

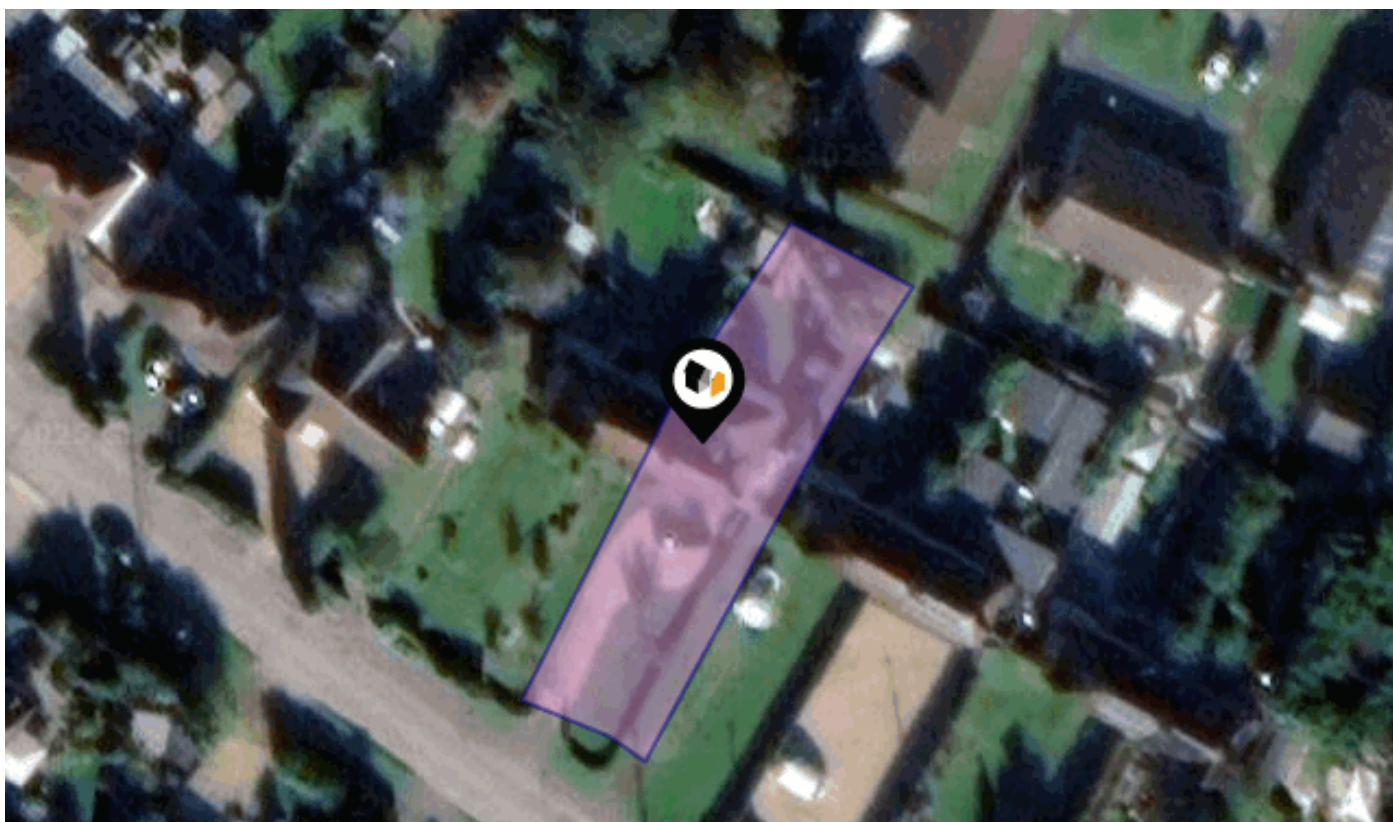


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 17th September 2025



HIGH STREET, BARTON, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,506 ft ² / 140 m ²		
Plot Area:	0.13 acres		
Year Built :	1950-1966		
Council Tax :	Band D		
Annual Estimate:	£2,415		
Title Number:	CB274094		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	11 mb/s	80 mb/s	1000 mb/s
● Surface Water	Very low			

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

Planning History

This Address



Planning records for: *High Street, Barton, Cambridge, CB23*

Reference - S/1960/10	
Decision:	Decided
Date:	08th November 2010
Description:	Two storey rear extension

Planning records for: **7 High Street Barton Cambridge Cambridgeshire CB23 7BG**

Reference - S/3811/18/TC
<p>Decision: Decided</p>
<p>Date: 08th October 2018</p>
<p>Description: 2 Leylandia trees in garden to be reduced in height (ca 50%) and trimmed (due to excessive shade).</p>
Reference - F/YR24/0177/PLANOB
<p>Decision: Decided</p>
<p>Date: 21st February 2024</p>
<p>Description: Modification of Planning Obligation attached to planning permission F/YR20/1235/O (entered into on 24/01/2022) relating to the provision of bus shelters</p>
Reference - 24/0255/TTCA
<p>Decision: Decided</p>
<p>Date: 21st February 2024</p>
<p>Description: T1 - Hazel x10ms in height: reduce by 5ms leaving shaped and balanced at 5ms.T2 - Triple Stem Leylandi x18ms in height: remove northern stem. reduce height of remaining stems by 2ms and trim sides back as far as possible without exposing bare stems. Raise crown to 3.5ms all round, leaving with natural canopy line at 16ms.T3 - Leylandi x12ms in height: reduce height by 3ms and trim back lateral growth as far as possible without exposing bare stems, leaving at 9ms.T4 - Apple x8ms: carry out general prune and shape, reducing by 0.5 to 1m to leave at 7 to 7.5ms.</p>
Reference - 24/00318/NMA
<p>Decision: Decided</p>
<p>Date: 21st February 2024</p>
<p>Description: Non-material amendment of 20/01069/FUL to alter the decor of windows and doors.</p>

Planning records for: **7 High Street Barton Cambridgeshire CB23 7BG**

Reference - 24/00323/CLPD	
Decision:	Decided
Date:	21st February 2024
Description:	Lawful development certificate for proposed conversion of existing integral garage to habitable accommodation, comprising bedroom and wet room.

Planning records for: **9 High Street Barton Cambridge Cambridgeshire CB23 7BG**

Reference - S/1789/10	
Decision:	Decided
Date:	18th October 2010
Description:	Single storey extension to the rear of the property

Planning records for: **13 High Street Barton Cambridge Cambridgeshire CB23 7BG**

Reference - 22/00108/HFUL	
Decision:	Decided
Date:	12th January 2022
Description:	Part single and part two storey rear extension and erection of detached office/store/gym

Reference - 22/0040/TTCA	
Decision:	Decided
Date:	12th January 2022
Description:	<p>T1 Chamaecyparis lawsoniana This tree is situated between the garage of the clients property and the neighbouring building. We would like to remove this tree as it is a poor specimen, and may be causing damage to both properties due to its proximity to the buildings.</p> <p>T2 Ilex aquafolium This tree is situated between the garage of the clients property and the neighbouring building. We would like to remove this tree as it is a poor specimen, and may be causing damage to both properties due to its proximity to the buildings.</p> <p>T3 Thuja plicata This is a small specimen located under the canopy of a larger tree. We would like to remove this tree to prevent it from having a negative effect on the canopy of the larger specimen tree.</p> <p>T4 cupressus x leylandii This tree is located on the boundary with the neighbouring property. We would like to remove this tree due to it interfering with the boundary line partially blocks the view of the adjoining meadow beyond.</p>

Planning records for: **18 High Street Barton Cambridgeshire CB23 7BG**

Reference - 24/0521/TTCA	
Decision:	Decided
Date:	10th May 2024
Description:	Cypress (T1) - reduce to a finished height of 4 meters from ground level

Reference - 22/02167/CONDC	
Decision:	Awaiting decision
Date:	10th May 2024
Description:	Submission of details required by condition 8 (Landscaping and boundary treatments) of planning permission 22/02167/FUL

Reference - S/0035/11	
Decision:	Decided
Date:	12th January 2011
Description:	Erection of detached garage

Reference - 24/00799/CONDA	
Decision:	Awaiting decision
Date:	10th May 2024
Description:	Submission of details required by condition 3 (Cycle Parking) of planning permission 24/00799/FUL

Planning records for: **18 High Street Barton Cambridge Cambridgeshire CB23 7BG**

Reference - S/0825/11
Decision: Decided
Date: 19th April 2011
Description: Discharge of Conditions 3 and 4 of planning permission S/0035/11
Reference - 22/01688/LBC
Decision: Withdrawn
Date: 07th April 2022
Description: Part replacement of the existing boundary fence.
Reference - 21/0021/TTCA
Decision: Decided
Date: 07th January 2021
Description: 1. Pear fell and nominally grind stump 2. Apple - reduce mistletoe by 75% 3. Bulus - reduce height by 3m 4. Plum on left of bed with ferns (6m from Beech) - remove hanging branches, epicormic growth and reduce height by 3.5m 5. Cherry - remove ivy 6. Ivy on white section of wall by gateway - remove stems protruding from clematis
Reference - 22/01672/FUL
Decision: Withdrawn
Date: 07th April 2022
Description: Change of use from a hairdressers to a habitable dwelling

Planning records for: **18 High Street Barton Cambridgeshire CB23 7BG**

Reference - 22/01687/HFUL	
Decision:	Withdrawn
Date:	07th April 2022
Description:	Part replacement of the existing boundary fence.

Reference - 21/0403/TTCA	
Decision:	Decided
Date:	22nd March 2021
Description:	1. Apple near gate - shorten branch to North West by 2m. 2. Apple within garden - reduce upper crown by 2-3m.

Planning records for: **19 High Street Barton Cambridgeshire CB23 7BG**

Reference - 22/05235/HFUL	
Decision:	Decided
Date:	05th December 2022
Description:	Two-storey side extension; part two-storey and part single-storey rear extension; new porch to front.

Reference - 22/05240/FUL	
Decision:	Decided
Date:	05th December 2022
Description:	Erection of holiday let cabin

Planning records for: **19 High Street Barton CB23 7BG**

Reference - 21/04089/HFUL	
Decision:	Withdrawn
Date:	10th September 2021
Description:	Two storey side extension, part two storey and part single storey rear extension and new porch to front

Planning records for: **40 High Street Barton Cambridge Cambridgeshire CB23 7BG**

Reference - S/2640/13/FL	
Decision:	Decided
Date:	11th December 2013
Description:	Single Storey Rear Extension

Planning records for: **41 High Street Barton Cambridge Cambridgeshire CB23 7BG**

Reference - S/1302/18/FL	
Decision:	Decided
Date:	05th April 2018
Description:	Demolition of existing flat roof garage and replacement with single storey side extension.

Planning records for: **44 High Street Barton Cambridge Cambridgeshire CB23 7BG**

Reference - 21/0012/TTPO	
Decision:	Decided
Date:	11th January 2021
Description:	TPO 0006 (1998) G1: I am attaching the amended location plan and have added annotation to the supplied photos in Blue, to indicate the branches I would like to maintain in this application. T1 - Willow on the location plan. To remove all regrowth to previous pollarding point over boundary to 46 to High Street. Identified by the Photograph annotated T1, with the branches marked in blue to be cut back to previous pollarding point. T2 - Willow on location plan. To remove all regrowth to previous pollarding point over boundary to 46 to High Street. Identified by the Photograph annotated T2, with the branches marked in blue to be cut back to previous pollarding point.

Planning records for: **44 High Street Barton Cambridge Cambridgeshire CB23 7BG**

Reference - S/3604/19/TP	
Decision:	Decided
Date:	17th October 2019
Description:	TPO 0006 (1998) G1: (T1) Stand of Willows -pole thinning - removing the 4 largest poles from each pollard stem at the previous pollard point.

Reference - S/3440/17/TP	
Decision:	Decided
Date:	27th September 2017
Description:	Willow Trees (Group) TP514 Cut back regrowth to clear scaffolding by 2m trees identified as A101 A102 and A103 on the attached detailed plan. Due to physical encroachment onto the working zone and scaffolding.

Reference - 25/0068/TTPO	
Decision:	Decided
Date:	22nd January 2025
Description:	G1: Group of Crack Willows - Remove largest stems only emanating from the old pollard knuckles, 6 stems per tree, removing 5 meters, to reduce the risk of failure at the point of attachment and maintain in their current location

Planning records for: **45 High Street Barton Cambridge Cambridgeshire CB23 7BG**

Reference - S/1165/18/DC	
Decision:	Decided
Date:	23rd March 2018
Description:	Discharge of Condition 5 (Solar Panel Elevations) of Planning Permission S/0595/15/FL

Planning records for: **47 High Street Barton Cambridge Cambridgeshire CB23 7BG**

Reference - S/1078/11	
Decision:	Decided
Date:	25th May 2011
Description:	Extension and Brick Wall Enclosure for Oil Tank

Reference - S/0399/12/DC	
Decision:	Decided
Date:	23rd February 2012
Description:	Discharge of Condition no.3 on Planning Reference S/1078/11 - Protection Measures for the Tree and Hedge on Front Boundary During Construction.

Planning records for: **48 High Street Barton CB23 7BG**

Reference - S/1453/19/FL	
Decision:	Decided
Date:	22nd April 2019
Description:	Side/rear ground floor extension & new enclosure to oil tank

Planning records for: **54 High Street Barton Cambridge CB23 7BG**

Reference - S/1866/16/FL	
Decision:	Decided
Date:	21st July 2016
Description:	Part Two and Part Single Storey Rear Extension

Planning records for: **54 High Street Barton Cambridge CB23 7BG**

Reference - S/0353/17/NM	
Decision:	Decided
Date:	25th January 2017
Description:	Non material amendment of condition 2 (approved plans) of planning permission S/1866/16/FL

Reference - S/0896/10/F	
Decision:	Decided
Date:	03rd June 2010
Description:	Part Two Storey and Part Single Storey Front Elevation

Planning records for: **70 High Street Barton Cambridgeshire CB23 7BG**

Reference - S/2293/06/F	
Decision:	Decided
Date:	29th November 2006
Description:	Extensions

Planning records for: **74 High Street Barton CB23 7BG**

Reference - S/1530/16/LD	
Decision:	Decided
Date:	08th June 2016
Description:	Lawful development certificate for a single storey rear extension

Planning records for: **74 High Street Barton Cambridgeshire CB23 7BG**

Reference - 23/0121/TTCA	
Decision:	Decided
Date:	30th January 2023
Description:	T1 Lime - Reduce height by 3 metres to create a pollard. Reduce sides by 2.5 metres. Crown lift to 3 metres. Reason for work - tree is getting too large for area.

Reference - S/3773/17/TC	
Decision:	Decided
Date:	24th October 2017
Description:	Felling of one ivy clad Cherry Tree on the Recreation Ground on Parish Council Land

Reference - 23/0123/TTCA	
Decision:	Decided
Date:	30th January 2023
Description:	T1 Ash tree - crown-reduce by 2.5m and remove the deadwood T2 Ash tree - crown-reduce by 2.5m and remove the deadwood

Planning records for: **86 High Street Barton Cambridgeshire CB23 7BG**

Reference - 23/1318/TTCA	
Decision:	Decided
Date:	30th October 2023
Description:	Western red cedar (T1) - Fell to ground level. Reason: causing excessive shade and lots of surrounding plants/shrubs and trees are struggling to grow. Ash (T2) - Fell to ground level and remove stump. Reason: Tree is showing sign of decay in larger lower limbs, removing will take away risk of damage to neighbouring properties.

Planning records for: **90 High Street Barton Cambridgeshire CB23 7BG**

Reference - 24/01537/HFUL	
Decision:	Decided
Date:	23rd April 2024
Description:	Addition of external wall insulation with silicone render finish.

Reference - S/0274/08/F	
Decision:	Decided
Date:	15th February 2008
Description:	Front porch/canopy

Planning records for: **92 High Street Barton Barton Cambridgeshire CB23 7BG**

Reference - S/0917/15/FL	
Decision:	Decided
Date:	08th April 2015
Description:	Two storey side and single storey rear extension

Planning records for: **White Horse 118 High Street Barton Cambridge Cambridgeshire CB23 7BG**

Reference - 20/01206/FUL	
Decision:	Decided
Date:	10th February 2020
Description:	New accommodation block with three ground floor bedrooms (Re-submission of S/3335/19/FL)

Planning records for: **118 High Street Barton Cambridgeshire CB23 7BG**

Reference - 20/01206/CONDB	
Decision:	Decided
Date:	03rd March 2022
Description:	Submission of details required by condition 6 (Soft Landscaping) of permission 20/01206/FUL

Reference - S/2477/13/FL	
Decision:	Decided
Date:	18th November 2013
Description:	Relocation of gas tank & erection of masonry wall & chain link fence retrospective planning permission

Reference - 20/01206/CONDA	
Decision:	Awaiting decision
Date:	12th June 2020
Description:	Submission of details required by condition 5 (Traffic Management Plan) of planning permission 20/01206/FUL

Reference - S/0823/08/F	
Decision:	Decided
Date:	08th May 2008
Description:	Erection of Timber Framed Shelter

Planning records for: **White Horse 118 High Street Barton Cambridge Cambridgeshire CB23 7BG**

Reference - S/3335/19/FL	
Decision:	Withdrawn
Date:	24th September 2019
Description:	New accommodation block with three ground floor bedrooms.

Reference - S/1483/16/FL	
Decision:	Decided
Date:	03rd June 2016
Description:	New accommodation block with three ground floor bedrooms.

Planning records for: **1 High Street Barton Cambridgeshire CB23 7BG**

Reference - 23/0440/TTCA	
Decision:	Decided
Date:	28th April 2023
Description:	T1 Yew - Reduce height of tallest stem by 4m. Has small amount of decay at base and if it fell over would hit the neighboring house. Reduction is recommended to reduce wind sail.

Reference - 22/0150/TTCA	
Decision:	Decided
Date:	16th February 2022
Description:	T1 Mixed hedge -Lawson Cypress and Holly reduce height by 2.5m producing a finished height of 3 metres. Reasons - causing shading and leaf drop to garden.

Planning records for: *Glebe House 1 High Street Barton Cambridge Cambridgeshire CB23 7BG*

Reference - 20/1178/TTCA
<p>Decision: Decided</p>
<p>Date: 24th February 2020</p>
<p>Description:</p> <p>Intention to remove a clustered group of 9no stems of cherry suckers growing next to boundary wall with School Lane as shown on accompanying A4 plan, approx. 7m high, with stem diameters ranging between 50mm and 175 mm. 4no fan-trained fruit trees have been planted recently against the boundary wall as shown on the accompanying A4 plan to compensate for the loss of the cherry sucker cluster in the Conservation Area.</p>
Reference - S/0279/20/TC
<p>Decision: Decided</p>
<p>Date: 23rd January 2020</p>
<p>Description:</p> <p>We are proposing the following work to help maintain and keep the tree in the best possible condition - Wellingtonia - Reduce four lower limbs by 3m to match existing crown and to balance accordingly with existing tree line.</p>
Reference - 20/1628/TTPO
<p>Decision: Decided</p>
<p>Date: 16th July 2020</p>
<p>Description:</p> <p>Conservation Area - 5 day notice of intention to remove limb from holm oak (due to longitudinal crack in limb - see photographs).</p>
Reference - S/2419/14/FL
<p>Decision: Decided</p>
<p>Date: 07th October 2014</p>
<p>Description:</p> <p>Erection of detached single storey artist studio replacement garage door and installation of replacement patio doors to south east elevation of main house</p>

Planning records for: **1 High Street Barton CB23 7BG**

Reference - 20/1782/TTCA	
Decision:	Decided
Date:	13th August 2020
Description:	Due to general maintenance to keep the trees in the best possible condition and also to stop them damaging the church roof, we are proposing the following works - T1 & T2 - Holm Oak Trees are encroaching onto the Baptist Church roof. Laterally prune by 2-3m. T3 - Lime Tree - Laterally prune by 2-3m.

Reference - 21/0049/TTCA	
Decision:	Decided
Date:	12th January 2021
Description:	G1, young white-stemmed Birch pair, incremental tip end reduction of lowest branches to raise crowns over drivewayG2, Yew - remove lowest branches which are conflicting with tops of surrounding HolliesG2, Lime - crown raise to approx 5m over drivewayT3, Silver Birch to crown lift to 2.5m. T4, Yew, reduce lowest branch which is currently only 1.5m over pathway(AMENDED)

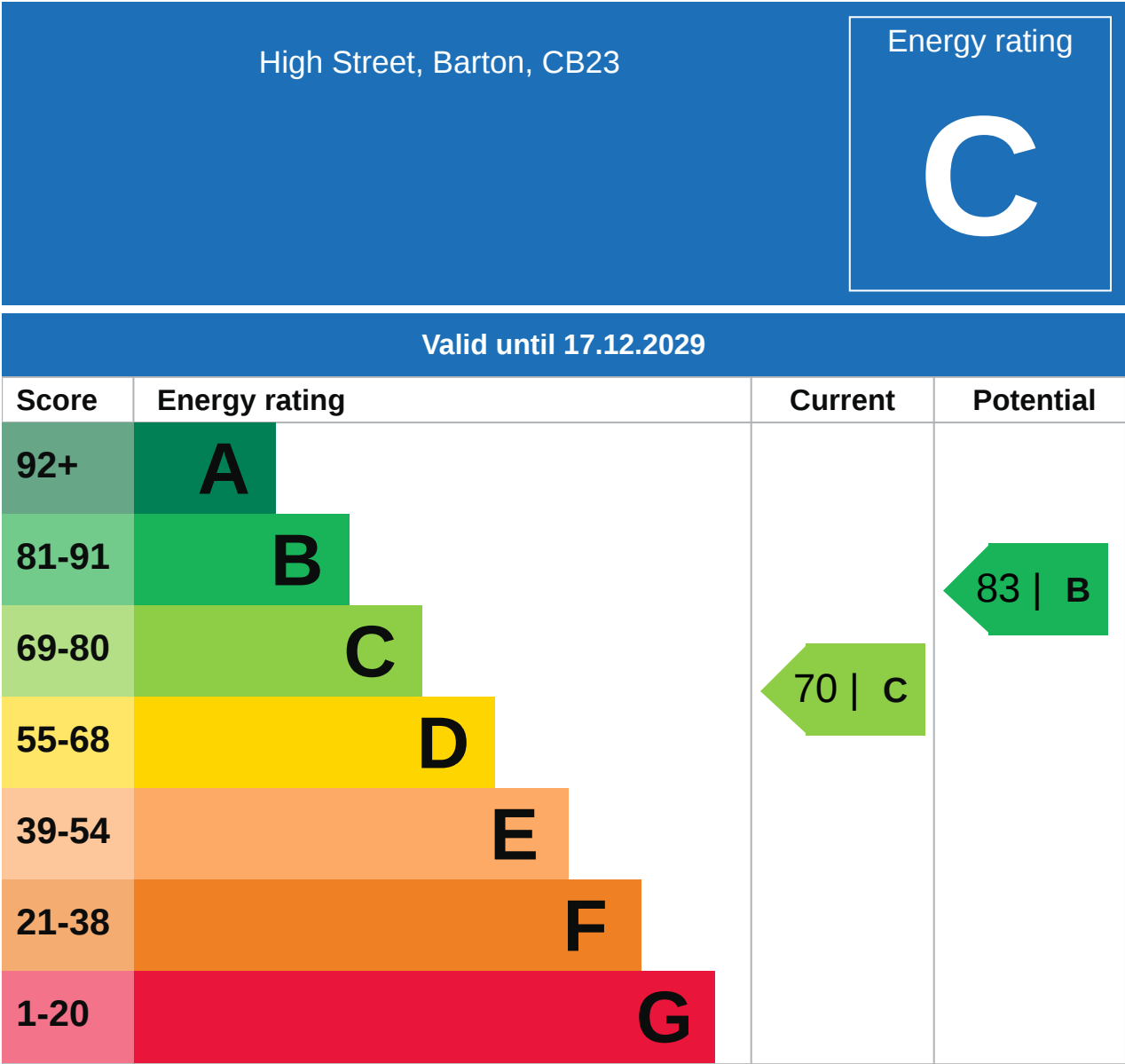
Planning records for: **46 High Street Barton Barton Cambridgeshire CB23 7BG**

Reference - S/2931/16/DC	
Decision:	Decided
Date:	01st November 2016
Description:	Application for approval of details reserved by condition 3 (Dwelling Materials) 4 (Garage Materials)6 (Scheme to Prevent Overlooking) and 8 (Arboricultural Method Statement) of Planning Reference S/0595/15/FL

Reference - S/0595/15/FL	
Decision:	Decided
Date:	06th March 2015
Description:	Erection of single dwelling and detached garage

Planning records for: *46 High Street Barton Cambridgeshire CB23 7BG*

Reference - 24/1189/TTPO	
Decision:	Decided
Date:	18th October 2024
Description:	<p>See added annotation to the supplied photos in white lines, to indicate the branches I would like to maintain in this application. T1 Willow - To remove all regrowth to previous pollarding point over boundary to 46 High Street. Identified by the Photograph annotated T1, with the branches marked in white to be cut back to previous pollarding point, to reduce building overhang. T2 Willow - To remove all regrowth to previous pollarding point over boundary to 46 to High Street. Identified by the Photograph annotated T2, with the branches marked in blue to be cut back to previous pollarding point to reduce building overhang.</p>



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, with external insulation
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	140 m ²

Electricity Supply

British Gas

Central Heating

Log Burner
Electric Radiators

Water Supply

South Staffs 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



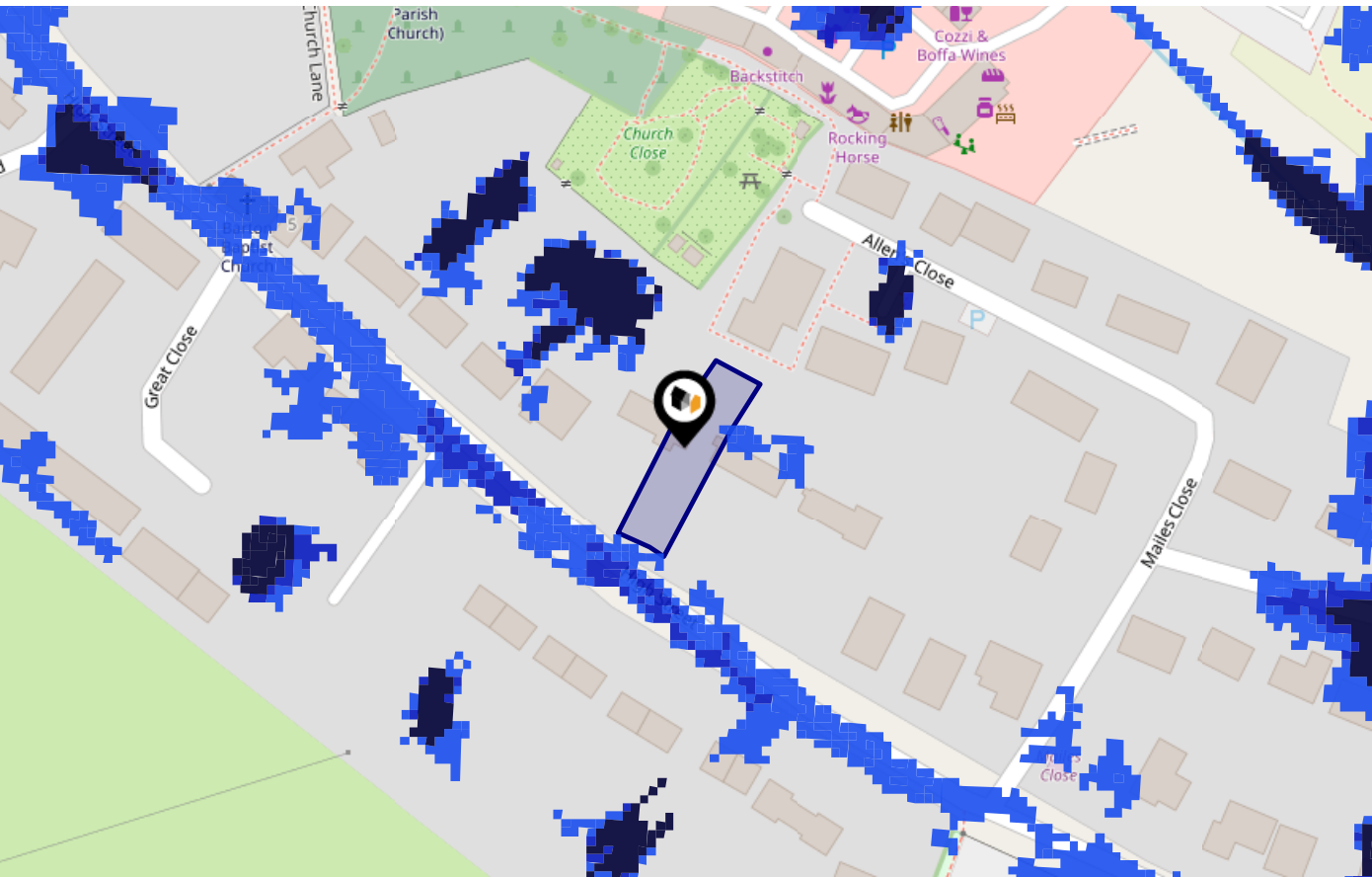
/cookecurtisco

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.

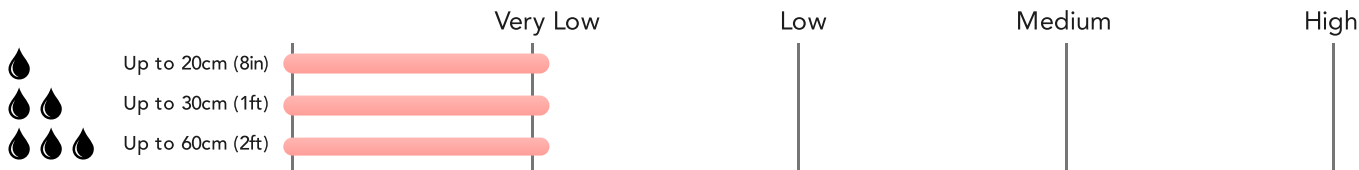


Risk Rating: Very low

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:

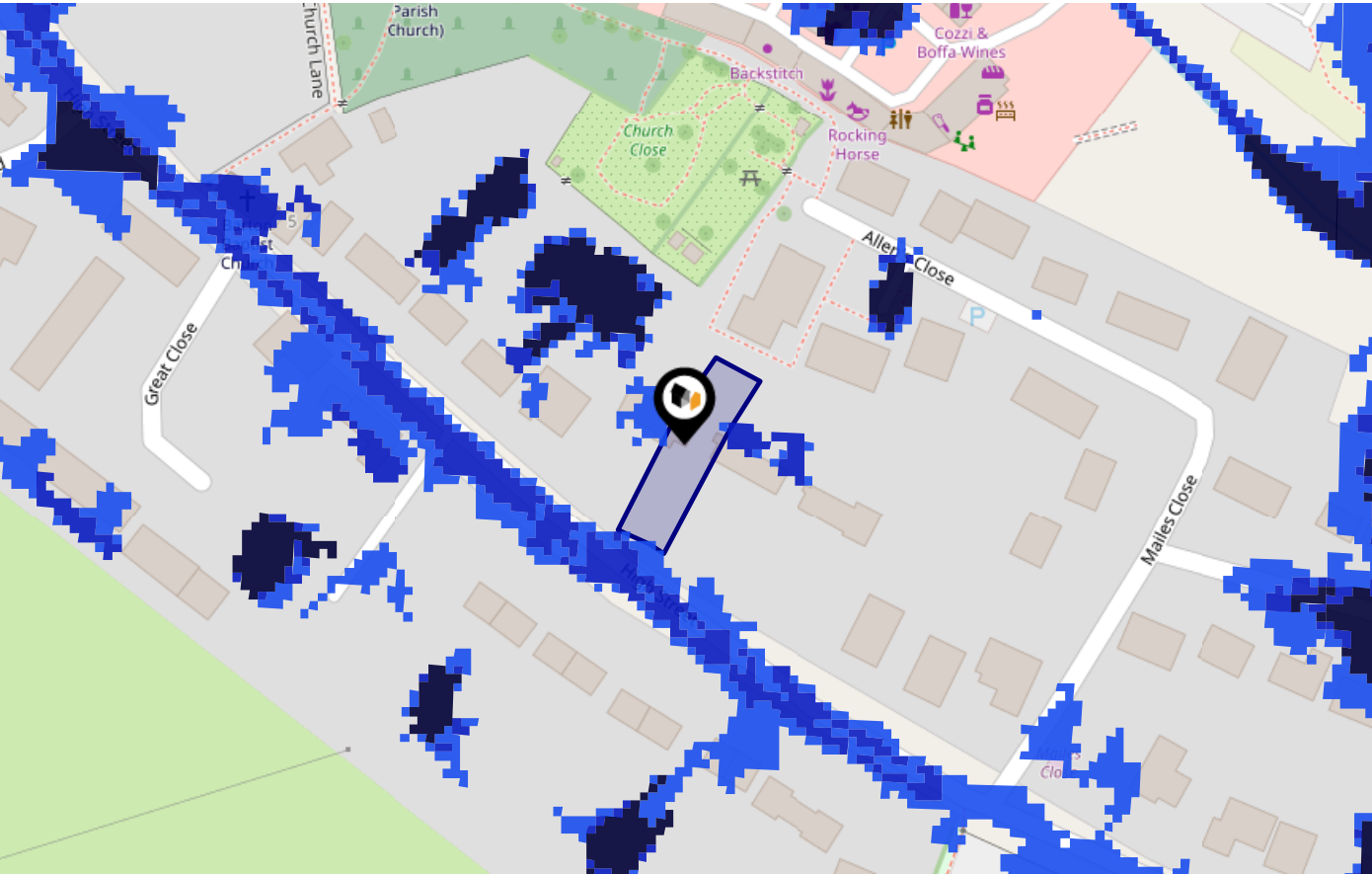


Flood Risk

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.

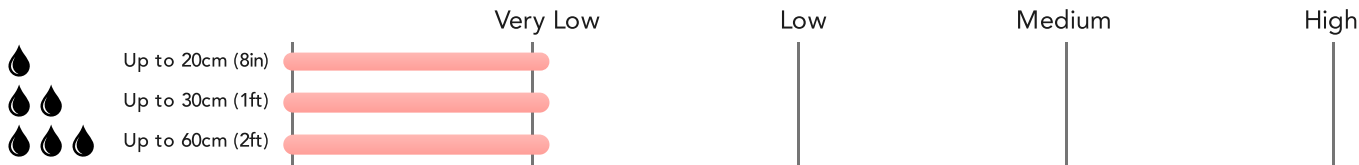


Risk Rating: Very low

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- 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:

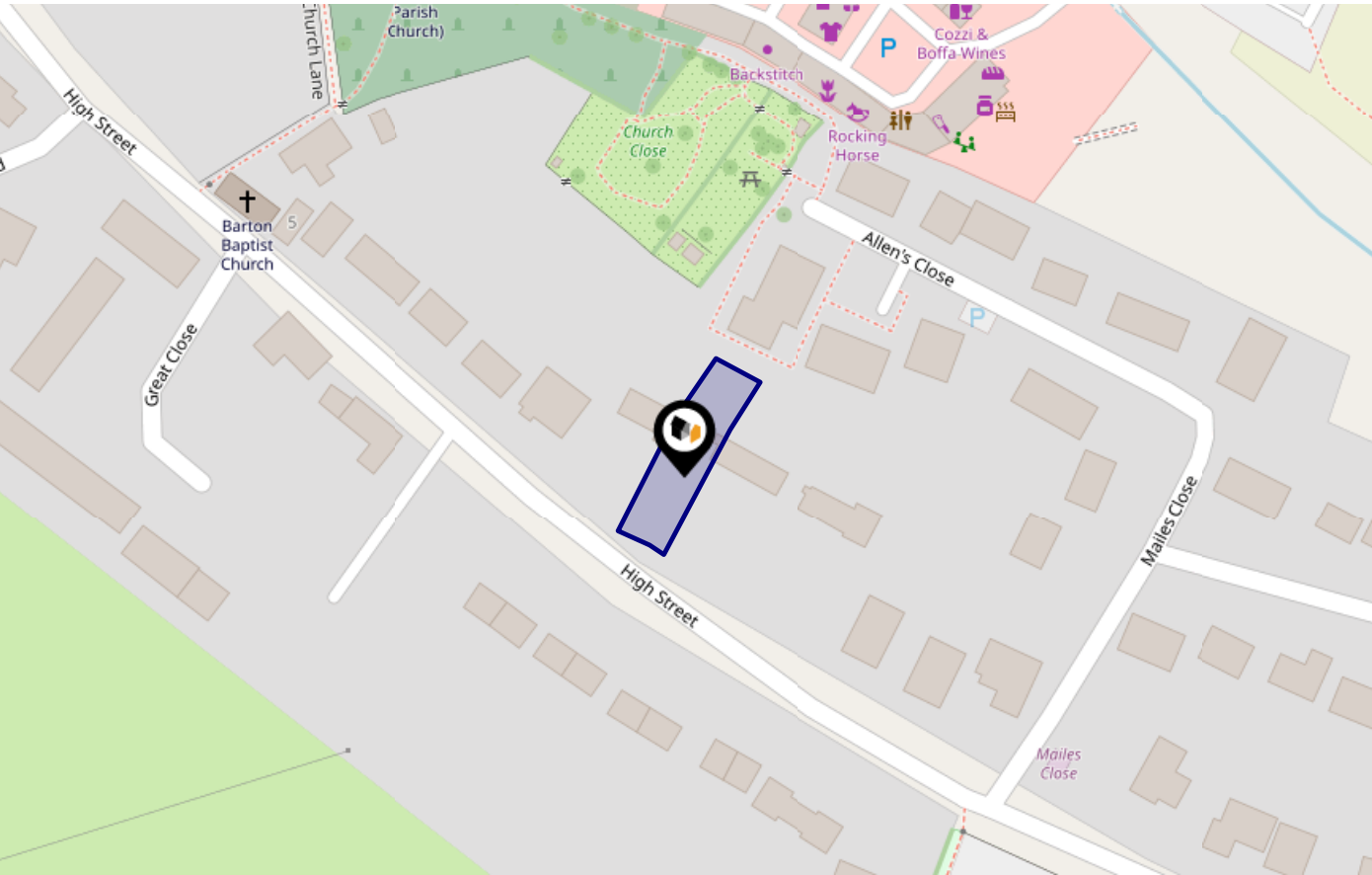


Flood Risk

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.

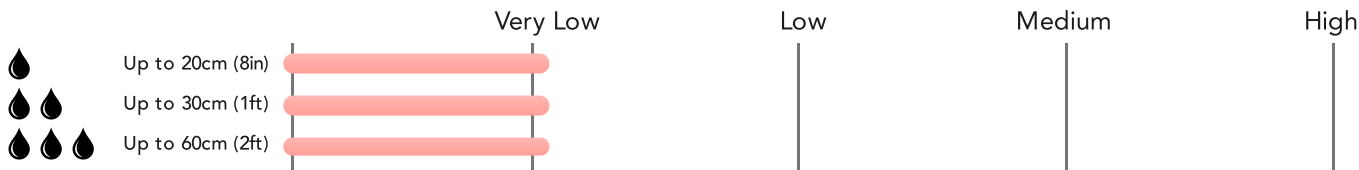


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

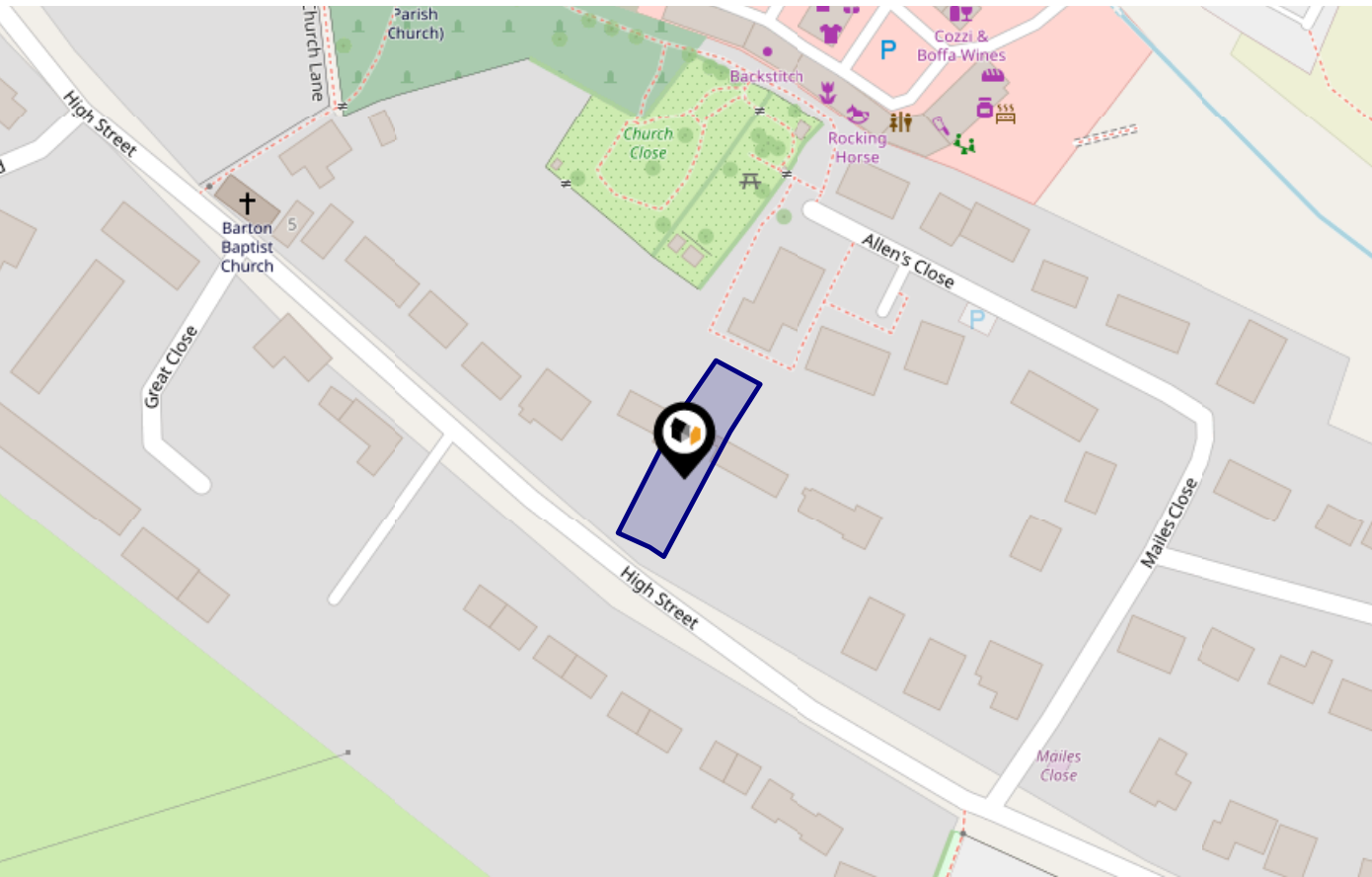


Flood Risk

Rivers & Seas - Climate Change



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

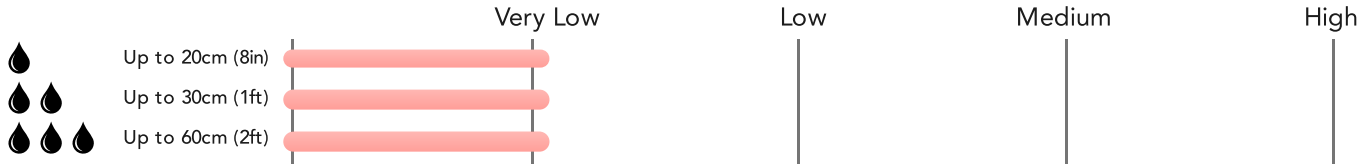


Risk Rating: Very low

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:

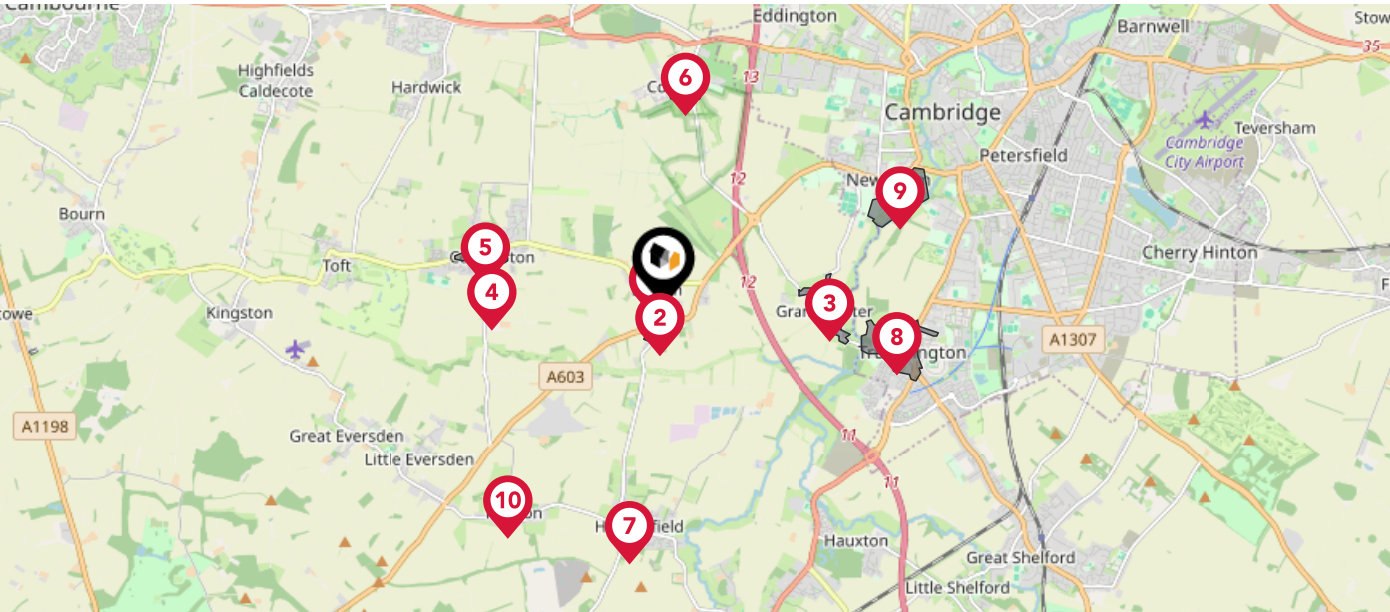


Maps

Conservation Areas

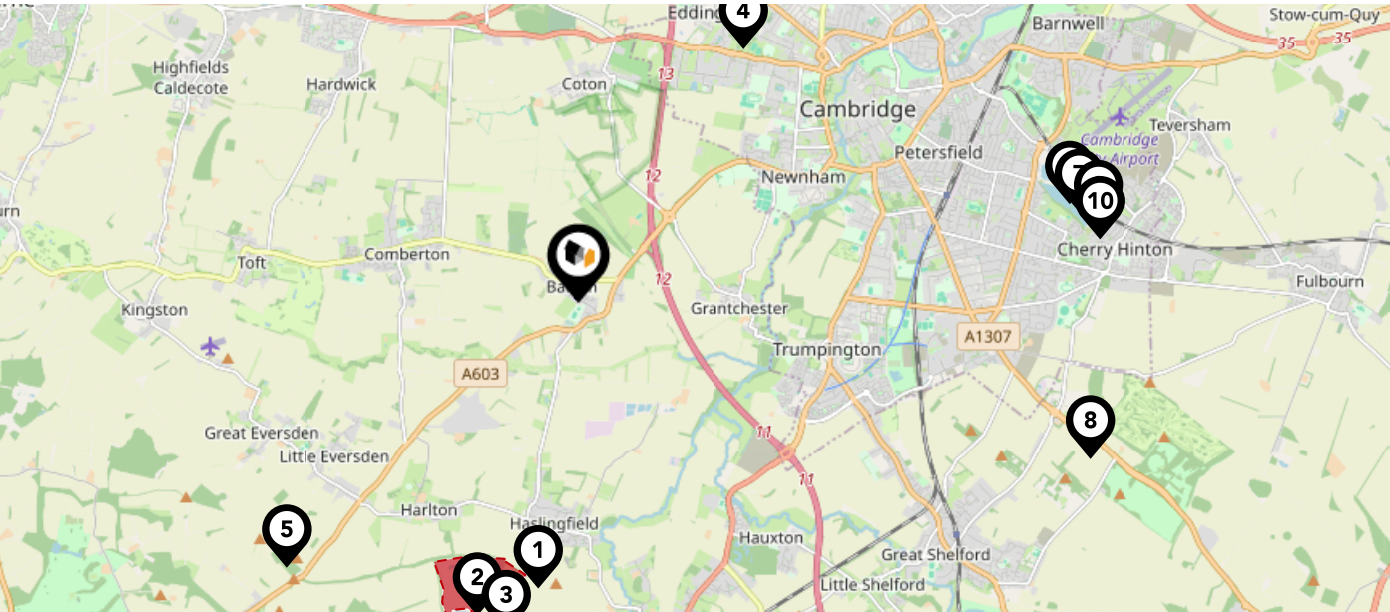


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Barton St Peter's
2	Barton Wimpole Road
3	Grantchester
4	Comberton St Mary's
5	Comberton Village
6	Coton
7	Haslingfield
8	Trumpington
9	Newnham Croft
10	Harlton

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	No name provided by source	Active Landfill
3	Chapel Hill-Barrington	Historic Landfill
4	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
5	Little Eversden Landfill-Orwell Hill, Little Eversden	Historic Landfill
6	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
7	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
8	Hill Trees-Stapleford	Historic Landfill
9	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
10	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



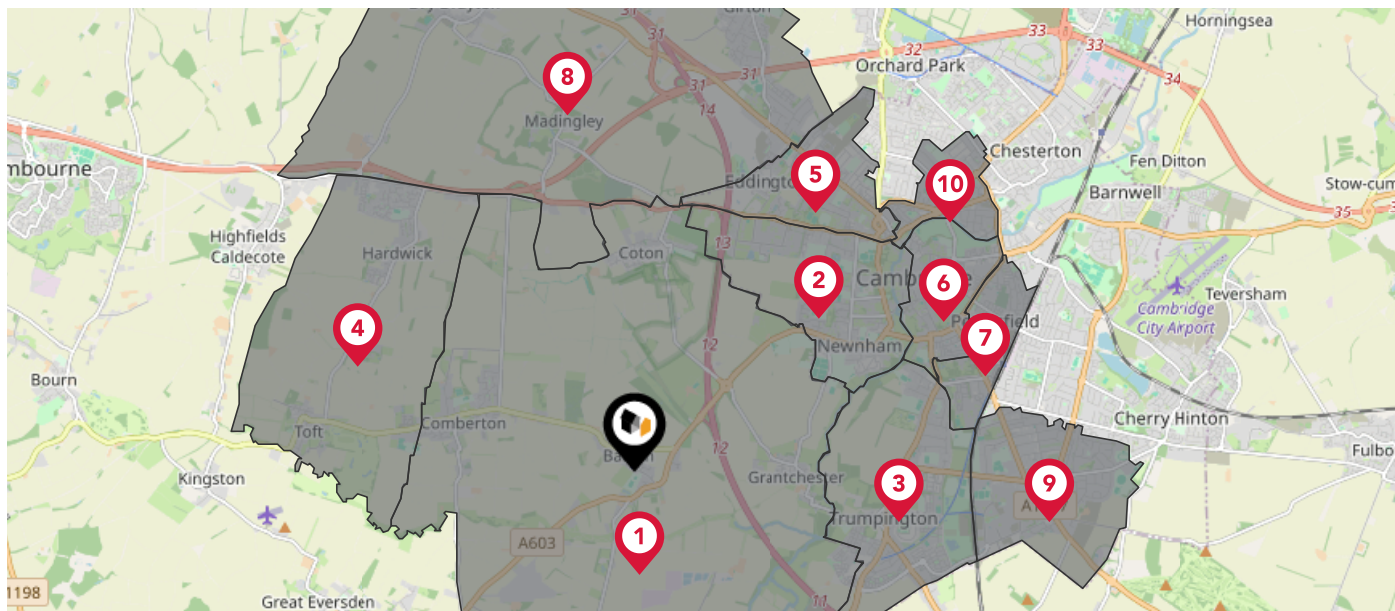
Mine Entry

- ✕ 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

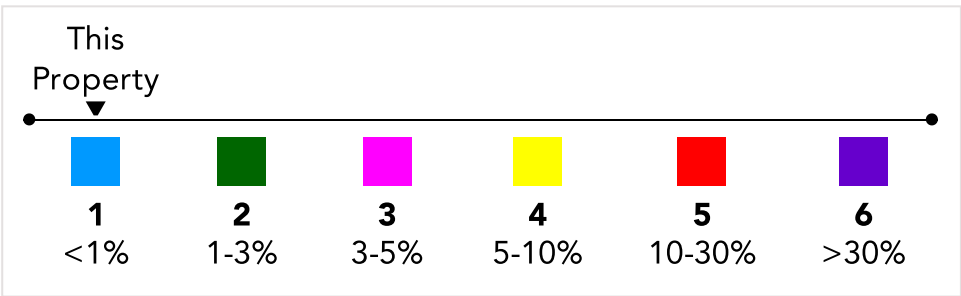
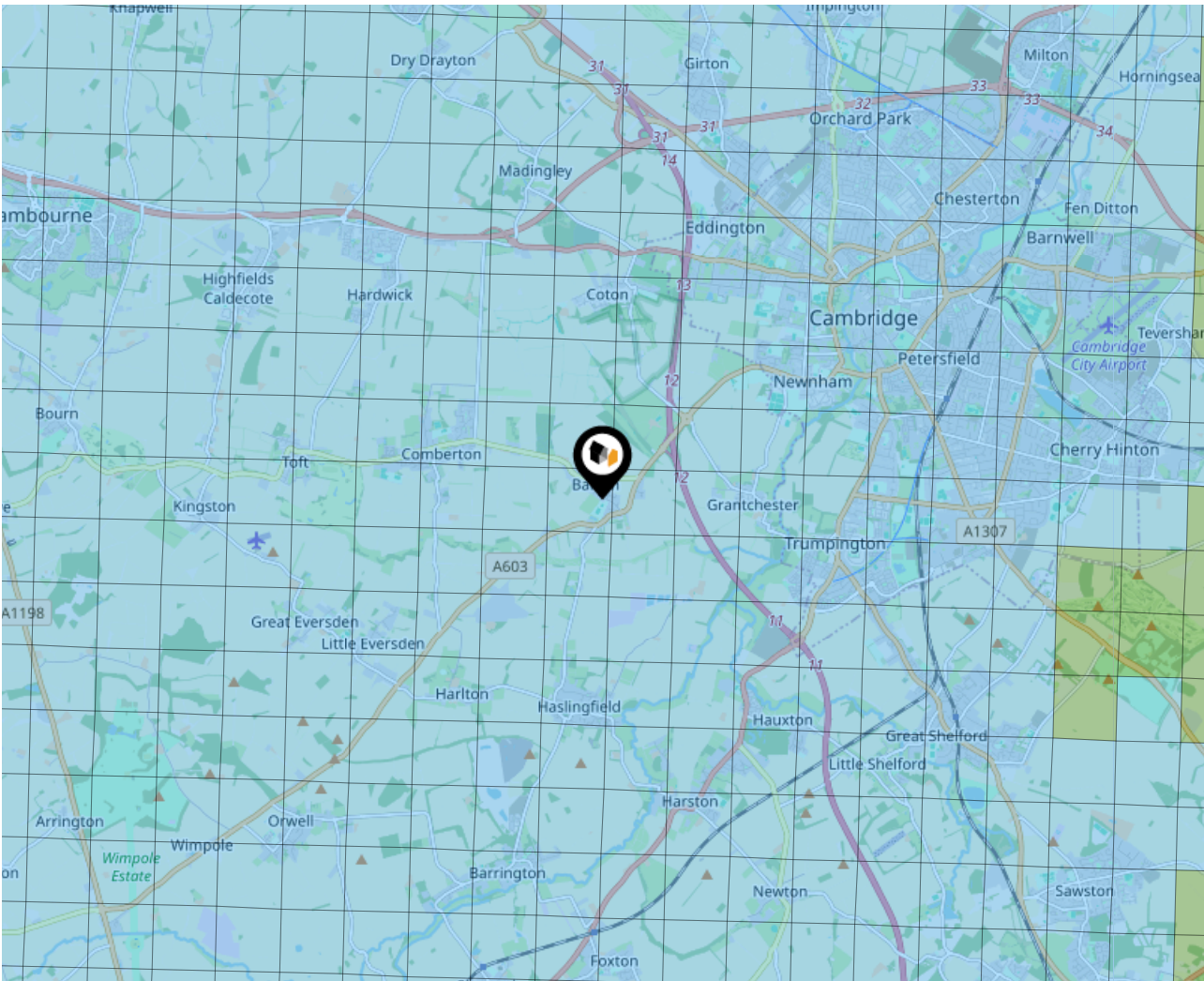


Nearby Council Wards

-  Harston & Comberton Ward
-  Newnham Ward
-  Trumpington Ward
-  Hardwick Ward
-  Castle Ward
-  Market Ward
-  Petersfield Ward
-  Girton Ward
-  Queen Edith's Ward
-  West Chesterton Ward

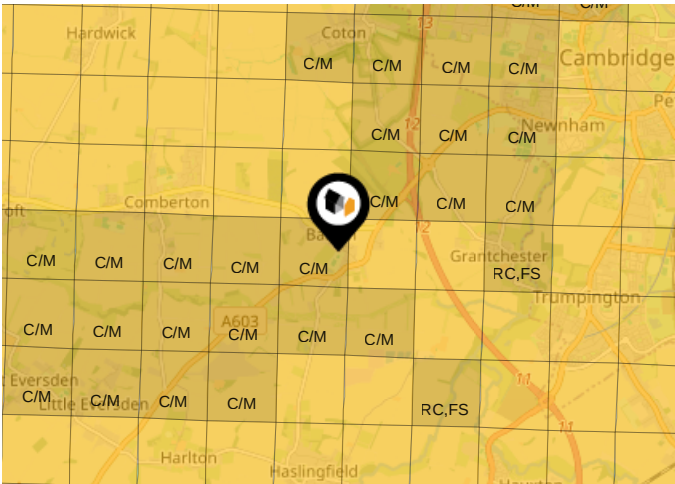
What is Radon?

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:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

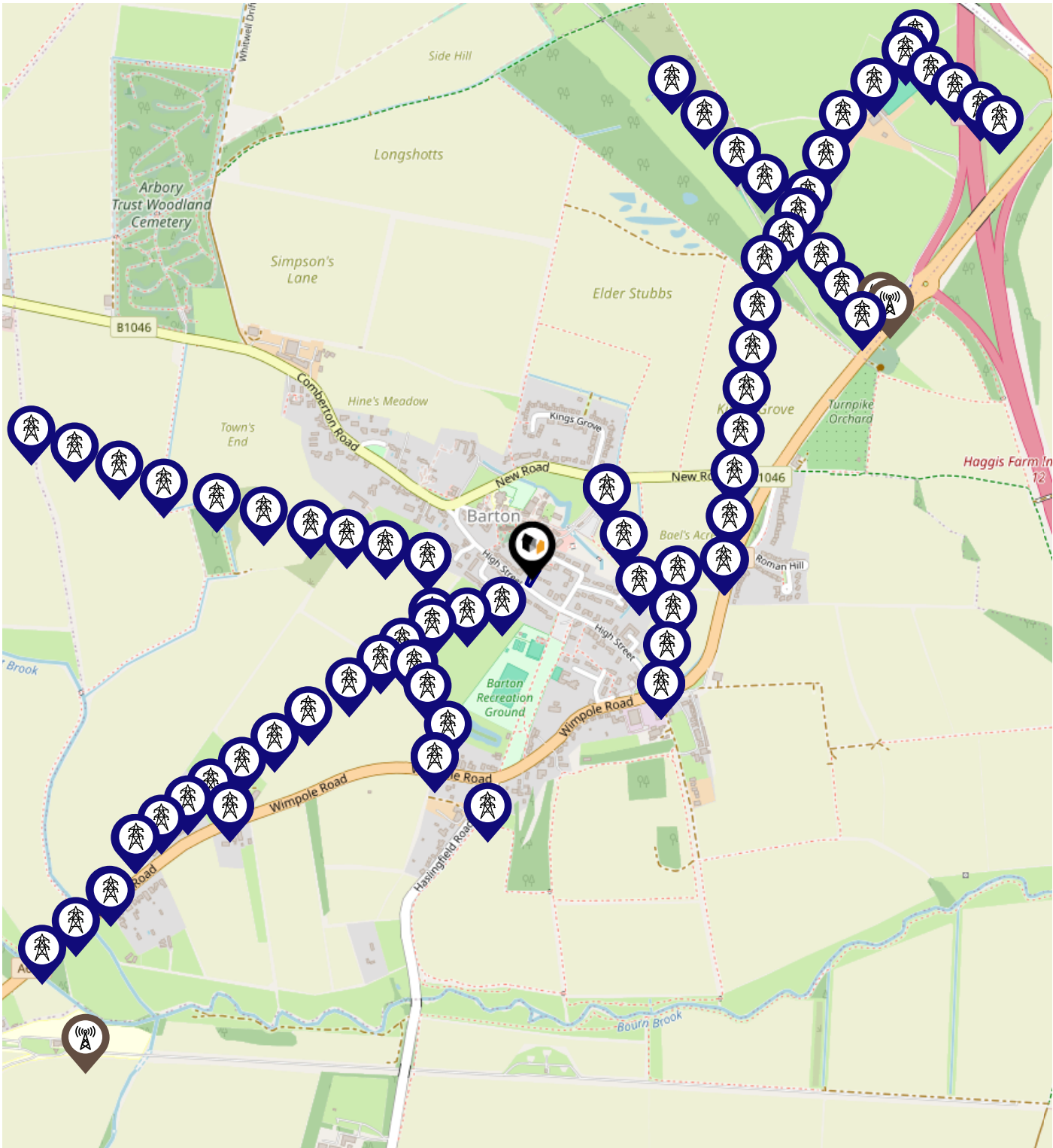


Primary Classifications (Most Common Clay Types)



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

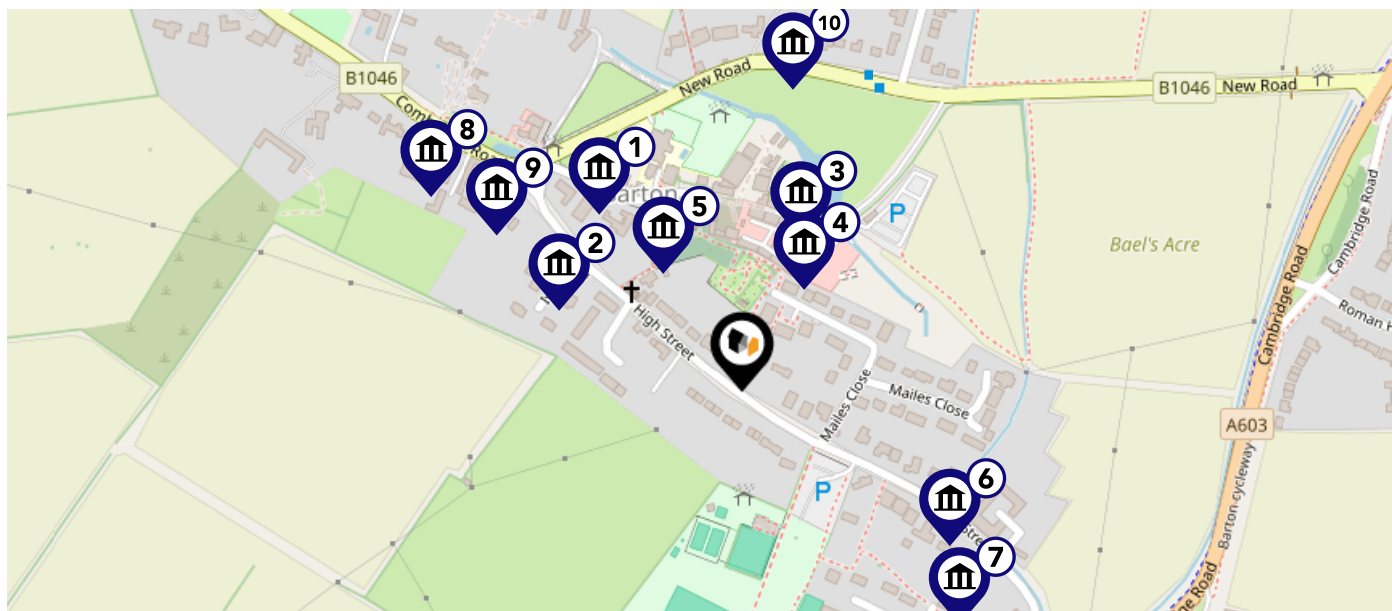
Masts & Pylons



Key:

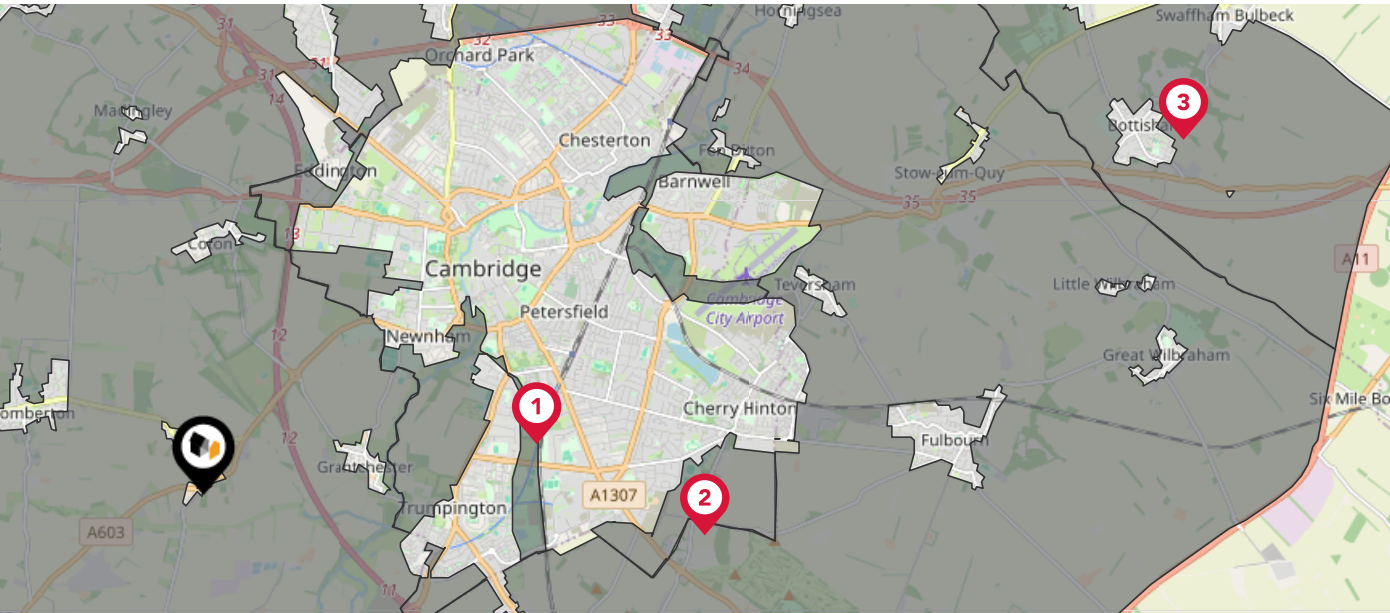
-  Power Pylons
-  Communication Masts

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

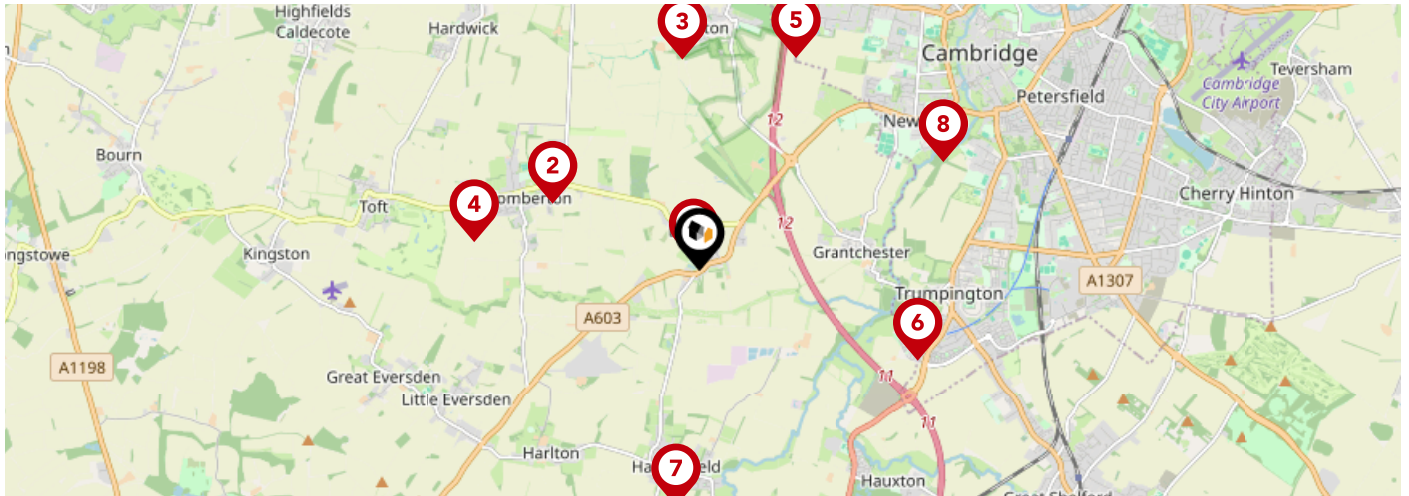


Listed Buildings in the local district		Grade	Distance
	1310228 - The Hoops Public House	Grade II	0.1 miles
	1127831 - 18, High Street	Grade II	0.1 miles
	1161183 - Manor Farmhouse	Grade II	0.1 miles
	1331077 - Granary, At Manor Farmhouse	Grade II	0.1 miles
	1127829 - Church Of St Peter	Grade II	0.1 miles
	1127832 - Old Farmhouse	Grade II	0.1 miles
	1331076 - Nickersons	Grade II	0.2 miles
	1331073 - Dales Barn	Grade II	0.2 miles
	1127826 - The Vatches	Grade II	0.2 miles
	1408391 - 39 New Road	Grade II	0.2 miles

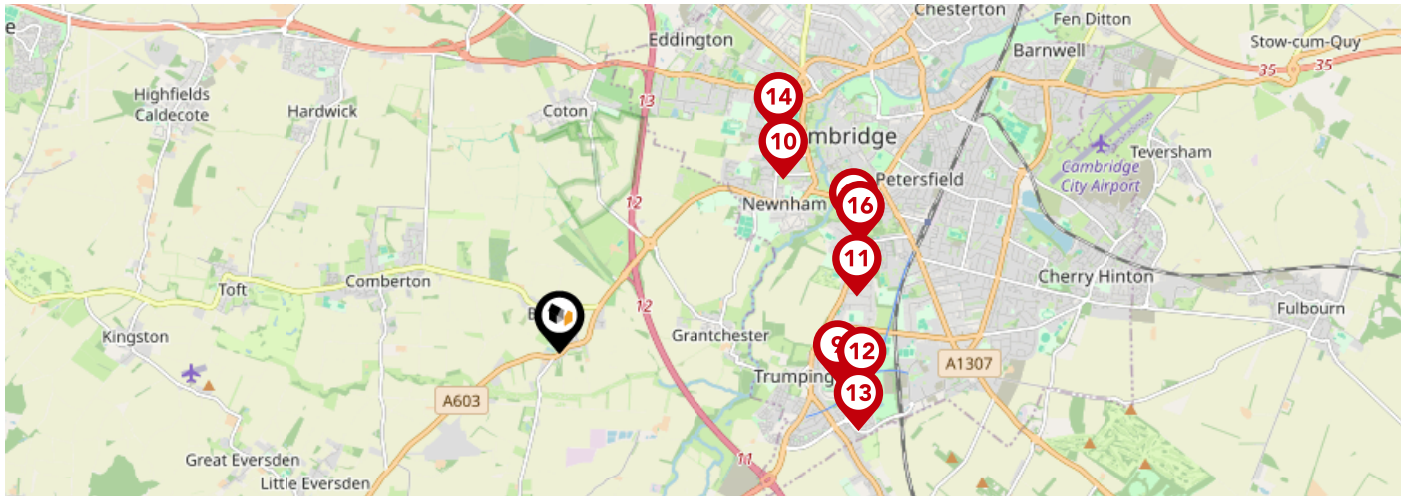
This map displays nearby areas that have been designated as Green Belt...











- Nearby Green Belt Land
- 1 Cambridge Green Belt - South Cambridgeshire
 - 2 Cambridge Green Belt - Cambridge
 - 3 Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:1.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:2.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 668 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:2.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

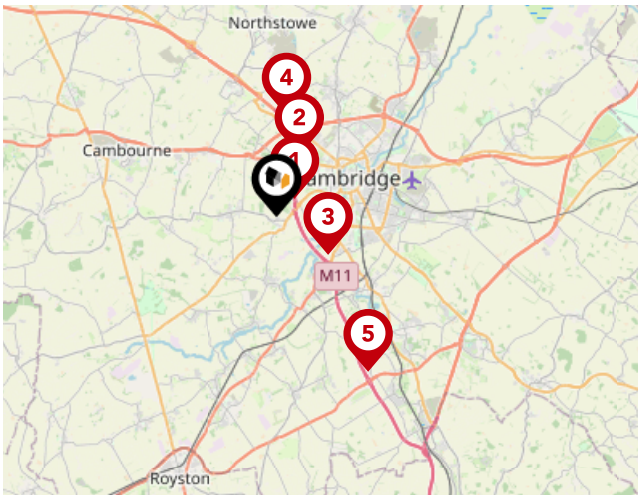


		Nursery	Primary	Secondary	College	Private
	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's College School Ofsted Rating: Not Rated Pupils: 414 Distance:2.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:2.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:2.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:2.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's College School Ofsted Rating: Not Rated Pupils: 435 Distance:2.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Leys School Ofsted Rating: Not Rated Pupils: 570 Distance:2.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mander Portman Woodward Ofsted Rating: Not Rated Pupils: 211 Distance:2.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



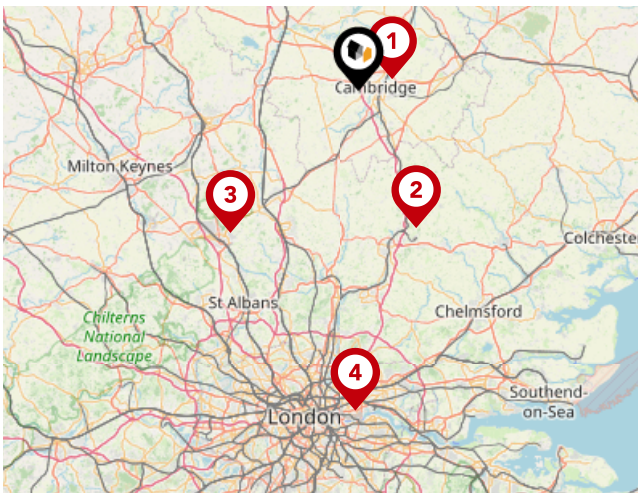
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	4.27 miles
2	Cambridge Rail Station	3.46 miles
3	Shelford (Cambs) Rail Station	4.09 miles



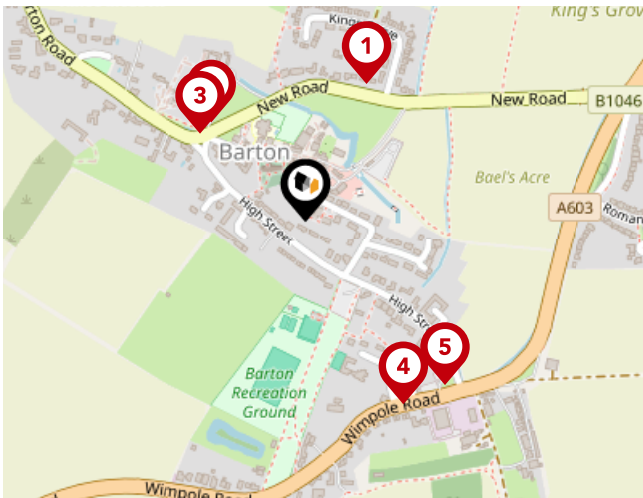
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	0.91 miles
2	M11 J13	2.32 miles
3	M11 J11	2.37 miles
4	M11 J14	3.67 miles
5	M11 J10	6.61 miles



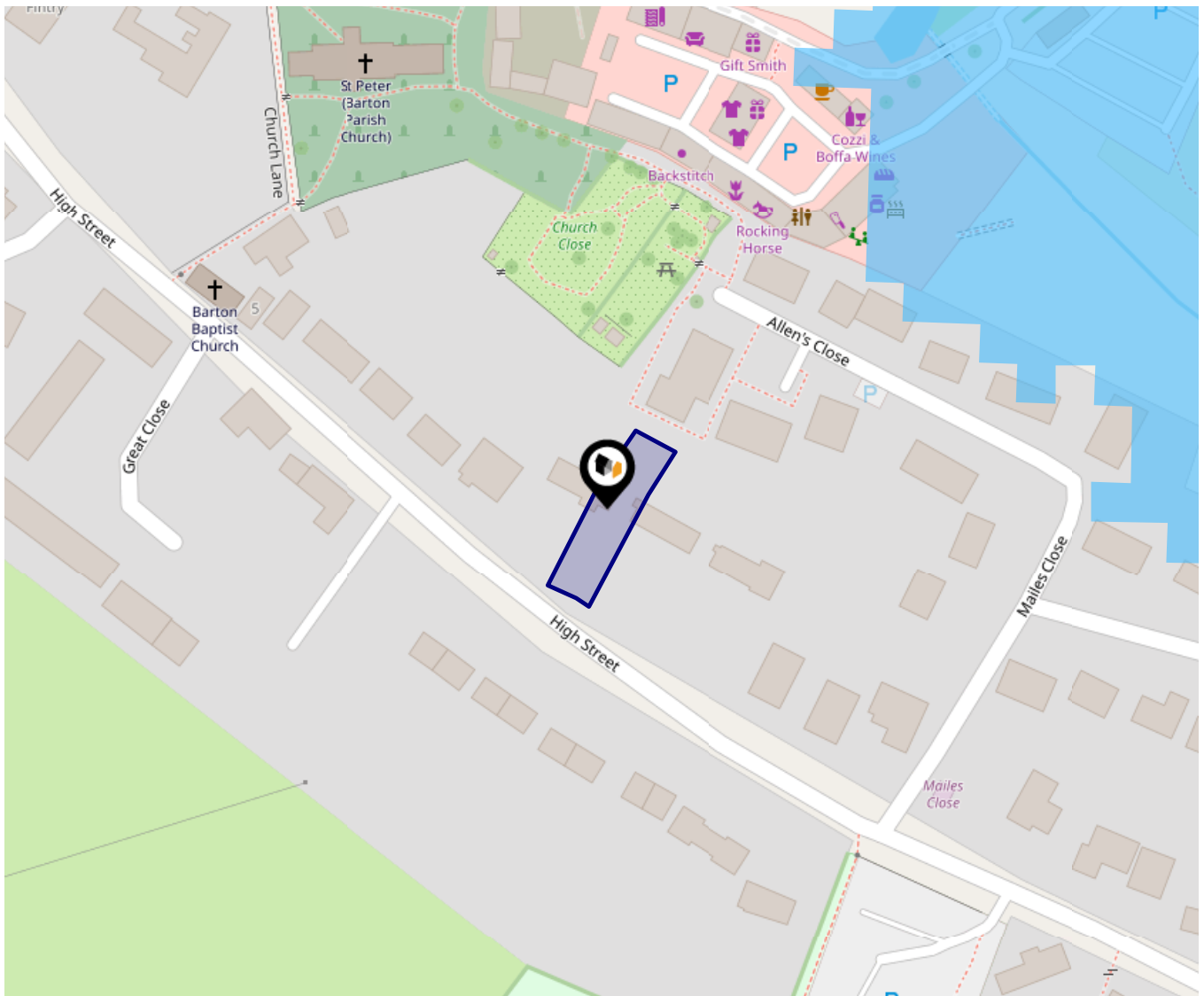
Airports/Helipads

Pin	Name	Distance
1	Cambridge	5.22 miles
2	Stansted Airport	21.84 miles
3	Luton Airport	27.9 miles
4	Silvertown	46.86 miles








Bus Stops/Stations

Pin	Name	Distance
1	Kings Grove	0.17 miles
2	High Street	0.15 miles
3	High Street	0.16 miles
4	Holben Close	0.24 miles
5	Holben Close	0.24 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

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