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MIR: Material Info

The Material Information Affecting this Property

Tuesday 30th September 2025



BARTLOW ROAD, HADSTOCK, CAMBRIDGE, CB21

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,119 ft ² / 104 m ²		
Plot Area:	0.12 acres		
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£2,735		
Title Number:	EX422984		

Local Area

Local Authority:	Uttlesford	Estimated Broadband Speeds		
Conservation Area:	Hadstock	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	7	80	-
• Surface Water	Very low	mb/s	mb/s	mb/s

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

Planning History

This Address



Planning records for: ***Bartlow Road, Hadstock, Cambridge, CB21***

Reference - UTT/14/3392/CLP	
Decision:	Refused
Date:	09th December 2014
Description:	Proposed replacement of garage door with window and brick.

Reference - Uttlesford/UTT/14/3392/CLP	
Decision:	Decided
Date:	13th November 2014
Description:	Proposed replacement of garage door with window and brick.

Planning records for: ***Dormer Thatch Bartlow Road Hadstock CB21 4PF***

Reference - UTT/1571/08/TCA	
Decision:	Unknown
Date:	23rd September 2008
Description:	To fell 1 no. Eucalyptus Tree. To trim branches overhanging listed garage and those in contact with cables of 1 no. Willow.
Reference - Uttlesford/UTT/1479/12/LB	
Decision:	Decided
Date:	19th July 2012
Description:	Single storey rear extension
Reference - Uttlesford/UTT/18/1572/HHF	
Decision:	Decided
Date:	07th June 2018
Description:	Demolition of existing double garage and erection of new double garage with a habitable space over.
Reference - UTT/19/0611/HHF	
Decision:	Approved
Date:	15th March 2019
Description:	Demolition of existing double garage and erection of two bay cart lodge (amendments to previously approved application UTT/18/1572/HHF).

Planning records for: ***Dormer Thatch Bartlow Road Hadstock CB21 4PF***

Reference - UTT/1479/12/LB
Decision: Withdrawn
Date: 26th July 2012
Description: Single storey rear extension
Reference - Uttlesford/UTT/16/3192/TCA
Decision: Decided
Date: 08th November 2016
Description: Fell 1 no. Willow.
Reference - Uttlesford/UTT/1571/08/TCA
Decision: Decided
Date: 23rd September 2008
Description: To fell 1 no. Eucalyptus Tree. To trim branches overhanging listed garage and those in contact with cables of 1 no. Willow.
Reference - UTT/18/1572/HHF
Decision: Approved
Date: 07th June 2018
Description: Demolition of existing double garage and erection of new double garage with a habitable space over.

Planning records for: ***Dormer Thatch Bartlow Road Hadstock CB21 4PF***

Reference - UTT/1478/12/FUL	
Decision:	Withdrawn
Date:	26th July 2012
Description:	Single storey rear extension

Reference - UTT/16/3192/TCA	
Decision:	No Objections
Date:	08th November 2016
Description:	Fell 1 no. Willow.

Reference - Uttlesford/UTT/1478/12/FUL	
Decision:	Decided
Date:	19th July 2012
Description:	Single storey rear extension

Planning records for: ***Garden Cottage Bartlow Road Hadstock Cambridge CB21 4PF***

Reference - Uttlesford/UTT/18/2679/LB	
Decision:	Decided
Date:	26th September 2018
Description:	The retention of 3 no. replacement windows. Also to replace a further 3 no. windows and to repair the sash on 1 no. window.

Planning records for: ***Garden Cottage Bartlow Road Hadstock Cambridge CB21 4PF***

Reference - UTT/21/1627/TCA	
Decision:	No Objections
Date:	13th May 2021
Description:	1no. pine tree- prune

Reference - UTT/1682/07/FUL	
Decision:	Approved
Date:	24th September 2007
Description:	Alteration to garage to form studio/garage

Reference - Uttlesford/UTT/1682/07/FUL	
Decision:	Decided
Date:	24th September 2007
Description:	Alteration to garage to form studio/garage

Planning records for: ***Hadstock Cottage Bartlow Road Hadstock Cambridge CB21 4PF***

Reference - UTT/17/1323/DOC	
Decision:	Discharge Conditons in Full
Date:	28th April 2017
Description:	Application to discharge condition 2(materials) attached to UTT/16/2099/HHF dated 19.09.2016.

Planning records for: *Hadstock Cottage Bartlow Road Hadstock Cambridge CB21 4PF*

Reference - Uttlesford/UTT/16/2099/HHF
Decision: Decided
Date: 25th July 2016
Description: Erection of rear extension with loft room above. Dormer window to side elevation. Conversion of garage to studio/storage area and repositioning of entrance gates

Reference - UTT/21/1943/HHF
Decision: Approved
Date: 09th June 2021
Description: Erection of gazebo in garden

Reference - 231878
Decision: Refused
Date: 09th August 2023
Description: Details of occupier, ie Colchester and District Archery Club

Reference - Uttlesford/UTT/16/2100/LB
Decision: Decided
Date: 25th July 2016
Description: Erection of rear extension with loft room above and associated internal alterations. Reconfiguration of first floor bathroom including dormer window to side elevation

Planning records for: ***Hadstock Cottage Bartlow Road Hadstock Essex CB21 4PF***

Reference - UTT/23/2051/LB	
Decision:	Refused
Date:	09th August 2023
Description:	Reduce the size of walls in sitting room and replace modern beam to increase the opening to 3.5m leaving approx 500-550mm of wall at each end.

Reference - UTT/16/2099/HHF	
Decision:	Approved
Date:	25th July 2016
Description:	Erection of rear extension with loft room above. Dormer window to side elevation. Conversion of garage to studio/storage area and repositioning of entrance gates

Reference - UTT/16/2100/LB	
Decision:	Approved
Date:	25th July 2016
Description:	Erection of rear extension with loft room above and associated internal alterations. Reconfiguration of first floor bathroom including dormer window to side elevation

Reference - Uttlesford/UTT/17/1323/DOC	
Decision:	Decided
Date:	28th April 2017
Description:	Application to discharge condition 2(materials) attached to UTT/16/2099/HHF dated 19.09.2016.

Planning records for: **Hawthorns Bartlow Road Hadstock Essex CB21 4PF**

Reference - Uttlesford/UTT/14/1758/HHF	
Decision:	Decided
Date:	10th June 2014
Description:	Erection of single storey side extension. Alterations to doors/windows and new flue to rear elevation

Reference - UTT/23/1010/HHF	
Decision:	Approved
Date:	19th April 2023
Description:	Installation of 64 solar PV panels on the existing hardcourt tennis court situated in the back garden of the property

Reference - UTT/14/1758/HHF	
Decision:	Approved
Date:	13th June 2014
Description:	Erection of single storey side extension. Alterations to doors/windows and new flue to rear elevation

Planning records for: **Hill Farm Bartlow Road Hadstock Cambridge CB21 4PF**

Reference - UTT/17/2991/TCA	
Decision:	No Objections
Date:	17th October 2017
Description:	Reduce crown size, lift and balance, overhang of lower limbs to be removed 2 no. Walnut and 1 no. Ash.

Planning records for: *Hill Farm Bartlow Road Hadstock Cambridge CB21 4PF*

Reference - Uttlesford/UTT/17/2991/TCA	
Decision:	Decided
Date:	17th October 2017
Description:	Reduce crown size, lift and balance, overhang of lower limbs to be removed 2 no. Walnut and 1 no. Ash.

Planning records for: *Hillcrest Cottage Bartlow Road Hadstock Essex CB21 4PF*

Reference - UTT/15/3106/DOC	
Decision:	Refused
Date:	12th October 2015
Description:	Application to discharge Condition 3 (scale drawings of windows and doors) and Condition 6 (materials) attached to UTT/15/1803/LB dated 31 July 2015

Reference - UTT/16/2241/TCA	
Decision:	No Objections
Date:	04th August 2016
Description:	Fell 2 no. Apple trees.

Reference - UTT/14/2647/LB	
Decision:	Approved
Date:	05th September 2014
Description:	Proposed insertion of new internal staircase

Planning records for: *Hillcrest Cottage Bartlow Road Hadstock CB21 4PF*

Reference - Uttlesford/UTT/18/2805/LB	
Decision:	Decided
Date:	10th October 2018
Description:	Replace existing modern window with door to improve disabled access

Reference - Uttlesford/UTT/15/3567/DOC	
Decision:	Decided
Date:	24th November 2015
Description:	Application to discharge Condition 3 (scale drawings) and 6 (samples) attached to UTT/15/1803/LB dated 31 July 2015

Reference - UTT/15/3567/DOC	
Decision:	Discharge Conditons in Full
Date:	24th November 2015
Description:	Application to discharge Condition 3 (scale drawings) and 6 (samples) attached to UTT/15/1803/LB dated 31 July 2015

Reference - Uttlesford/UTT/15/1802/HHF	
Decision:	Decided
Date:	09th June 2015
Description:	Proposed extensions and demolition of two existing garages to be replaced with a cart shed type double garage.

Planning records for: *Hillcrest Cottage Bartlow Road Hadstock Cambridge CB21 4PF*

Reference - Uttlesford/UTT/18/2137/TCA	
Decision:	Decided
Date:	11th July 2018
Description:	Fell 1 no. Apple tree

Reference - Uttlesford/UTT/16/2241/TCA	
Decision:	Decided
Date:	04th August 2016
Description:	Fell 2 no. Apple trees.

Reference - Uttlesford/UTT/15/3106/DOC	
Decision:	Decided
Date:	12th October 2015
Description:	Application to discharge Condition 3 (scale drawings of windows and doors) and Condition 6 (materials) attached to UTT/15/1803/LB dated 31 July 2015

Reference - UTT/15/1802/HHF	
Decision:	Approved
Date:	09th June 2015
Description:	Proposed extensions and demolition of two existing garages to be replaced with a cart shed type double garage.

Planning records for: *Hillcrest Cottage Bartlow Road Hadstock Cambridge CB21 4PF*

Reference - Uttlesford/UTT/14/2647/LB
Decision: Decided
Date: 05th September 2014
Description: Proposed insertion of new internal staircase
Reference - Uttlesford/UTT/15/1803/LB
Decision: Decided
Date: 09th June 2015
Description: Proposed extensions and demolition of two existing garages to be replaced with a cart shed type double garage.
Reference - UTT/15/1803/LB
Decision: Approved
Date: 09th June 2015
Description: Proposed extensions and demolition of two existing garages to be replaced with a cart shed type double garage.
Reference - UTT/22/1000/OP
Decision: Approved
Date: 07th April 2022
Description: Outline application with all matters reserved except for access and layout the erection of 3 no. detached dwellings and alterations to the existing access

Planning records for: **Lower Farm Bartlow Road Hadstock Cambridge CB21 4PF**

Reference - UTT/12/6151/HHF
Decision: Refused
Date: 27th December 2012
Description: Installation of wooden gates and erection of brick wall

Reference - Uttlesford/UTT/12/6151/HHF
Decision: Decided
Date: 20th December 2012
Description: Installation of wooden gates and erection of brick wall

Reference - Uttlesford/UTT/12/5189/FUL
Decision: Decided
Date: 10th September 2012
Description: Erection of front and rear single storey extensions

Reference - Uttlesford/UTT/13/3354/HHF
Decision: Decided
Date: 13th December 2013
Description: Demolition of boundary wall and erection of replacement boundary wall and entrance gates

Planning records for: **Lower Farm Bartlow Road Hadstock Cambridge Essex CB21 4PF**

Reference - UTT/13/3354/HHF	
Decision:	Approved
Date:	13th December 2013
Description:	Demolition of boundary wall and erection of replacement boundary wall and entrance gates

Reference - UTT/12/5189/FUL	
Decision:	Approved
Date:	19th September 2012
Description:	Erection of front and rear single storey extensions

Planning records for: **Mallyons Bartlow Road Hadstock Cambridge CB21 4PF**

Reference - Uttlesford/UTT/15/3410/LB	
Decision:	Decided
Date:	04th November 2015
Description:	Single storey extension to existing utility room with replacement lead roof and replacement of existing window with door. Replace existing up and over garage door with folding sliding timber doors. Remove 1.5m brick piers on fireplace and remove modern raised hearth. Relocate existing WC on ground floor with the addition of a partition wall

Reference - Uttlesford/UTT/15/3347/HHF	
Decision:	Decided
Date:	04th November 2015
Description:	Single storey extension to existing utility room with replacement lead roof and replace existing up and over garage door with folding sliding timber doors

Planning records for: **Mallyons Bartlow Road Hadstock Cambridge CB21 4PF**

Reference - UTT/15/3410/LB	
Decision:	Approved
Date:	04th November 2015
Description:	Single storey extension to existing utility room with replacement lead roof and replacement of existing window with door. Replace existing up and over garage door with folding sliding timber doors. Remove 1.5m brick piers on fireplace and remove modern raised hearth. Relocate existing WC on ground floor with the addition of a partition wall

Reference - UTT/15/3347/HHF	
Decision:	Approved
Date:	04th November 2015
Description:	Single storey extension to existing utility room with replacement lead roof and replace existing up and over garage door with folding sliding timber doors

Planning records for: **New Barn Close Bartlow Road Hadstock CB21 4PF**

Reference - UTT/21/3628/TCA	
Decision:	No Objections
Date:	07th December 2021
Description:	1no. Ash. Fell. 1no. Hawthorn- fell

Planning records for: **Pond House Bartlow Road Hadstock CB21 4PF**

Reference - UTT/2280/11/LB	
Decision:	Withdrawn
Date:	11th November 2011
Description:	Installation of conservation rooflight to the garage

Planning records for: ***Pond House Bartlow Road Hadstock CB21 4PF***

Reference - Uttlesford/UTT/2280/11/LB	
Decision:	Decided
Date:	11th November 2011
Description:	Installation of conservation rooflight to the garage

Planning records for: ***Roundhill Cottage Bartlow Road Hadstock Cambridge CB21 4PF***

Reference - UTT/23/2549/HHF	
Decision:	Approved
Date:	10th October 2023
Description:	Single storey rear extension and reinstatement of front porch

Reference - UTT/0292/08/FUL	
Decision:	Approved
Date:	14th March 2008
Description:	Erection of replacement garage

Reference - UTT/23/2558/LB	
Decision:	Approved
Date:	10th October 2023
Description:	Installation of 300mm terracotta chimney pot and hanging cowl

Planning records for: **Roundhill Cottage Bartlow Road Hadstock Cambridge CB21 4PF**

Reference - UTT/23/2311/TCA
Decision: No Objections
Date: 12th September 2023
Description: 1no. Ash tree- removal of small dead branches and 25% reduction of crown. 1no. Apple, 1no. pear- prune and removal of dead wood. 1no. Quince, 1no. pear, 1no. medlar- prune.

Reference - UTT/24/0824/LB
Decision: Approved
Date: 26th March 2024
Description: Installation of stairlift

Reference - Uttlesford/UTT/0292/08/FUL
Decision: Decided
Date: 22nd February 2008
Description: Erection of replacement garage

Reference - 240651
Decision: Awaiting decision
Date: 26th March 2024
Description: Application for approval of reserved matters following outline approval 201686 - erection of 18no. dwellings.

Planning records for: **White House Bartlow Road Hadstock CB21 4PF**

Reference - UTT/17/2826/TCA	
Decision:	No Objections
Date:	03rd October 2017
Description:	1.5m crown reduction 1 no. Cherry Tree, Remove dead wood and dead ivy 1 no. Plum and hard clip and prune to tidy shape group of shrubs

Reference - Uttlesford/UTT/17/2826/TCA	
Decision:	Decided
Date:	03rd October 2017
Description:	1.5m crown reduction 1 no. Cherry Tree, Remove dead wood and dead ivy 1 no. Plum and hard clip and prune to tidy shape group of shrubs

Reference - UTT/23/1747/LB	
Decision:	Refused
Date:	10th July 2023
Description:	Installation of 17 solar panels onto the south west elevation of the property on the pan tiled roof above the kitchen and two bedrooms. Installation of an inverter and battery in the utility room.

Planning records for: **Hadstock Hall Bartlow Road Hadstock CB21 4PF**

Reference - UTT/0246/12/LB	
Decision:	Approved
Date:	06th February 2012
Description:	Demolition of piggery and existing garage. Conversion of barn to dwelling and erection of triple bay garage

Planning records for: ***Hadstock Hall Bartlow Road Hadstock Essex CB21 4PF***

Reference - UTT/16/0161/FUL	
Decision:	Approved
Date:	11th May 2016
Description:	Demolition of piggery building and erection of boundary walls
Reference - UTT/1919/11/LB	
Decision:	Withdrawn
Date:	10th October 2011
Description:	Demolition of piggery and existing garage. Conversion of barn to dwelling and erection of triple bay garage
Reference - Uttlesford/UTT/16/0161/FUL	
Decision:	Decided
Date:	19th January 2016
Description:	Demolition of piggery building and erection of boundary walls
Reference - UTT/0245/12/FUL	
Decision:	Approved
Date:	06th February 2012
Description:	Conversion of barn to dwelling and erection of triple bay garage

Planning records for: *Hadstock Hall Bartlow Road Hadstock Essex CB21 4PF*

Reference - UTT/16/0162/LB
Decision: Approved
Date: 11th May 2016
Description: Demolition of piggery building and erection of boundary walls

Reference - UTT/1918/11/FUL
Decision: Withdrawn
Date: 10th October 2011
Description: Conversion of barn to dwelling and erection of triple bay garage

Reference - Uttlesford/UTT/0246/12/LB
Decision: Decided
Date: 06th February 2012
Description: Demolition of piggery and existing garage. Conversion of barn to dwelling and erection of triple bay garage

Reference - Uttlesford/UTT/0245/12/FUL
Decision: Decided
Date: 06th February 2012
Description: Conversion of barn to dwelling and erection of triple bay garage

Planning records for: ***Hadstock Hall Bartlow Road Hadstock CB21 4PF***

Reference - Uttlesford/UTT/1919/11/LB	
Decision:	Decided
Date:	22nd September 2011
Description:	Demolition of piggery and existing garage. Conversion of barn to dwelling and erection of triple bay garage

Reference - Uttlesford/UTT/16/0162/LB	
Decision:	Decided
Date:	19th January 2016
Description:	Demolition of piggery building and erection of boundary walls

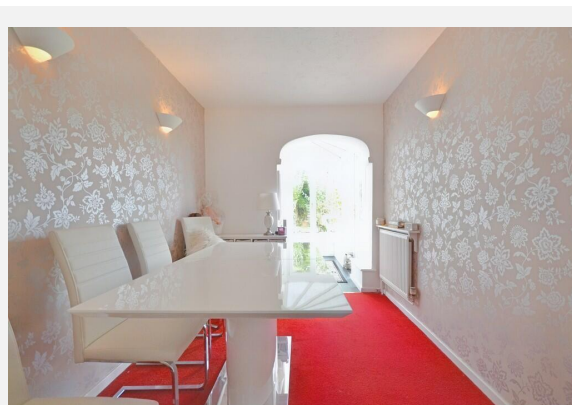
Reference - Uttlesford/UTT/1918/11/FUL	
Decision:	Decided
Date:	22nd September 2011
Description:	Conversion of barn to dwelling and erection of triple bay garage

Planning records for: ***Symantha Cottage Bartlow Road Hadstock Essex CB21 4PF***

Reference - UTT/24/3190/HHF	
Decision:	Awaiting decision
Date:	18th December 2024
Description:	1.5 storey side extension and internal alterations to include window replacement.

Planning records for: *Symantha Cottage Bartlow Road Hadstock Essex CB21 4PF*

Reference - UTT/24/1895/TCA	
Decision:	Awaiting decision
Date:	25th July 2024
Description:	Remove 1no. Ash tree to near ground level. Crown lift 1no. Ash tree to approximately 6m and reduce garden side crown by 2m. Reduce building side crown of 1no. Field Maple by 2m

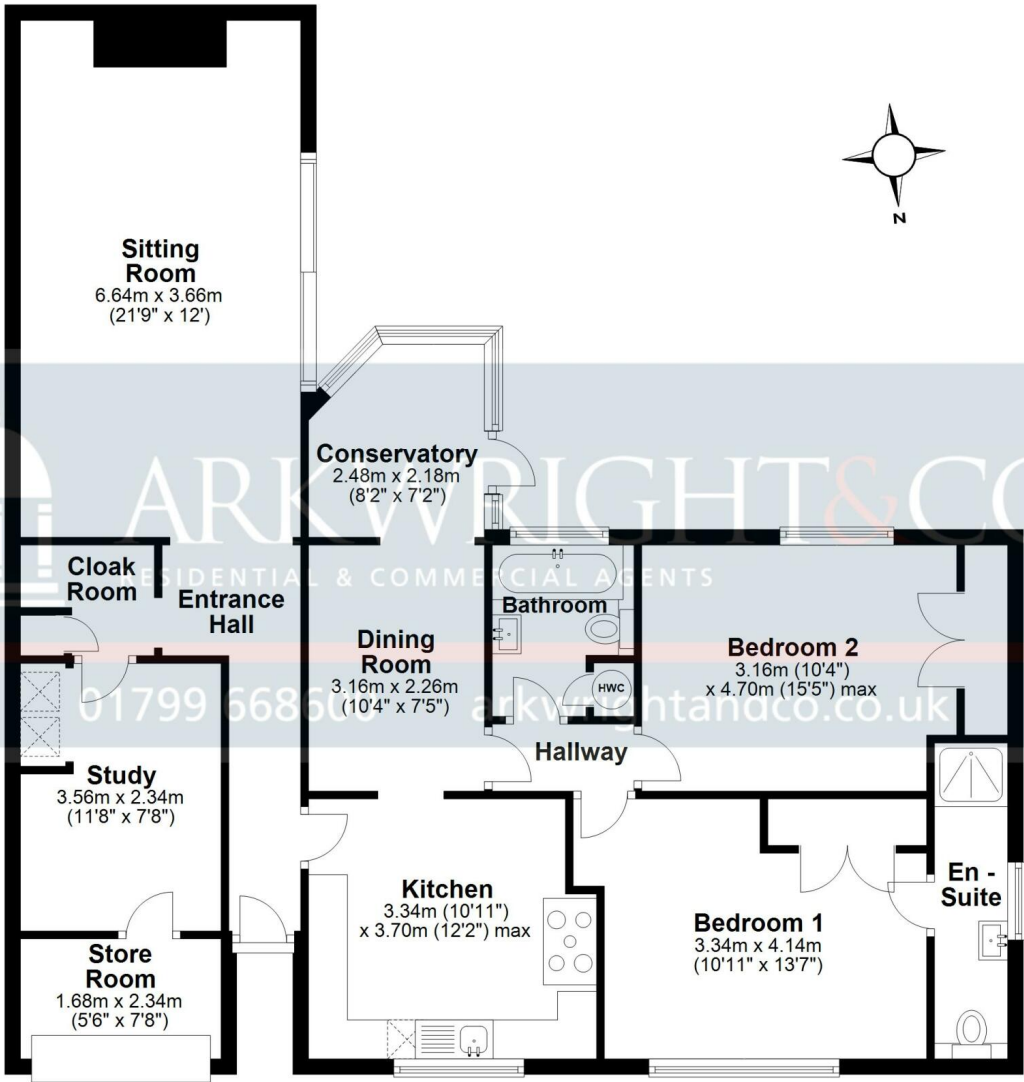




BARTLOW ROAD, HADSTOCK, CAMBRIDGE, CB21

Floorplan

Main area: approx. 107.0 sq. metres (1152.1 sq. feet)
Plus store room, approx. 3.9 sq. metres (42.3 sq. feet)



Main area: Approx. 107.0 sq. metres (1152.1 sq. feet)
Plus store room, approx. 3.9 sq. metres (42.3 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

Bartlow Road, Hadstock, CAMBRIDGE, CB21

Energy rating

D

Valid until 03.07.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system, plus solar
Hot Water Energy Efficiency:	Very good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	104 m ²



Cooke Curtis & Co

We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the *only* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

Testimonial 4



We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.



/cookecurtisco



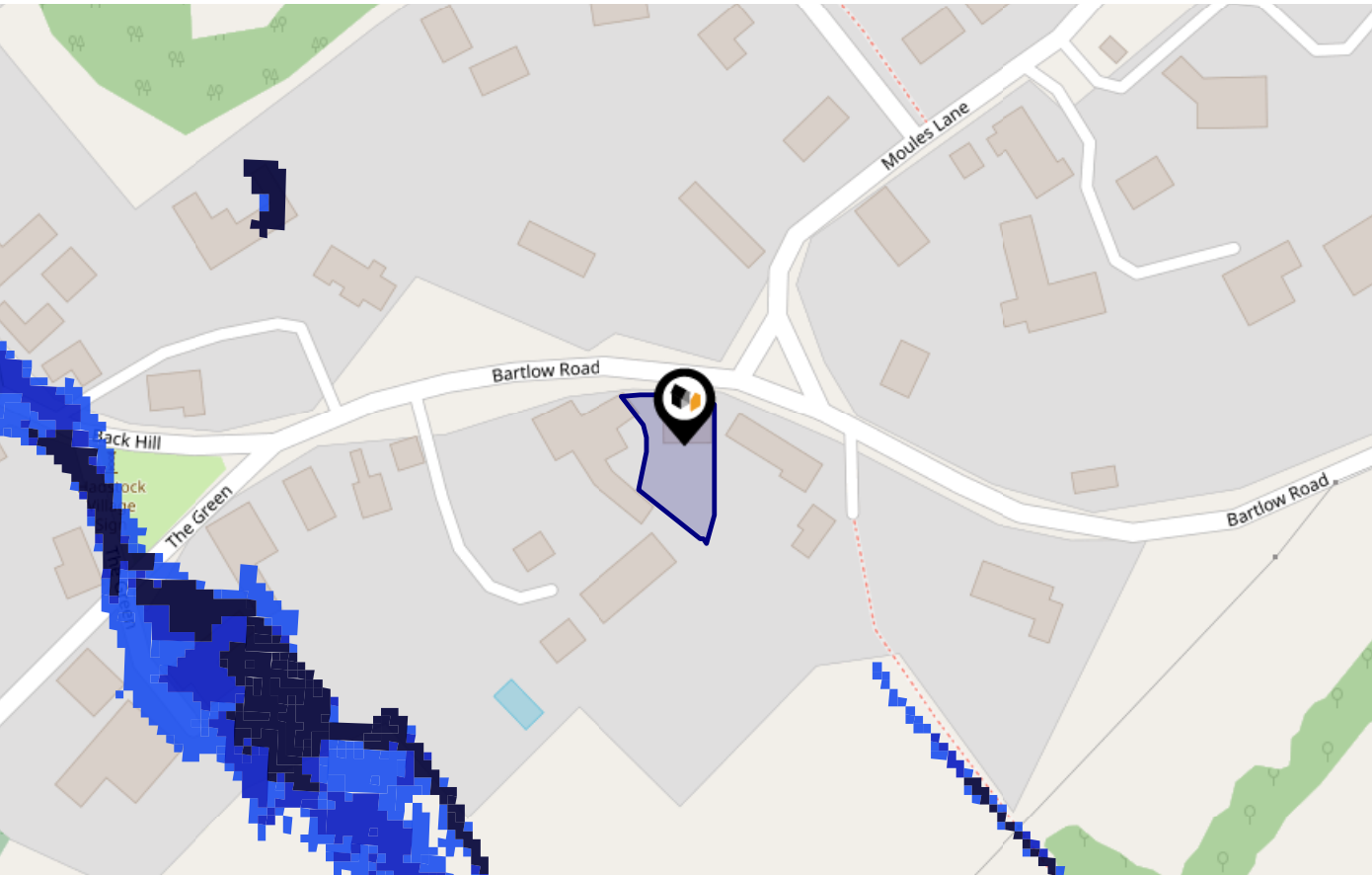
/cookecurtisco

Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

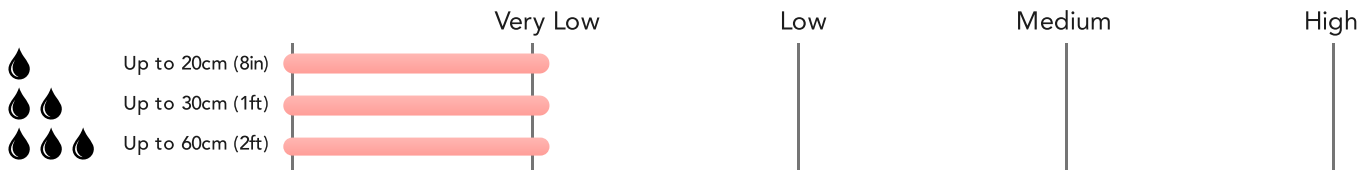


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

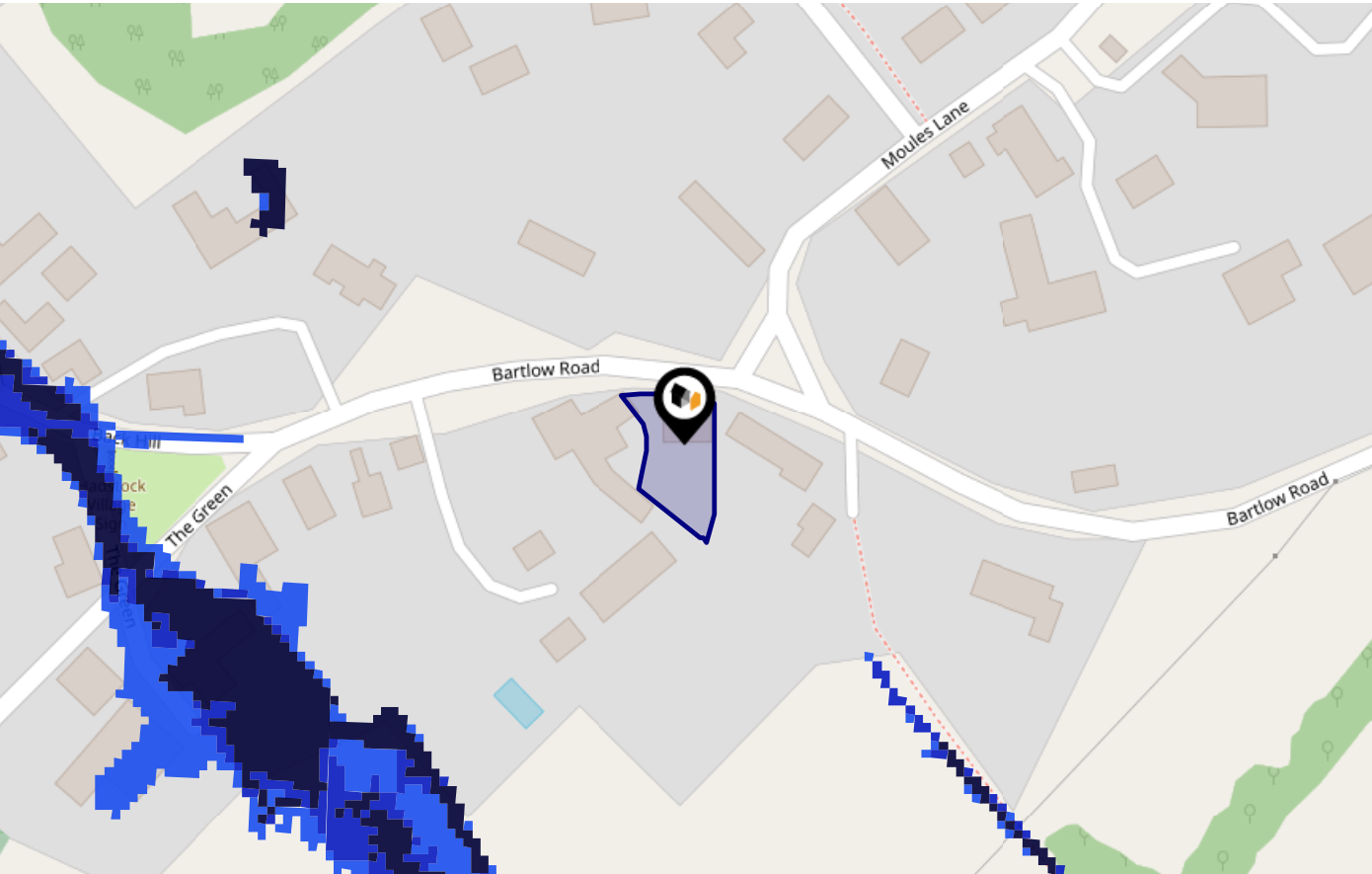


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

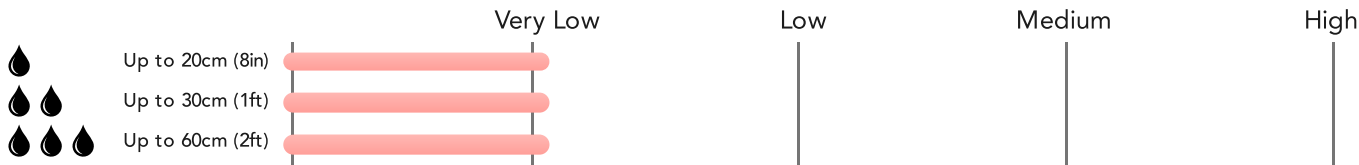


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

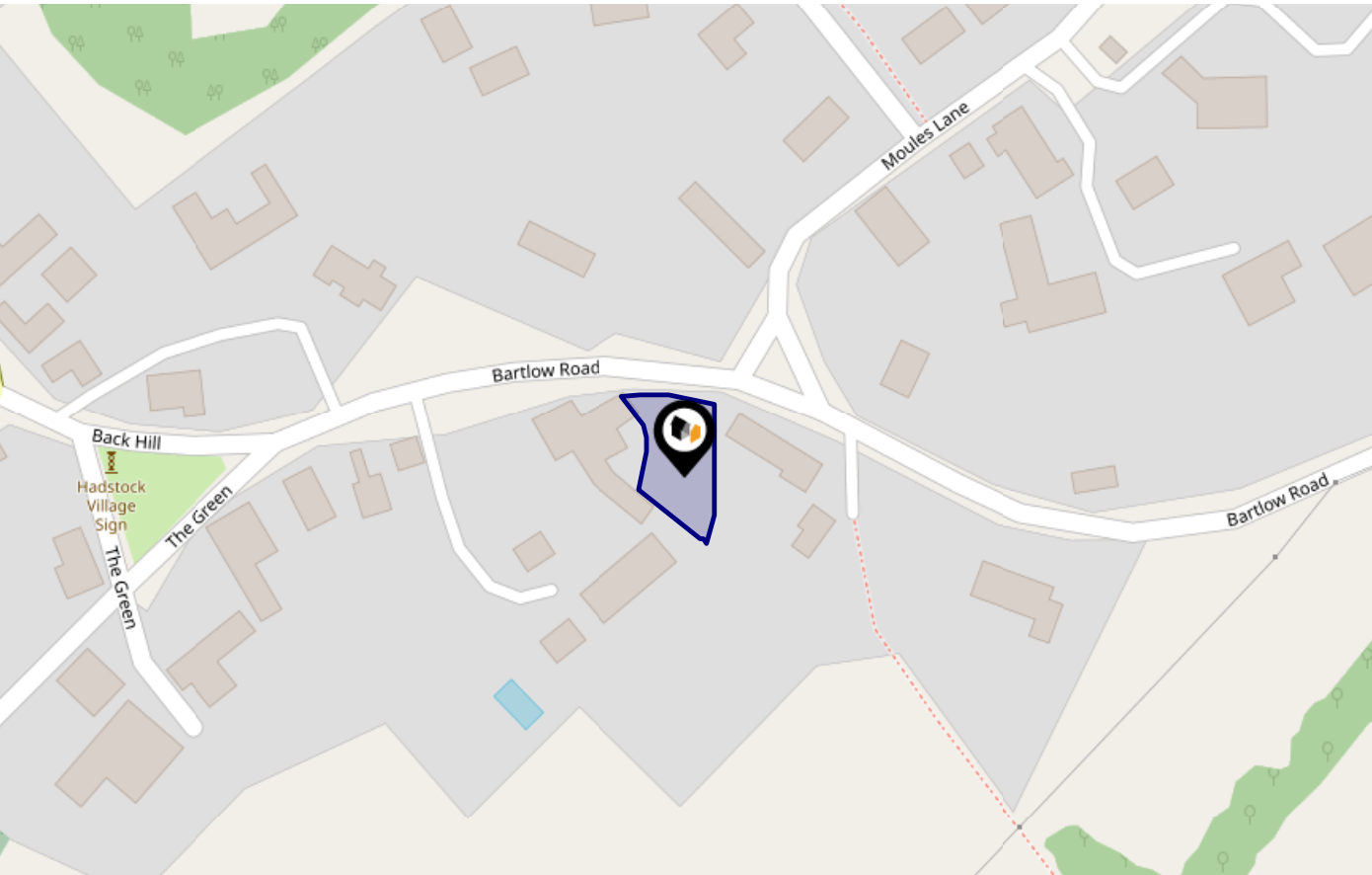


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

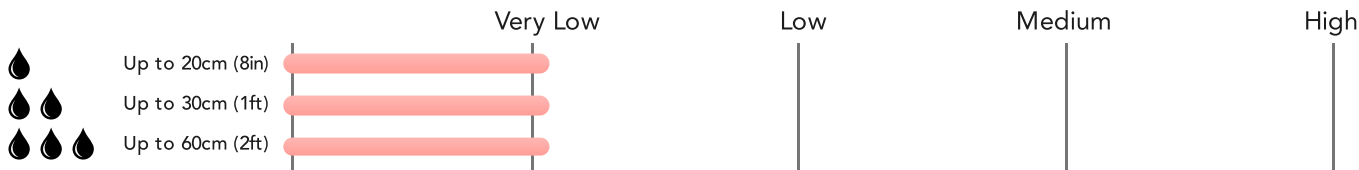


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

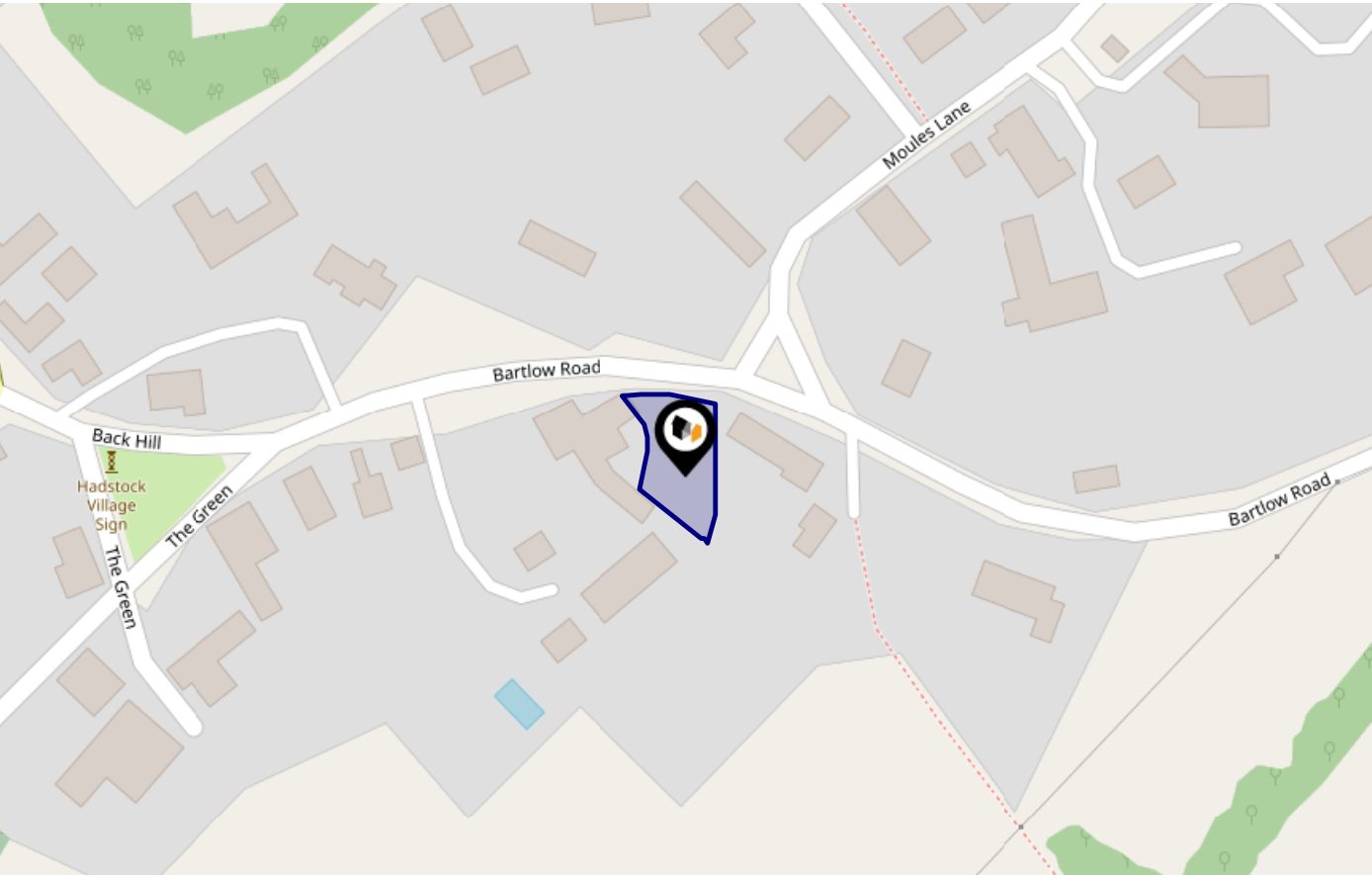


Flood Risk

Rivers & Seas - Climate Change



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

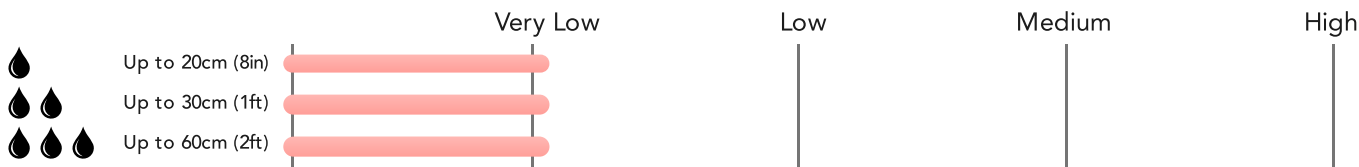


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

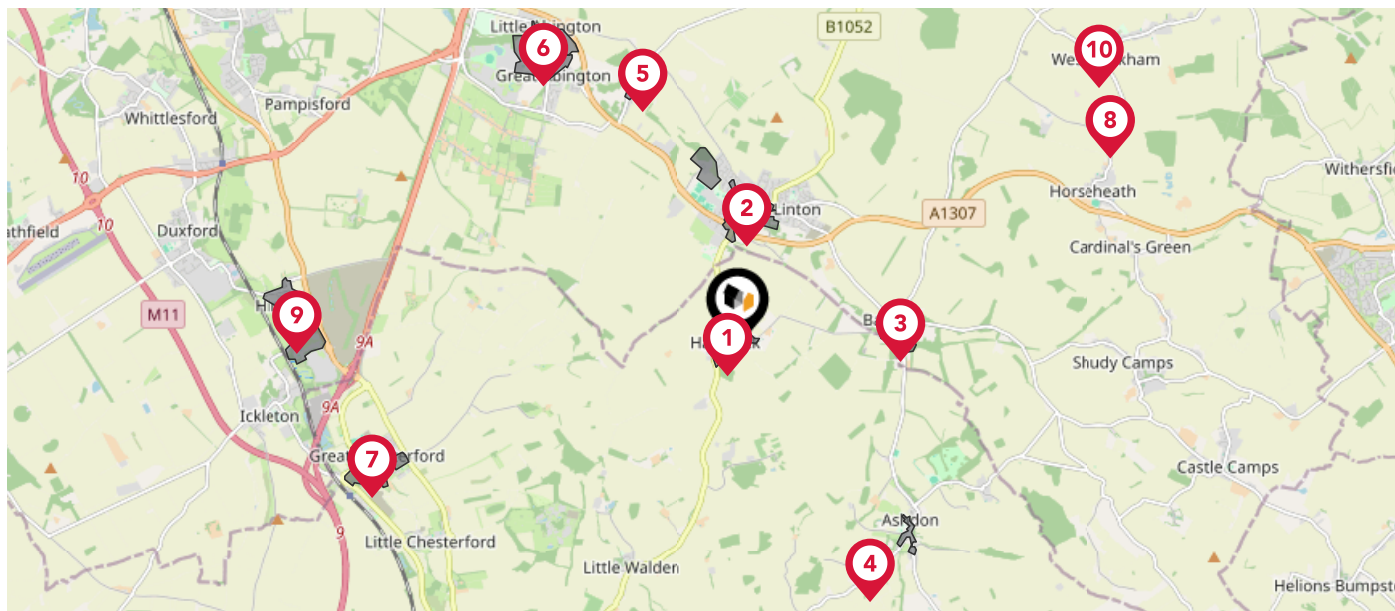


Maps

Conservation Areas



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



Nearby Conservation Areas



Hadstock



Linton



Bartlow



Ashdon



Hildersham



Great and Little Abington



Great Chesterford



Streetly End



Hinxton



West Wickham

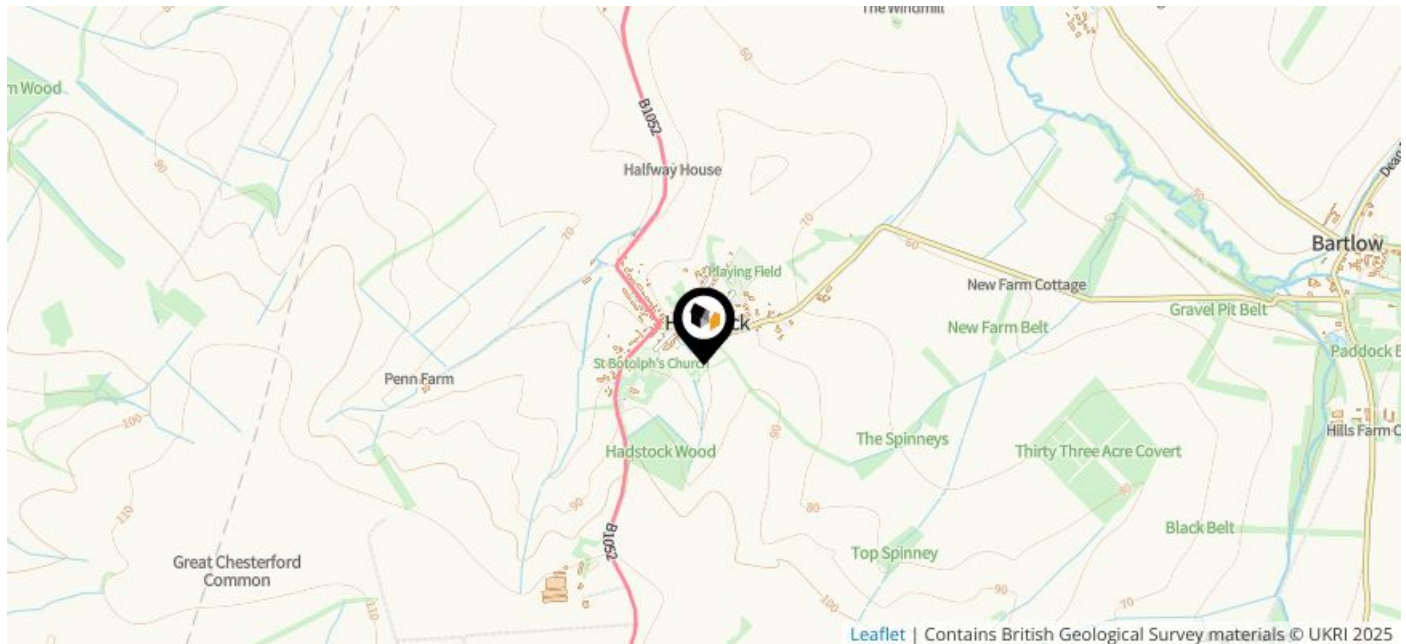
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Pen Farm-Hadstock	Historic Landfill 
	Hadstock Road-Ashdon	Historic Landfill 
	D Haird & Co Ltd - Old Chalk Pit-Great Chesterford, B 184, Essex	Historic Landfill 
	Cardinals Green West-Cardinals Green, South Cambridgeshire	Historic Landfill 
	Bordeaux Farm-London Road, Little Chesterford	Historic Landfill 
	Notley Chalk Pit West-Notley	Historic Landfill 
	Cardinals Green East-Cardinals Green, Horseheath, Cambridge	Historic Landfill 
	Home Farm-Babraham	Historic Landfill 
	Rectory Farm-Littlebury	Historic Landfill 
	Ciba Tip-Hinxton Road, Duxford, Cambridgeshire	Historic Landfill 

This map displays nearby coal mine entrances and their classifications.



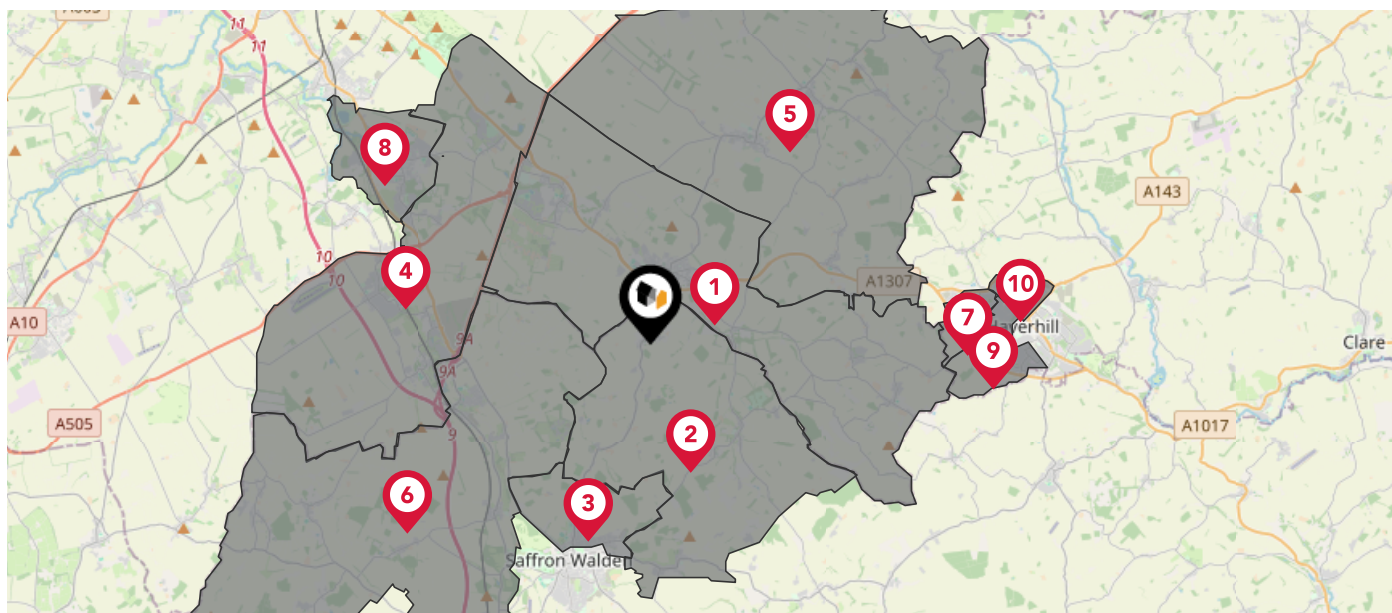
Mine Entry

- ✕ 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



Linton Ward



Ashdon Ward



Saffron Walden Castle Ward



Duxford Ward



Balsham Ward



Littlebury, Chesterford & Wenden Lofts Ward



Haverhill West Ward



Sawston Ward



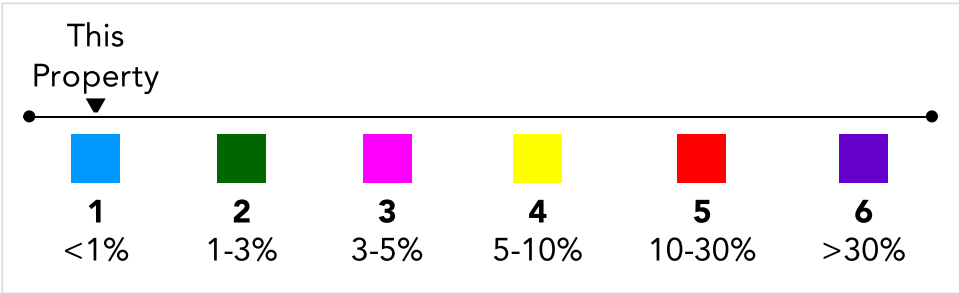
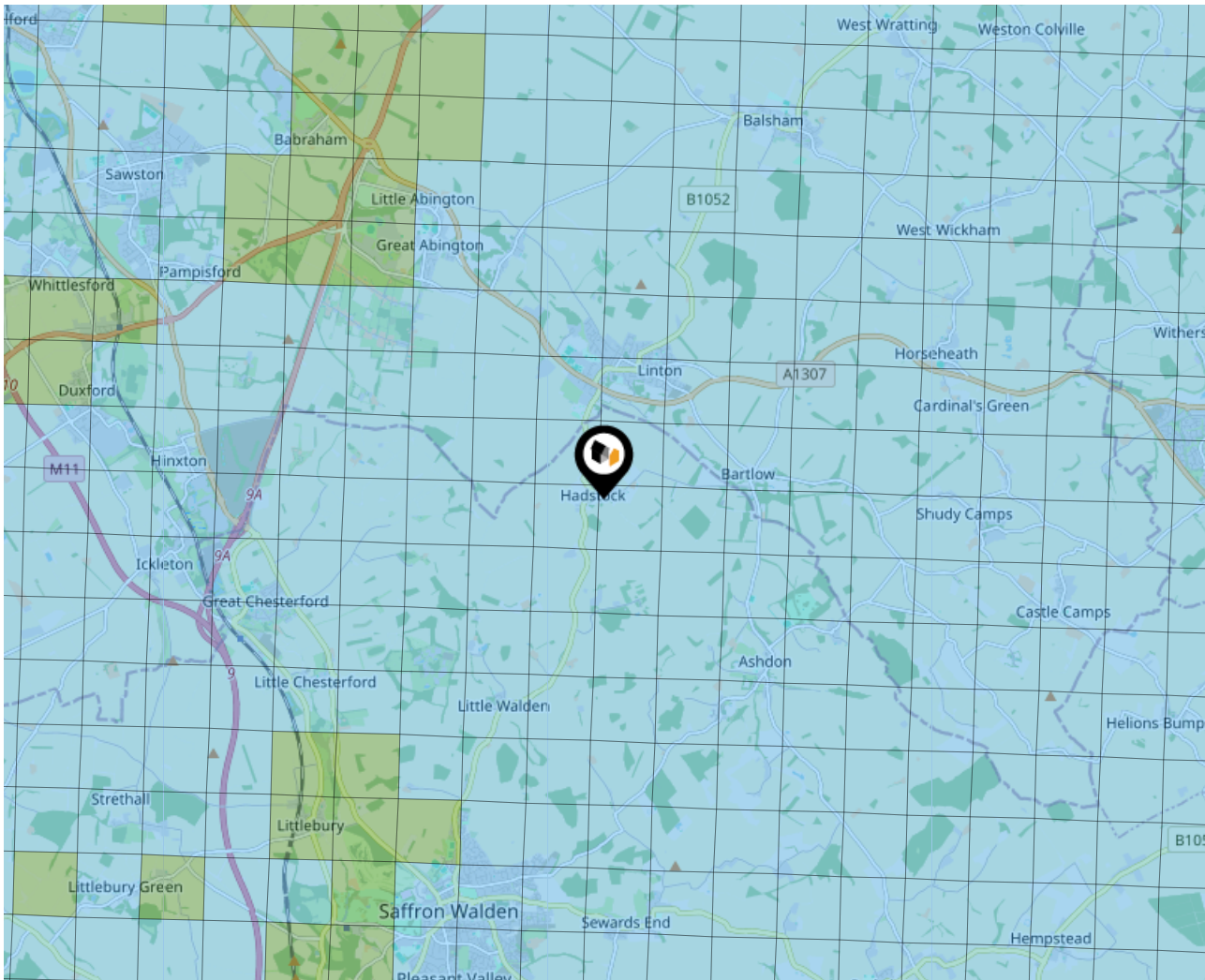
Haverhill South Ward



Haverhill North Ward

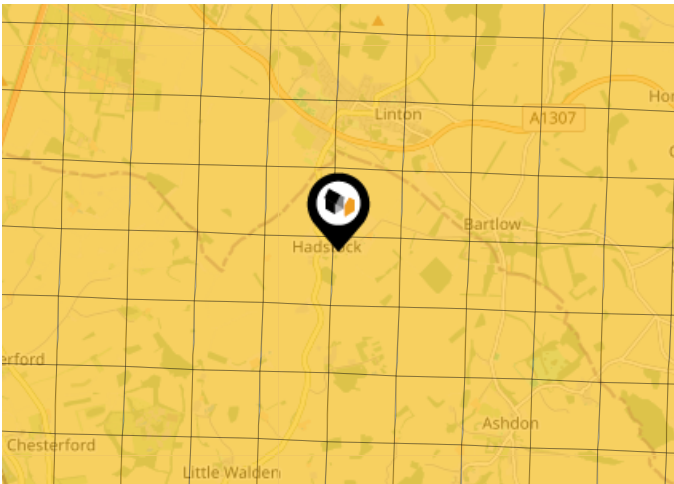
What is Radon?

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



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

Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC - ARENACEOUS		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	INTERMEDIATE-SHALLOW

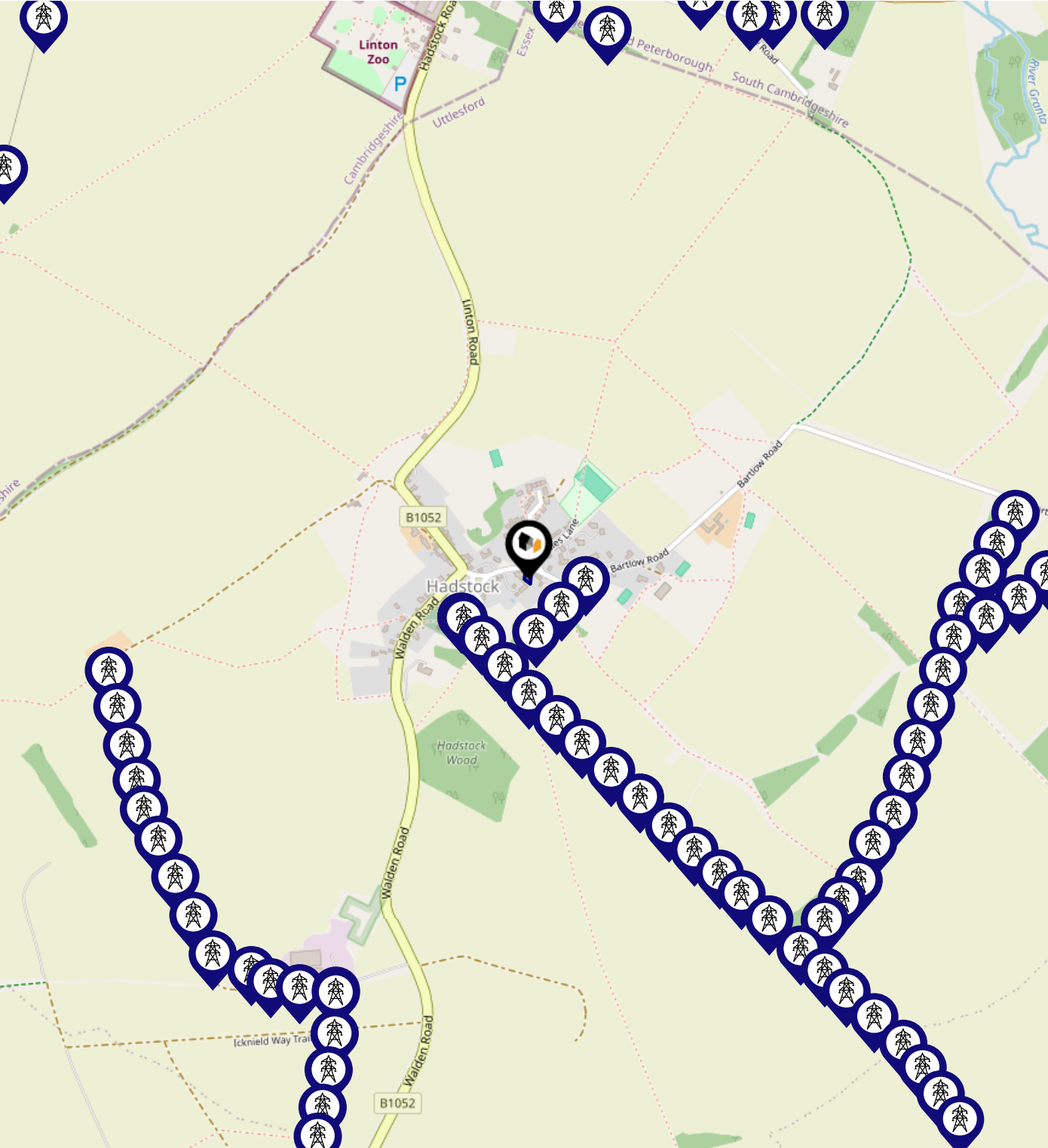


Primary Classifications (Most Common Clay Types)

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:

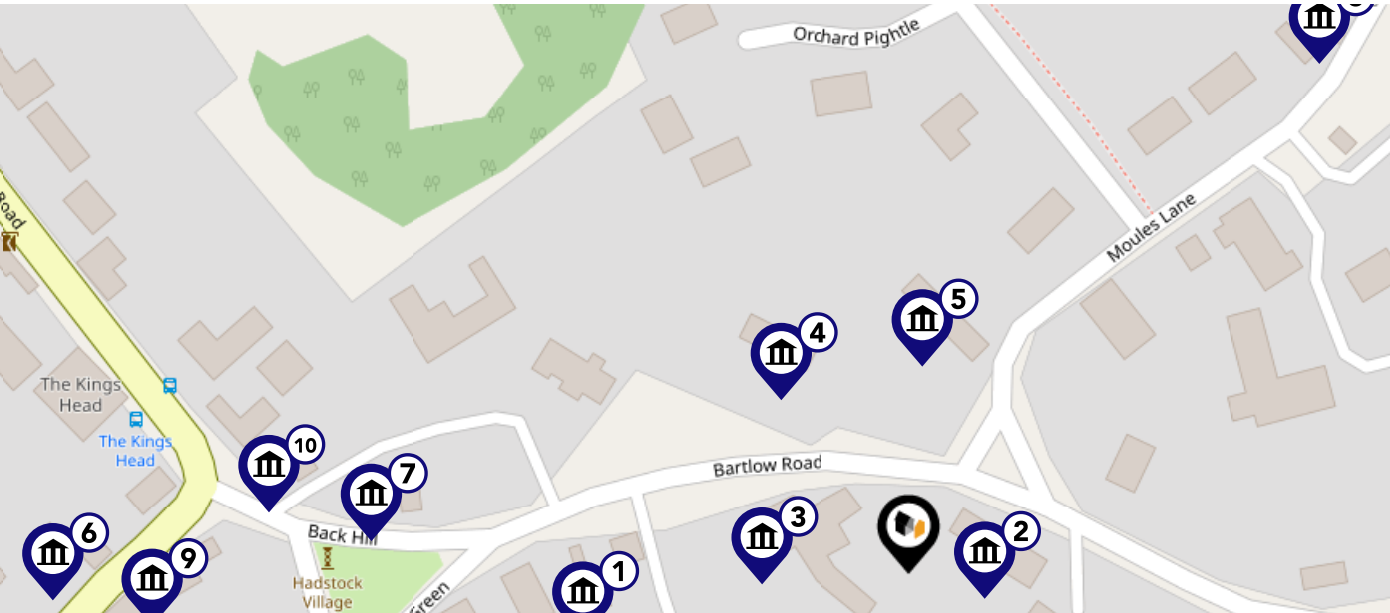
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

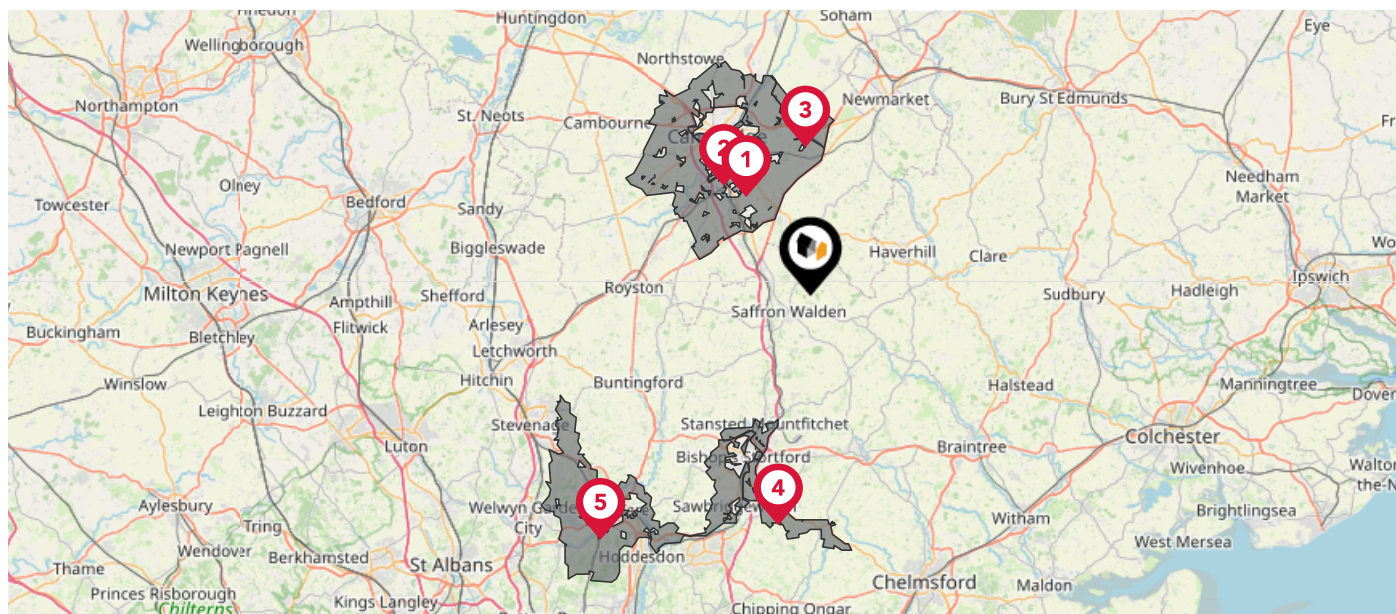


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1278626 - Garden Cottage	Grade II	0.0 miles
	1230380 - Hillcrest Cottages	Grade II	0.0 miles
	1230378 - White House	Grade II	0.0 miles
	1112249 - Hill Farm Cottages	Grade II	0.0 miles
	1278532 - Fairhill	Grade II	0.0 miles
	1278533 - Walnut Cottage	Grade II	0.1 miles
	1171891 - Roundhill Cottage	Grade II	0.1 miles
	1278531 - Briar Cottage	Grade II	0.1 miles
	1230658 - Barn Cottage	Grade II	0.1 miles
	1230383 - Goldacre	Grade II	0.1 miles

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



Nearby Green Belt Land



Cambridge Green Belt - Cambridge



Cambridge Green Belt - South Cambridgeshire



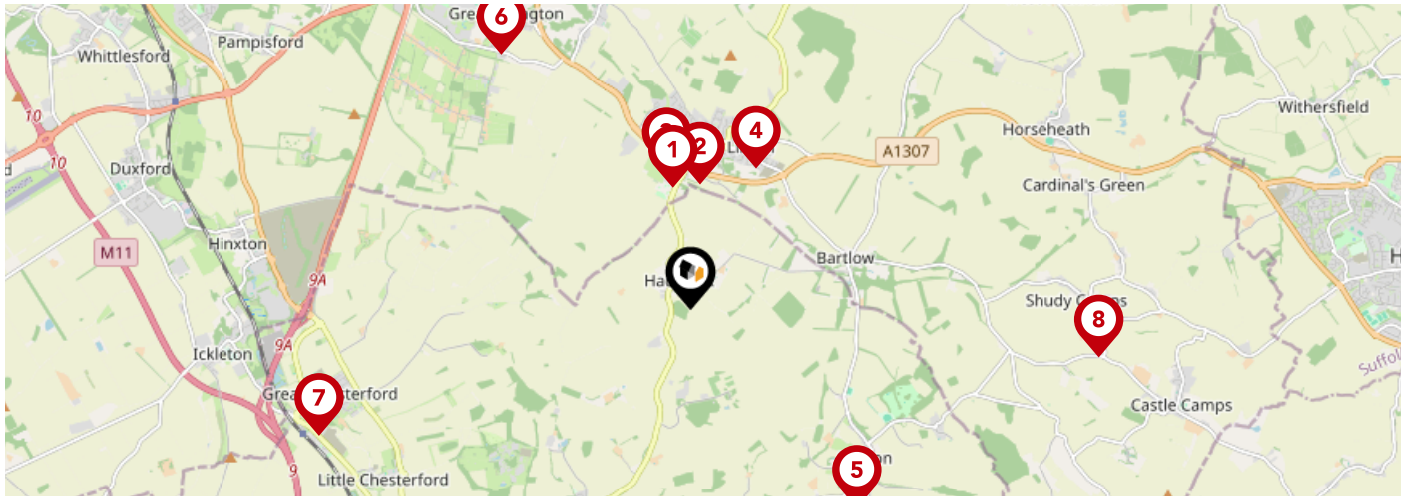
Cambridge Green Belt - East Cambridgeshire



London Green Belt - Uttlesford



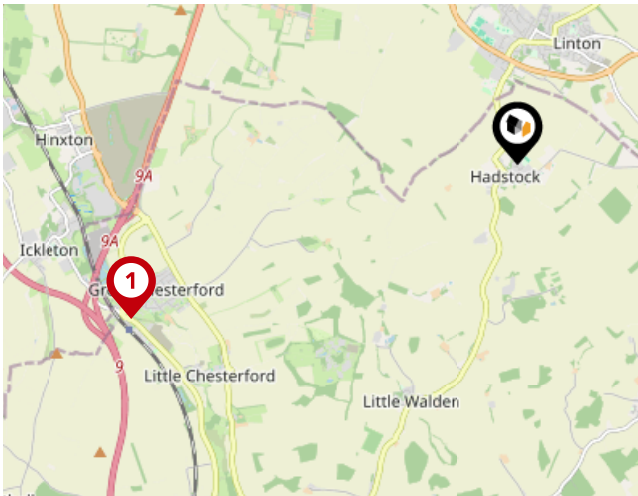
London Green Belt - East Hertfordshire



		Nursery	Primary	Secondary	College	Private
1	Granta School Ofsted Rating: Requires improvement Pupils: 175 Distance:1.12	☐	☐	☒	☐	☐
2	Linton CofE Infant School Ofsted Rating: Good Pupils: 149 Distance:1.14	☐	☒	☐	☐	☐
3	Linton Village College Ofsted Rating: Good Pupils: 833 Distance:1.3	☐	☐	☒	☐	☐
4	Linton Heights Junior School Ofsted Rating: Good Pupils: 249 Distance:1.42	☐	☒	☐	☐	☐
5	Ashdon Primary School Ofsted Rating: Good Pupils: 58 Distance:2.35	☐	☒	☐	☐	☐
6	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:2.89	☐	☒	☐	☐	☐
7	Great Chesterford Church of England Primary Academy Ofsted Rating: Good Pupils: 197 Distance:3.57	☐	☒	☐	☐	☐
8	Glebe House Ofsted Rating: Good Pupils:0 Distance:3.76	☐	☐	☒	☐	☐

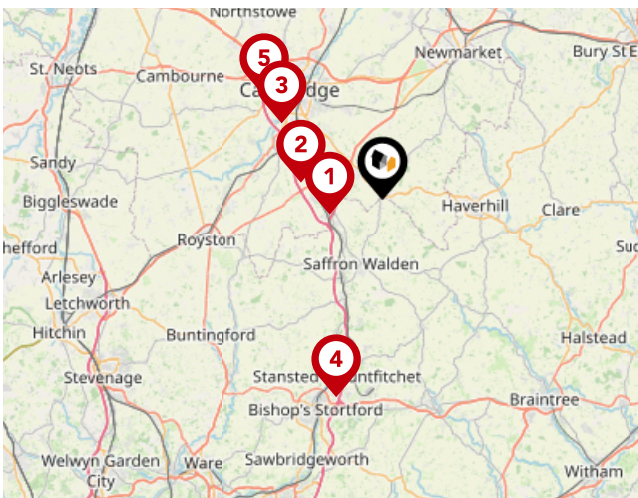


		Nursery	Primary	Secondary	College	Private
	Meadow Primary School Ofsted Rating: Good Pupils: 212 Distance:3.96	☐	☒	☐	☐	☐
	St Mary's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 218 Distance:4.03	☐	☒	☐	☐	☐
	Castle Camps Church of England (Controlled) Primary School Ofsted Rating: Good Pupils: 137 Distance:4.35	☐	☒	☐	☐	☐
	R A Butler Junior School Ofsted Rating: Outstanding Pupils: 384 Distance:4.36	☐	☒	☐	☐	☐
	R A Butler Infant School Ofsted Rating: Good Pupils: 269 Distance:4.36	☐	☒	☐	☐	☐
	St Thomas More Catholic Primary School, Saffron Walden Ofsted Rating: Good Pupils: 216 Distance:4.44	☐	☒	☐	☐	☐
	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:4.5	☐	☒	☐	☐	☐
	Saffron Walden County High School Ofsted Rating: Outstanding Pupils: 2126 Distance:4.77	☐	☐	☒	☐	☐



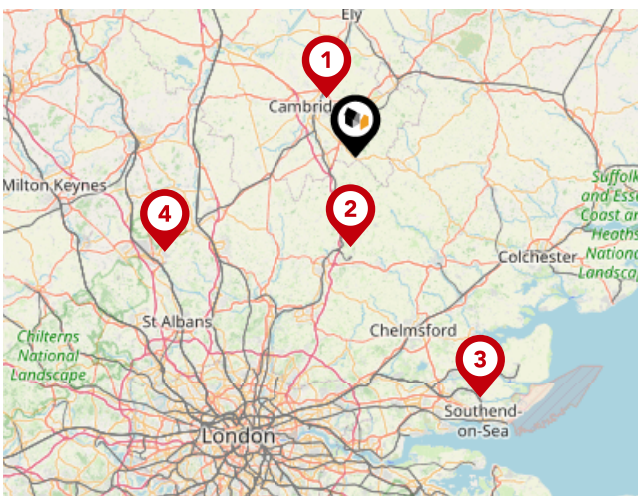
National Rail Stations

Pin	Name	Distance
1	Great Chesterford Rail Station	3.78 miles
2	Audley End Rail Station	6.01 miles
3	Whittlesford Parkway Rail Station	4.98 miles



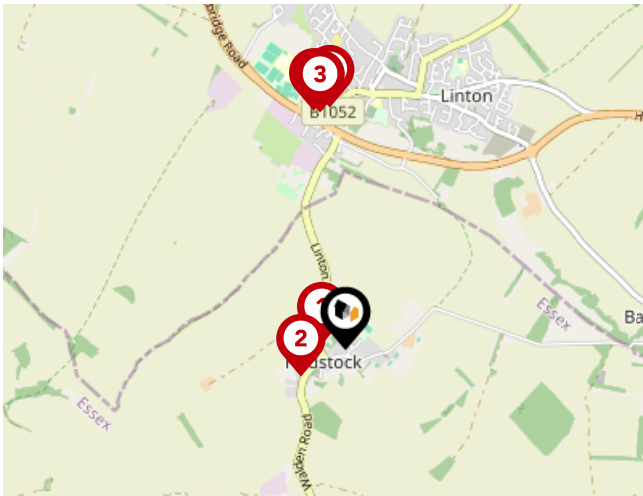
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	4 miles
2	M11 J10	6.01 miles
3	M11 J11	9.2 miles
4	M11 J8	14.86 miles
5	M11 J12	11.44 miles



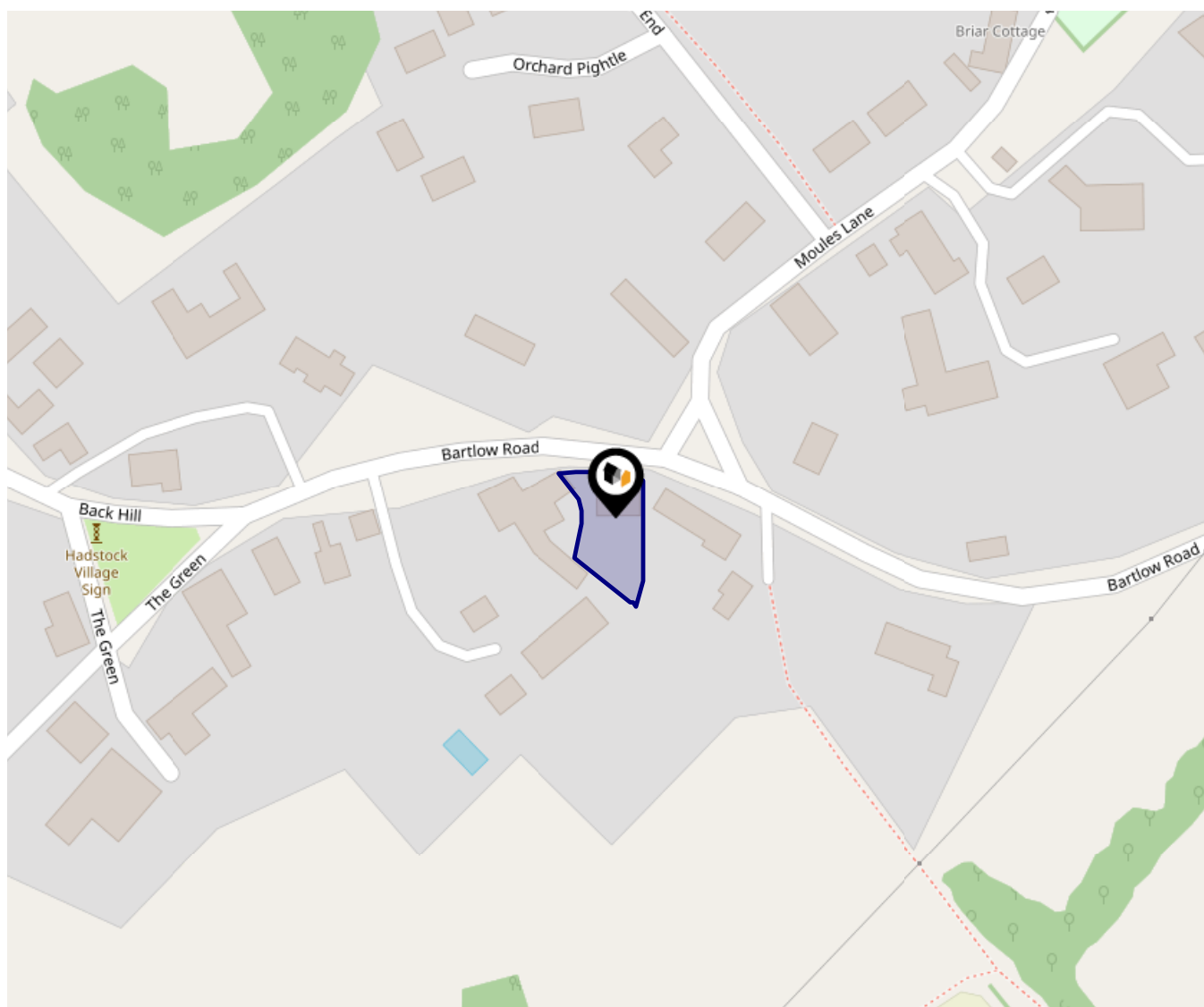
Airports/Helipads

Pin	Name	Distance
1	Cambridge	9.69 miles
2	Stansted Airport	13.14 miles
3	Southend-on-Sea	39.8 miles
4	Luton Airport	31.11 miles



Bus Stops/Stations

Pin	Name	Distance
1	The Kings Head	0.11 miles
2	The Library	0.24 miles
3	High Street	1.08 miles
4	The Crown PH	1.1 miles
5	High Street	1.09 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.



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Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk

