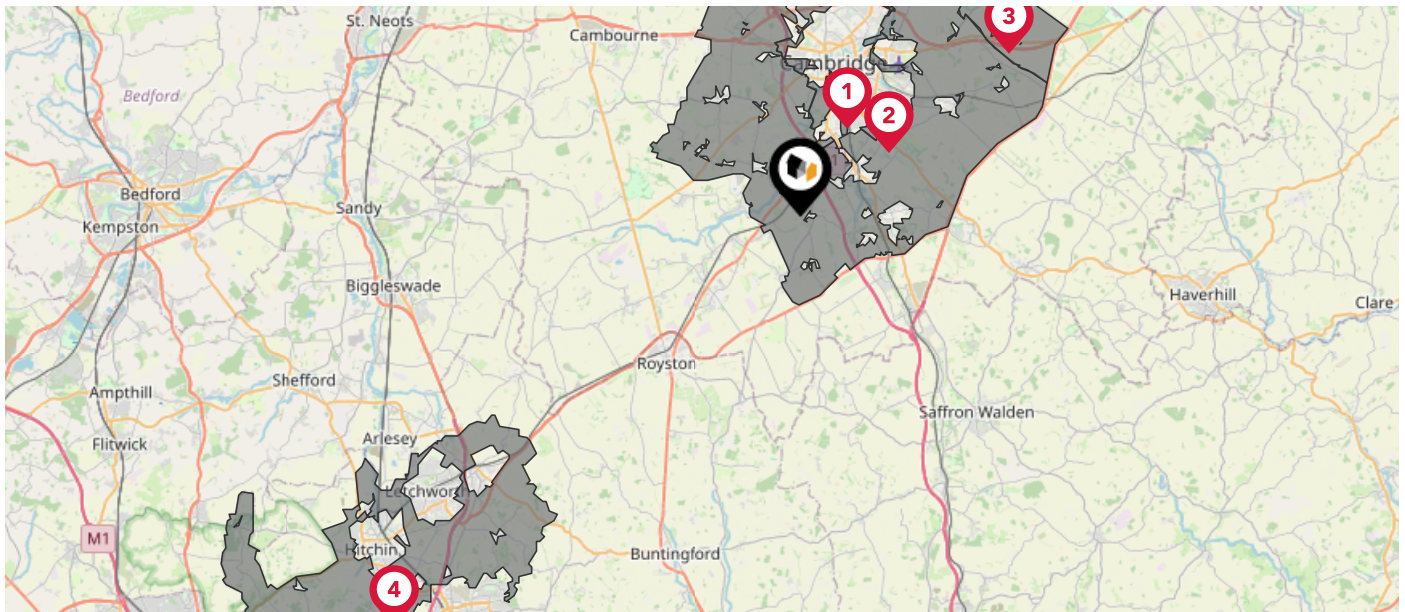
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1331080 - Milestone Outside Number 60	Grade II	0.3 miles
	1127837 - Yew Tree Cottage	Grade II	0.4 miles
	1164672 - Church Of St Edmund	Grade I	0.4 miles
	1331079 - Park House Stables	Grade II	0.4 miles
	1425399 - Hauxton War Memorial	Grade II	0.4 miles
	1331082 - Little Manor House	Grade II	0.5 miles
	1390071 - Park House	Grade II	0.5 miles
	1272419 - Coach House And Stable Block To North Of Park House	Grade II	0.5 miles
	1127836 - 53, High Street	Grade II	0.6 miles
	1127841 - 11, High Street	Grade II	0.6 miles



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



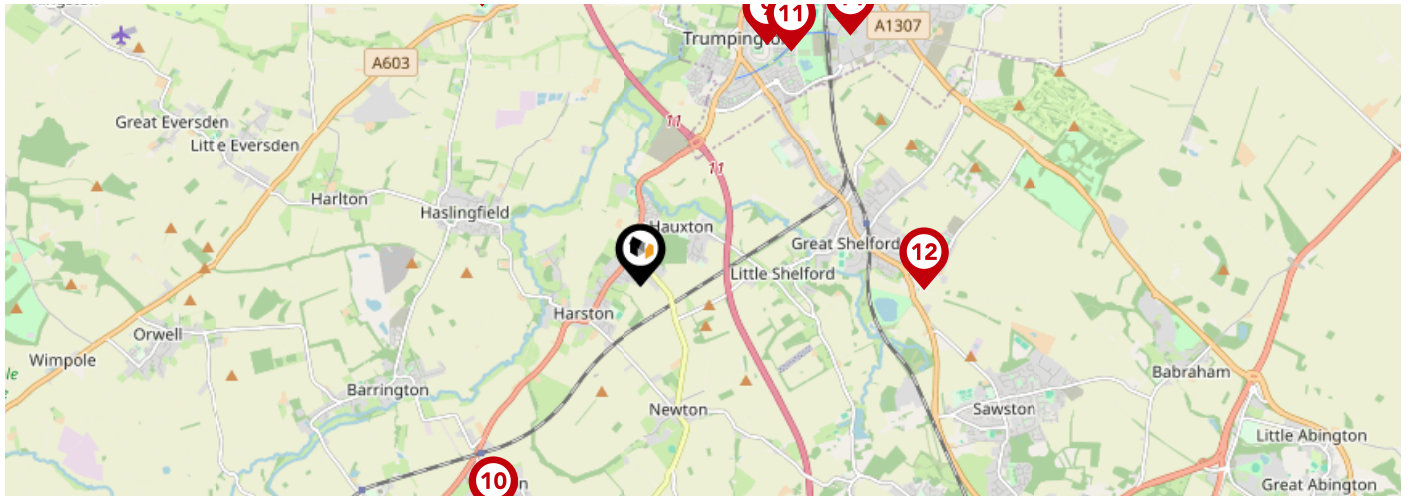
### Nearby Green Belt Land

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





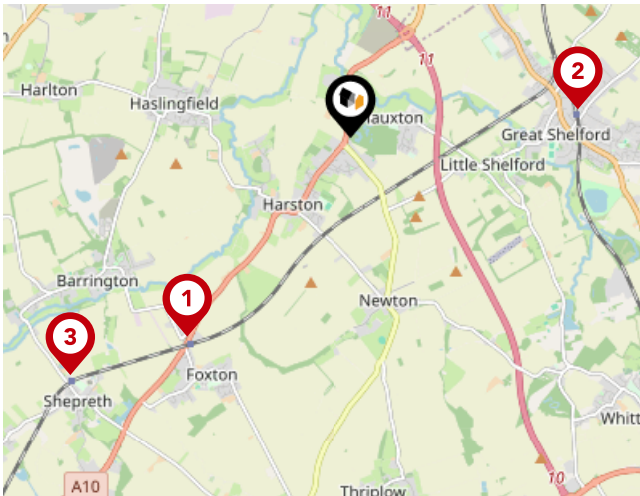
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hauxton Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Harston and Newton Community Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Haslingfield Endowed Primary School</b> Ofsted Rating: Good   Pupils: 137   Distance:1.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Great and Little Shelford CofE (Aided) Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Trumpington Meadows Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Trumpington Park Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Selwyn Hall School</b> Ofsted Rating: Good   Pupils: 10   Distance:2.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Barrington CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 157   Distance:2.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	<b>Fawcett Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	<b>Foxton Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	<b>Trumpington Community College</b> Ofsted Rating: Good   Pupils: 491   Distance:2.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	<b>Stapleford Community Primary School</b> Ofsted Rating: Good   Pupils: 215   Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	<b>Barton CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	<b>Cambridge Academy for Science and Technology</b> Ofsted Rating: Good   Pupils: 431   Distance:2.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	<b>Thriplow CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	<b>The Perse School</b> Ofsted Rating: Not Rated   Pupils: 1705   Distance:3.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

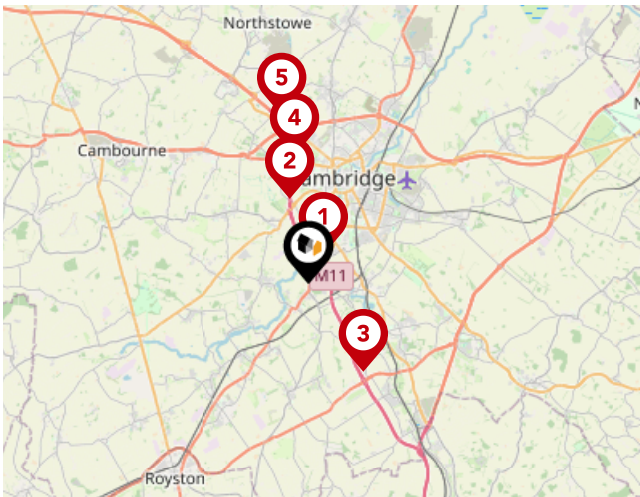
# Area

## Transport (National)



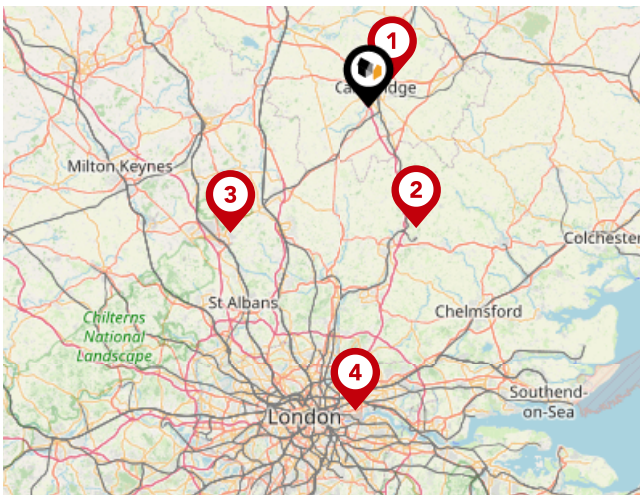
### National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	2.33 miles
2	Shelford (Cambs) Rail Station	2.09 miles
3	Shepreth Rail Station	3.34 miles



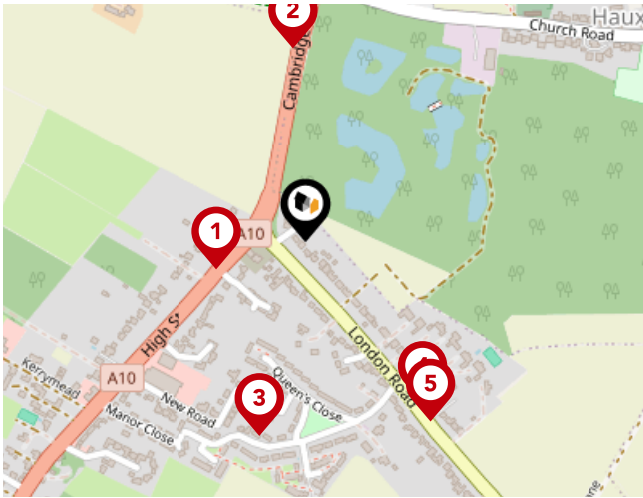
### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.16 miles
2	M11 J12	3.16 miles
3	M11 J10	3.79 miles
4	M11 J13	4.67 miles
5	M11 J14	6.19 miles



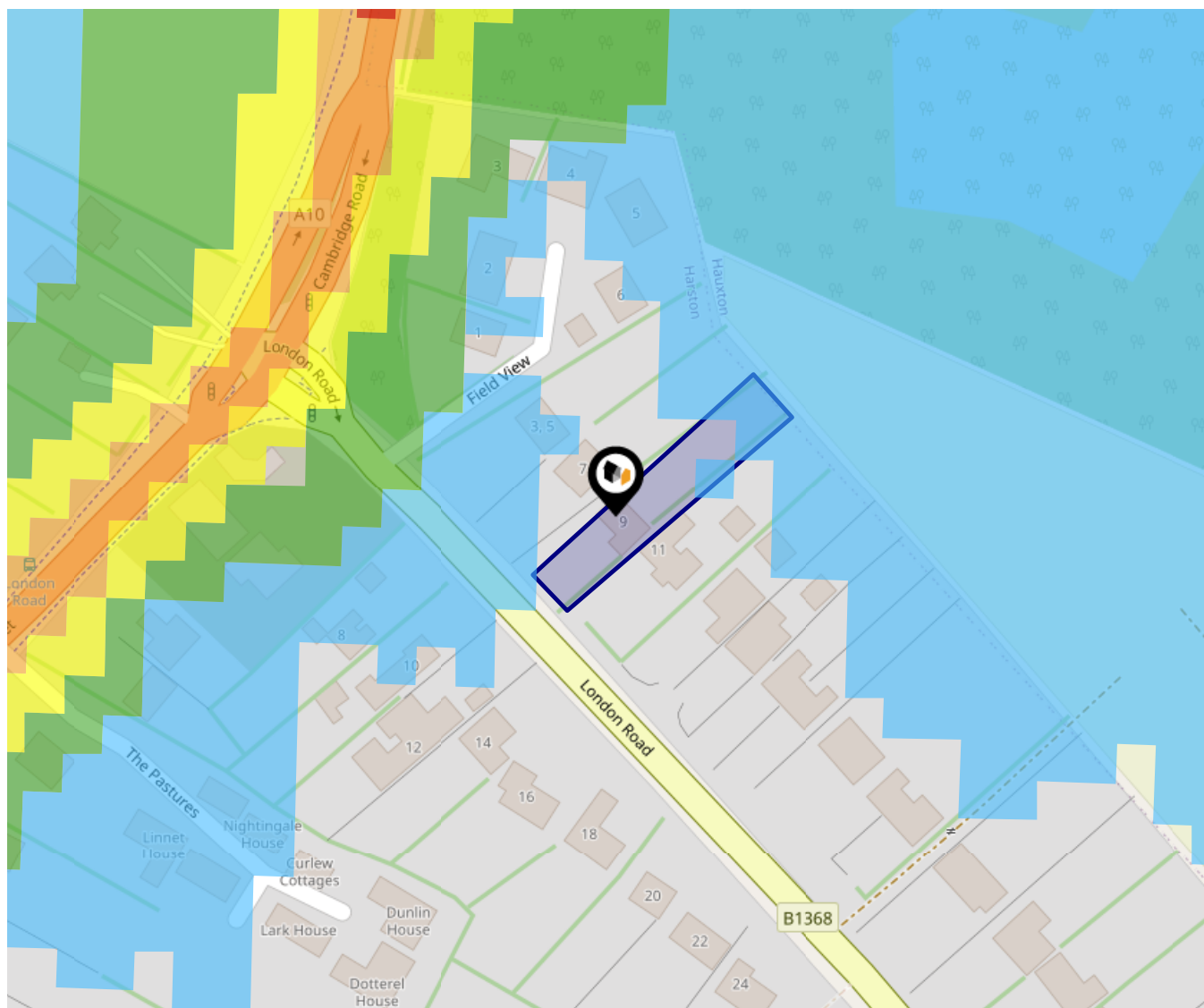
### Airports/Helipads

Pin	Name	Distance
1	Cambridge	5.49 miles
2	Stansted Airport	19.03 miles
3	Luton Airport	27.12 miles
4	Silvertown	44.43 miles



Bus Stops/Stations

Pin	Name	Distance
1	London Road	0.11 miles
2	Church Road	0.22 miles
3	Queens Close	0.23 miles
4	Queens Close	0.23 miles
5	Queens Close	0.25 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](mailto:jessica@cookecurtis.co.uk)

[www.cookecurtis.co.uk](http://www.cookecurtis.co.uk)

