

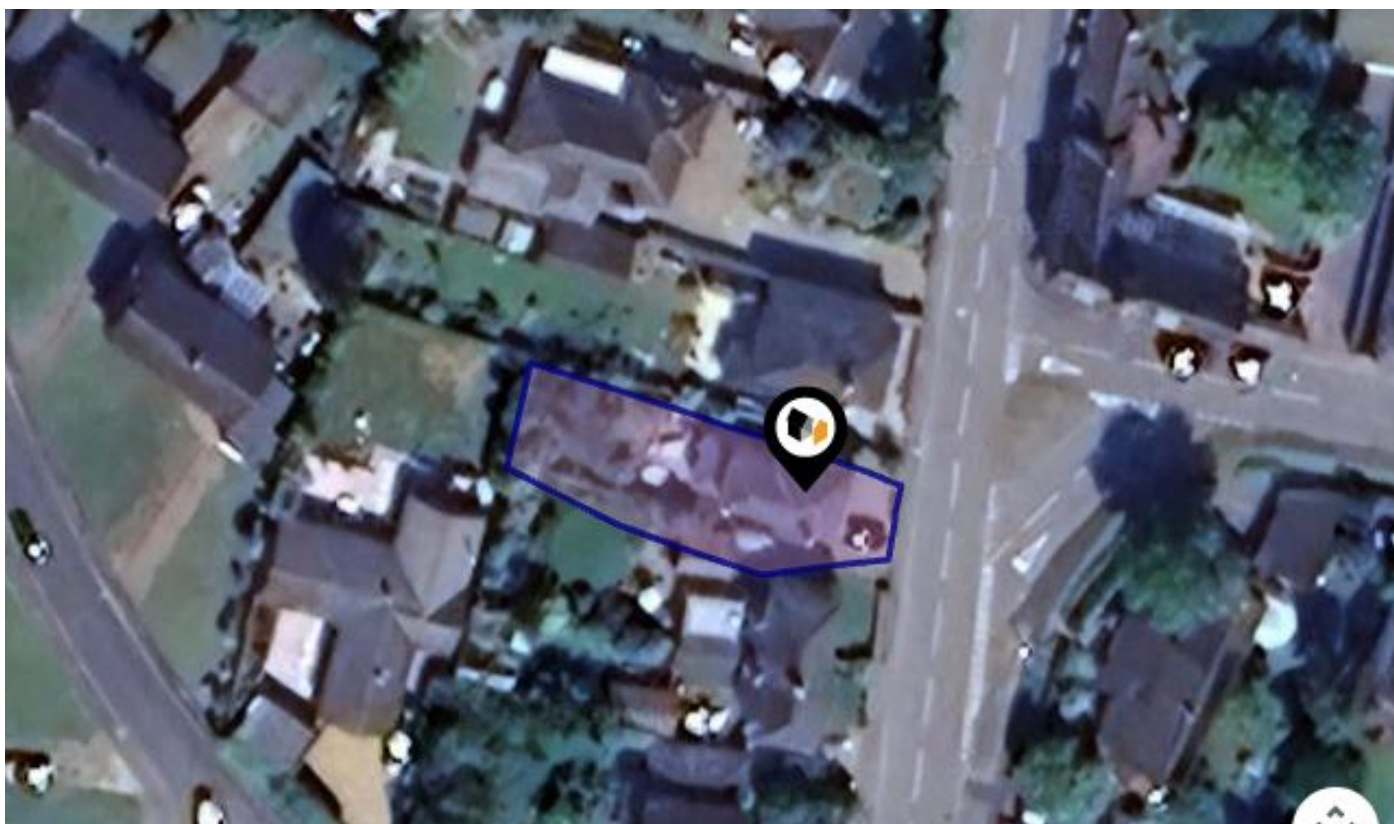


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MIR: Material Info

The Material Information Affecting this Property

Monday 29th September 2025



HIGH STREET, SWAFFHAM BULBECK, CAMBRIDGE, CB25

Cooke Curtis & Co

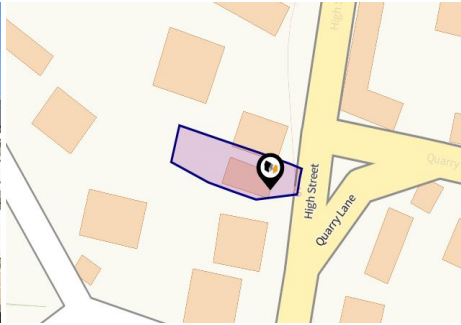
40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,119 ft ² / 104 m ²		
Plot Area:	0.08 acres		
Year Built :	1996-2002		
Council Tax :	Band E		
Annual Estimate:	£2,902		
Title Number:	CB269686		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	Swaffham Bulbeck	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	7	80	1000
• Surface Water	Very low	mb/s	mb/s	mb/s

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

Planning records for: *Land South Of 98 High Street Swaffham Bulbeck CB25 0LX*

Reference - 19/00803/TPO	
Decision:	Refused
Date:	06th June 2019
Description:	T1 - Sycamore - Fell

Reference - 19/00803/TPO	
Decision:	Refused
Date:	06th June 2019
Description:	T1 - Sycamore - Fell

Planning records for: *The Old Fire Station 108 - 110 High Street Swaffham Bulbeck Cambridge CB25 0LX*

Reference - 15/00713/DISA	
Decision:	Decided
Date:	06th November 2015
Description:	To discharge condition3 (Fenestration) on decision dated 21.10.15 for Alterations to the rear barn on the site of 108 & 110 High Street Swaffham Bullock to form residential accommodation only for use in conjunction with the house.

Reference - 15/00542/LBC	
Decision:	Permitted
Date:	29th April 2015
Description:	Replacement roof with replacement roof lights

Planning records for: *The Old Fire Station 108 - 110 High Street Swaffham Bulbeck Cambridge CB25 0LX*

Reference - 15/00542/LBC
Decision: Permitted
Date: 20th May 2015
Description: Replacement roof with replacement roof lights

Reference - 15/00705/LBC
Decision: Permitted
Date: 16th June 2015
Description: Internal alterations and extension to 108 and 110 High Street, Swaffham Bulbeck

Reference - 15/00712/FUL
Decision: Permitted
Date: 18th June 2015
Description: Alterations to the rear barn on the site of 108 & 110 High Street Swaffham Bullock to form residential accommodation only for use in conjunction with the house.

Reference - 14/01409/FUL
Decision: Permitted
Date: 24th December 2014
Description: Change of use of 110 and 108 High Street to a single residential dwelling with ancillary outbuilding

Planning records for: *The Old Fire Station 108 - 110 High Street Swaffham Bulbeck Cambridge CB25 0LX*

Reference - 16/00230/LBC
Decision: Returned
Date: 19th February 2016
Description: Installation of an oil tank within the curtalidge of the property APPLICATION NOT REQUIRED - CONFIRMED BY LB

Reference - 15/00713/DISA
Decision: Decided
Date: 06th November 2015
Description: To discharge condition3 (Fenestration) on decision dated 21.10.15 for Alterations to the rear barn on the site of 108 & 110 High Street Swaffham Bullock to form residential accommodation only for use in conjunction with the house.

Reference - 15/00712/DISA
Decision: Decided
Date: 06th November 2015
Description: To discharge condition 5 (Fenestration) on decision dated 21.10.15 for Alterations to the rear barn on the site of 108 & 110 High Street Swaffham Bullock to form residential accommodation only for use in conjunction with the house.

Reference - 18/00120/LBC
Decision: Permitted
Date: 25th January 2018
Description: The Removal of a modern wood and glass partition wall between the Dining room and Hall Passage way and the replacement and relocation of the alcove front door removing the porch from street view

Planning records for: *The Old Fire Station 108 - 110 High Street Swaffham Bulbeck Cambridge CB25 0LX*

Reference - 16/00230/LBC
Decision: Returned
Date: 25th November 2016
Description: Installation of an oil tank within the curtalidge of the property APPLICATION NOT REQUIRED - CONFIRMED BY LB

Reference - 15/00712/DISA
Decision: Decided
Date: 06th November 2015
Description: To discharge condition 5 (Fenestration) on decision dated 21.10.15 for Alterations to the rear barn on the site of 108 & 110 High Street Swaffham Bullock to form residential accommodation only for use in conjunction with the house.

Reference - 15/00713/LBC
Decision: Permitted
Date: 18th June 2015
Description: Alterations to the rear barn on the site of 108 & 110 High Street Swaffham Bullock to form residential accommodation only for use in conjunction with the house.

Reference - 16/00222/FUL
Decision: Permitted
Date: 25th November 2016
Description: Installation of an oil tank within the curtilage of the property (Retrospective)

Planning records for: *110 & 108 High Street Swaffham Bulbeck Cambridgeshire CB25 0LX*

Reference - 14/01409/FUL
Decision: Permitted
Date: 24th December 2014
Description: Change of use of 110 and 108 High Street to a single residential dwelling with ancillary outbuilding

Reference - 15/00705/DISA
Decision: Decided
Date: 15th November 2016
Description: To discharge condition 3 (replacement floors) of decision dated 08/06/2016 for the Internal alterations and extension to 108 and 110 High Street, Swaffham Bulbeck

Reference - 15/00713/LBC
Decision: Permitted
Date: 18th June 2015
Description: Alterations to the rear barn on the site of 108 & 110 High Street Swaffham Bullock to form residential accommodation only for use in conjunction with the house.

Reference - 15/00712/FUL
Decision: Permitted
Date: 18th June 2015
Description: Alterations to the rear barn on the site of 108 & 110 High Street Swaffham Bullock to form residential accommodation only for use in conjunction with the house.

Planning records for: ***The Old Fire Station 108 - 110 High Street Swaffham Bulbeck Cambridge CB25 0LX***

Reference - 16/00222/FUL	
Decision:	Permitted
Date:	19th February 2016
Description:	Installation of an oil tank within the curtilage of the property (Retrospective)

Reference - 15/00705/DISA	
Decision:	Decided
Date:	01st December 2016
Description:	To discharge condition 3 (replacement floors) of decision dated 08/06/2016 for the Internal alterations and extension to 108 and 110 High Street, Swaffham Bulbeck

Reference - 15/00705/LBC	
Decision:	Permitted
Date:	16th June 2015
Description:	Internal alterations and extension to 108 and 110 High Street, Swaffham Bulbeck

Planning records for: ***Swaffham Bulbeck Primary School 84 High Street Swaffham Bulbeck Cambridge CB25 0LX***

Reference - 13/00133/LBC	
Decision:	Permitted
Date:	27th February 2013
Description:	Extension to Lobby

Planning records for: **Swaffham Bulbeck Primary School 84 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 13/00232/FUL	
Decision:	Refused
Date:	17th April 2013
Description:	New retractable awning

Reference - 13/00232/FUL	
Decision:	Refused
Date:	26th March 2013
Description:	New retractable awning

Reference - 13/00133/LBC	
Decision:	Permitted
Date:	27th February 2013
Description:	Extension to Lobby

Reference - 14/01159/TRE	
Decision:	Decided
Date:	20th October 2014
Description:	T1 Sycamore: Reduce extended lower laterals by approx 30%. Remove deadwood and install cobra brace. T2 Sycamore: Remove major deadwood and crown raise over highway (to give approx up to 3.5m ground clearance). T3 Ash: Reduce lower laterals over play ground. Remove deadwood and crown lift over road, path by upto 3.5m and prune to clear telephone wires overheads.

Planning records for: **Swaffham Bulbeck Primary School 84 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 14/01159/TRE	
Decision:	Decided
Date:	21st October 2014
Description:	T1 Sycamore: Reduce extended lower laterals by approx 30%. Remove deadwood and install cobra brace. T2 Sycamore: Remove major deadwood and crown raise over highway (to give approx up to 3.5m ground clearance). T3 Ash: Reduce lower laterals over play ground. Remove deadwood and crown lift over road, path by upto 3.5m and prune to clear telephone wires overheads.

Planning records for: **Burlings Cottage 48 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 22/01151/TRE	
Decision:	Decided
Date:	03rd October 2022
Description:	T1 Oak - Reduce crown all round by 1m back to suitable growth points. (Continuing to maintain this tree at a reasonable size for its proximity to the house.)

Reference - 22/00151/LBC	
Decision:	Permitted
Date:	22nd February 2022
Description:	Proposed replacement windows

Reference - 15/01540/LBC	
Decision:	Permitted
Date:	14th December 2015
Description:	Proposed alterations to internal partition

Planning records for: ***Burlings Cottage 48 High Street Swaffham Bulbeck Cambridge CB25 0LX***

Reference - 18/01276/TRE
Decision: Decided
Date: 14th September 2018
Description: T1 Oak - reduce crown by about 1m all round by reducing longer shoots back into canopy, remove epicormic shoots on lower stem T2 Greengage - fell T 3 Greengage - fell
Reference - 15/01487/LBC
Decision: Permitted
Date: 02nd December 2015
Description: Alterations to former stables to form guest room and study
Reference - 15/01540/LBC
Decision: Permitted
Date: 14th December 2015
Description: Proposed alterations to internal partition
Reference - 18/01276/TRE
Decision: Decided
Date: 14th September 2018
Description: T1 Oak - reduce crown by about 1m all round by reducing longer shoots back into canopy, remove epicormic shoots on lower stem T2 Greengage - fell T 3 Greengage - fell

Planning records for: ***Burlings Cottage 48 High Street Swaffham Bulbeck Cambridgeshire CB25 0LX***

Reference - 15/01487/LBC	
Decision:	Permitted
Date:	02nd December 2015
Description:	Alterations to former stables to form guest room and study

Planning records for: ***68 High Street Swaffham Bulbeck Cambridge CB25 0LX***

Reference - 21/01390/TRE	
Decision:	Decided
Date:	27th October 2021
Description:	T1 Hazel - Fell due to possible damage to overhead cables T2 Cherry - Fell as poor specimen due to proximity to T1 and under cables T3 Pear - Fell due to proximity to fence T4 Pear - Prune as ongoing maintenance of a fruiting tree T5 Apple - Prune as ongoing maintenance of a fruiting tree T6 Apple - Prune as ongoing maintenance of a fruiting tree T1 and T2 to be replaced with a suitable species away from the overhead cables With ongoing consent for trees T4, T5 and T6 on a cyclable basis

Reference - 17/01906/TRE	
Decision:	Decided
Date:	25th October 2017
Description:	Pear (T1) : Prune as ongoing maintenance as fruiting tree Hazel (T2) : Fell Cherry (T3) : Fell Plum (T4) : Fell Apple (T5) : Fell Judus Tree (T6) : Fell Spruce (T7) : Fell Apple (T8) : Prune as ongoing maintenance of fruiting tree Holly (T9) : Fell Hedging (T10) : prune back to height of 2 metres Leylandii (T11) : Fell Leylandii (T12) : Fell Bay (T13) : Prune back to height of 2 metres Spruce (T14) : Fell Hedge, Beech (T15) : Fell Lilac (T16) : Reduce existing stems from 6 to 3 Pear (T17) : Fell Holly (T18) : Fell Apple (T20) : Prune as ongoing maintenance of fruiting tree Leylandii (T21) : Fell Judus (T22) : Fell Plum (T23) : Prune as ongoing maintenance of fruiting tree

Reference - 15/01438/TRE	
Decision:	Decided
Date:	09th November 2015
Description:	T1 Hazel - Fell

Planning records for: **68 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 18/00461/FUL	
Decision:	Permitted
Date:	10th April 2018
Description:	Alterations and extension to an existing building

Reference - 15/01438/TRE	
Decision:	Decided
Date:	09th November 2015
Description:	T1 Hazel - Fell

Reference - 17/01906/TRE	
Decision:	Decided
Date:	25th October 2017
Description:	Pear (T1) : Prune as ongoing maintenance as fruiting tree Hazel (T2) : Fell Cherry (T3) Fell Plum (T4) : Fell Apple (T5) : Fell Judus Tree (T6) : Fell Spruce (T7) : Fell Apple (T8) : Prune as ongoing maintenance of fruiting tree Holly (T9) : Fell Hedging (T10) : prune back to height of 2 metres Leylandii (T11) : Fell Leylandii (T12) : Fell Bay (T13) : Prune back to height of 2 metres Spruce (T14) : Fell Hedge, Beech (T15) : Fell Lilac (T16) : Reduce existing stems from 6 TO 3 Pear (T17) : Fell Holly (T18) : Fell Apple (T20) Prune as ongoing maintenance of fruiting tree Leylandii (T21) : Fell Judus (T22) : Fell Plum (T23) : Prune as ongoing maintenance of fruiting tree

Planning records for: **70 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 11/00373/TRE	
Decision:	Decided
Date:	18th April 2011
Description:	Fell Thuja in front garden

Planning records for: **70 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 17/01386/FUL	
Decision:	Permitted
Date:	01st August 2017
Description:	Proposed single storey to side / rear of existing detached dwelling with internal alterations.

Reference - 24/01232/TRE	
Decision:	Decided
Date:	26th November 2024
Description:	T1 &2 - X2 Conifers at bottom of back garden. These trees offer little in the way of amenity and are causing friction with neighbourly relations. Request removal to ground level. To be replaced with a native broad-leaved species.

Reference - 17/01952/TRE	
Decision:	Decided
Date:	06th November 2017
Description:	T1 & T2 CYPRESS TREES - Fell to ground level

Reference - 23/00538/FUL	
Decision:	Permitted
Date:	04th May 2023
Description:	Renovation and alterations to outbuilding

Planning records for: **70 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 11/00373/TRE	
Decision:	Decided
Date:	18th April 2011
Description:	Fell Thuja in front garden

Planning records for: **73 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 19/00648/TRE	
Decision:	Decided
Date:	02nd May 2019
Description:	T1 Cotoneaster - Raise crown over path to 2.0 metres T2 Larch - Reduce height by 3.0 to 3.5metres T3 Yew - Trim all around, leaving shaped and balanced T4 Holly - reduce to 2.0 metres

Reference - 19/00648/TRE	
Decision:	Decided
Date:	02nd May 2019
Description:	T1 Cotoneaster - Raise crown over path to 2.0 metres T2 Larch - Reduce height by 3.0 to 3.5metres T3 Yew - Trim all around, leaving shaped and balanced T4 Holly - reduce to 2.0 metres

Reference - 15/00366/TRE	
Decision:	Decided
Date:	26th March 2015
Description:	T1 Robina - Prune to clear building by 1.5m and chimney by 1.5m T2 Mulbury - Prune to clear building by 1m T3 Larch - Reduce height by 2m, crown balance and 10% thinning T4 Yew - Crown reduction by 1m.

Planning records for: **73 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 23/00974/TRE
Decision: Decided
Date: 01st September 2023
Description: T1 Cotoneaster - Reduce height by approximately 1m. Reduce spread on all sides by approximately 1.5m and shape round T2 Yew - Re-trim all round to shape
Reference - 17/01758/TRE
Decision: Decided
Date: 28th September 2017
Description: T1 Robinia- Reduce crown by 50% equating to height reduction of 4.0m and shorten laterals 2.5-3m to balance to alleviate weight on weak fork T2 Crab Apple -Fell to ground level
Reference - 19/01567/TRE
Decision: Decided
Date: 06th November 2019
Description: T1 Mulberry - Fell
Reference - 19/01567/TRE
Decision: Decided
Date: 06th November 2019
Description: T1 Mulberry - Fell

Planning records for: **73 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 15/00366/TRE	
Decision:	Decided
Date:	26th March 2015
Description:	T1 Robina - Prune to clear building by 1.5m and chimney by 1.5m T2 Mulbury - Prune to clear building by 1m T3 Larch - Reduce height by 2m, crown balance and 10% thinning T4 Yew - Crown reduction by 1m.

Reference - 17/01758/TRE	
Decision:	Decided
Date:	28th September 2017
Description:	T1 Robinia- Reduce crown by 50% equating to height reduction of 4.0m and shorten laterals 2.5-3m to balance to alleviate weight on weak fork T2 Crab Apple -Fell to ground level

Planning records for: **Bay Tree Cottage 74 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 19/00635/FUL	
Decision:	Permitted
Date:	30th April 2019
Description:	Construction of a single-storey rear extension. The works will facilitate the provision of an entrance-storey wc and basin, together with level-access shower

Reference - 19/00114/CLP	
Decision:	Refused
Date:	21st January 2019
Description:	Construction of 7.5m2, single storey extension

Planning records for: **Bay Tree Cottage 74 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 19/00114/CLP	
Decision:	Refused
Date:	21st January 2019
Description:	Construction of 7.5m2, single storey extension

Reference - 19/00635/FUL	
Decision:	Permitted
Date:	30th April 2019
Description:	Construction of a single-storey rear extension. The works will facilitate the provision of an entrance-storey wc and basin, together with level-access shower

Planning records for: **Mayflower Cottage 77 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 08/00210/DISA	
Decision:	Decided
Date:	21st October 2008
Description:	To formally discharge condition 2 (Materials) of Decision Notice 08/00210/Ful dated 30.04.2008 for the construction of two storey extension (demolish existing garage).

Reference - 08/00210/FUL	
Decision:	Permitted
Date:	25th February 2008
Description:	Two storey extension (demolish existing garage).

Planning records for: *77 High Street Swaffham Bulbeck Cambridge CB25 0LX*

Reference - 13/00356/FUL	
Decision:	Permitted
Date:	01st May 2013
Description:	New car port

Reference - 08/00210/DISA	
Decision:	Decided
Date:	14th October 2008
Description:	To formally discharge condition 2 (Materials) of Decision Notice 08/00210/Ful dated 30.04.2008 for the construction of two storey extension (demolish existing garage).

Reference - 08/00210/FUL	
Decision:	Permitted
Date:	10th March 2008
Description:	Two storey extension (demolish existing garage).

Reference - 13/00356/FUL	
Decision:	Permitted
Date:	18th September 2013
Description:	New car port

Planning records for: **78 High Street Swaffham Bulbeck Cambridgeshire CB25 0LX**

Reference - 23/00635/TRE	
Decision:	Decided
Date:	05th June 2023
Description:	T1 Cherry Laurel Hedge - Remove, as it dominates the front garden out growing the available space. It is also growing against the purple plum next to it and inhibiting its growth. T2 - Purple Plum - Request a 1.5m Reduction to growth points and a 15% Crown thin. This tree has not been managed for many years. It is now touching the roof. T3 - Purple Plum - Request a 1m Crown reduction to growth points and removal of dead wood. This tree has good amenity value but has not been managed in many years.

Reference - 23/00306/FUL	
Decision:	Permitted
Date:	09th March 2023
Description:	Garage conversion, roof lantern, widening of driveway and dropped kerb

Reference - 23/00638/TRE	
Decision:	Decided
Date:	05th June 2023
Description:	T1 Silver Birch - Fell as mostly dead

Planning records for: **Ivy Green 79 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 12/00070/CLP	
Decision:	Refused
Date:	23rd January 2012
Description:	3 No. new ancillary accommodation buildings to rear of existing house

Planning records for: *Land To Rear Of 79 High Street Swaffham Bulbeck Cambridge CB25 0LX*

Reference - 10/00815/OUT	
Decision:	Refused
Date:	27th September 2010
Description:	Construction of a single one and half storey house with associated garaging/storage

Reference - 10/00336/OUT	
Decision:	Withdrawn
Date:	05th May 2010
Description:	Construction of 1No. two storey house with garage

Reference - 10/00815/OUT	
Decision:	Refused
Date:	10th September 2010
Description:	Construction of a single one and half storey house with associated garaging/storage

Reference - 07/00194/FUL	
Decision:	Permitted
Date:	21st February 2007
Description:	Two storey & single storey rear extension.

Planning records for: *Ivy Green 79 High Street Swaffham Bulbeck Cambridge CB25 0LX*

Reference - 12/00070/CLP	
Decision:	Refused
Date:	23rd January 2012
Description:	3 No. new ancillary accommodation buildings to rear of existing house

Reference - 17/01935/FUL	
Decision:	Permitted
Date:	01st November 2017
Description:	New dwelling and associated works

Reference - 10/00336/OUT	
Decision:	Withdrawn
Date:	18th May 2010
Description:	Construction of 1No. two storey house with garage

Reference - 17/01935/DISA	
Decision:	Decided
Date:	13th February 2019
Description:	To discharge Condition 4 (surface water) dated 8th February 2018 for (New dwelling and associated works)

Planning records for: **79 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 07/00194/FUL	
Decision:	Permitted
Date:	21st February 2007
Description:	Two storey & single storey rear extension.

Reference - 17/01935/DISA	
Decision:	Decided
Date:	13th February 2019
Description:	To discharge Condition 4 (surface water) dated 8th February 2018 for (New dwelling and associated works)

Reference - 17/01935/FUL	
Decision:	Permitted
Date:	21st November 2017
Description:	New dwelling and associated works

Planning records for: **85 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 22/00480/FUL	
Decision:	Permitted
Date:	20th April 2022
Description:	Change of use from garden room over existing garage, to ancillary accommodation for 24hr Care Staff, within the grounds of a listed building

Planning records for: **85 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 18/00190/LBC
Decision: Permitted
Date: 12th February 2018
Description: Demolition of existing lean-to and erection of two storey extension
Reference - 18/00190/DISA
Decision: Decided
Date: 22nd October 2019
Description: To discharge condition 3 (details of the ground floor load bearing glazed screen window, balanced flue outlet, drip mould, doors, rooflights and 1st floor window, brick plinth, external render rain screen, external render on masonry and pantiles on Decision notice dated 11.5.2018 for Demolition of existing lean-to and erection of two storey extension)
Reference - 19/00028/TRE
Decision: Decided
Date: 04th April 2019
Description: T1 + T2 Apple Trees - Fell
Reference - 18/00189/DISA
Decision: Decided
Date: 22nd October 2019
Description: To discharge condition 3 (Details of the ground floor load bearing glazed screen window, balanced flue outlet, drip mould, doors, rooflights and 1st floor window, brick plinth, external render rain screen, external render on masonry and pantiles) on Decision dated 11.5.2018 for Demolition of existing lean-to and erection of two storey extension

Planning records for: **85 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 19/00028/TRE
Decision: Decided
Date: 04th April 2019
Description: T1 + T2 Apple Trees - Fell
Reference - 07/00094/FUL
Decision: Permitted
Date: 29th January 2007
Description: Glazed rear porch.
Reference - 18/00190/DISA
Decision: Decided
Date: 22nd October 2019
Description: To discharge condition 3 (details of the ground floor load bearing glazed screen window, balanced flue outlet, drip mould, doors, rooflights and 1st floor window, brick plinth, external render rain screen, external render on masonry and pantiles on Decision notice dated 11.5.2018 for Demolition of existing lean-to and erection of two storey extension)
Reference - 07/00096/LBC
Decision: Permitted
Date: 29th January 2007
Description: Glazed rear porch

Planning records for: **85 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 18/00189/FUL	
Decision:	Permitted
Date:	22nd February 2018
Description:	Demolition of existing lean-to and erection of two storey extension

Reference - 18/00189/DISA	
Decision:	Decided
Date:	22nd October 2019
Description:	To discharge condition 3 (Details of the ground floor load bearing glazed screen window, balanced flue outlet, drip mould, doors, rooflights and 1st floor window, brick plinth, external render rain screen, external render on masonry and pantiles) on Decision dated 11.5.2018 for Demolition of existing lean-to and erection of two storey extension

Reference - 21/00792/DISA	
Decision:	Permitted
Date:	20th April 2022
Description:	To discharge condition numbers 4 (Soft Landscaping), 5 (Hard landscaping) and 7 (Biodiversity) of Decision dated 11.8.2021 for redesign of one dwelling on Plot 1 at Dimmocks Cote

Reference - 18/00189/FUL	
Decision:	Permitted
Date:	12th February 2018
Description:	Demolition of existing lean-to and erection of two storey extension

Planning records for: **85 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 07/00096/LBC	
Decision:	Permitted
Date:	29th January 2007
Description:	Glazed rear porch

Reference - 18/00190/LBC	
Decision:	Permitted
Date:	22nd February 2018
Description:	Demolition of existing lean-to and erection of two storey extension

Planning records for: **89 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 18/01049/TRE	
Decision:	Decided
Date:	27th July 2018
Description:	T1 HOLLY - reduce height by 25-30%, reduce sides by about 1m T2 MOUNTAIN ASH - Fell

Reference - 18/01049/TRE	
Decision:	Decided
Date:	27th July 2018
Description:	T1 HOLLY - reduce height by 25-30%, reduce sides by about 1m T2 MOUNTAIN ASH - Fell

Planning records for: **89 High Street Swaffham Bulbeck Cambridgeshire CB25 0LX**

Reference - 22/01277/LBC	
Decision:	Permitted
Date:	01st November 2022
Description:	Roof and wall repairs to outbuilding

Reference - 24/01309/TRE	
Decision:	Decided
Date:	17th December 2024
Description:	T1 Holly - Reduce height by 1.5m, reduce spread on all sides by 1m

Planning records for: **91 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 12/00223/FUL	
Decision:	Permitted
Date:	22nd March 2012
Description:	Rear extension

Reference - 12/00223/DISA	
Decision:	Decided
Date:	21st August 2012
Description:	To discharge condition 4 (details of windows and external doors) for decision dated 16.05.2012 for rear extension

Planning records for: **91 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 12/00223/FUL	
Decision:	Permitted
Date:	12th March 2012
Description:	Rear extension

Reference - 15/00051/FUL	
Decision:	Permitted
Date:	21st January 2015
Description:	Installation of a timber garden room

Reference - 13/00619/TRE	
Decision:	Decided
Date:	10th July 2013
Description:	T1 Ornamental tree unknown species - Fell, T2 Prunus - Fell, T3 Holly - Crown reduce to re-shape, T4 Prunus - Fell, T5 Whitebeam - Fell, T6 Hornbeam - Pollard, T8 Bay Laurel - Fell, T9 Pear - Crown reduce to re-shape, T10 Pear - Crown reduce to re-shape.

Reference - 15/00051/FUL	
Decision:	Permitted
Date:	04th February 2015
Description:	Installation of a timber garden room

Planning records for: **91 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 13/00619/TRE	
Decision:	Decided
Date:	10th July 2013
Description:	T1 Ornamental tree unknown species - Fell, T2 Prunus - Fell, T3 Holly - Crown reduce to re-shape, T4 Prunus - Fell, T5 Whitebeam - Fell, T6 Hornbeam - Pollard, T8 Bay Laurel - Fell, T9 Pear - Crown reduce to re-shape, T10 Pear - Crown reduce to re-shape.

Reference - 12/00223/DISA	
Decision:	Decided
Date:	21st August 2012
Description:	To discharge condition 4 (details of windows and external doors) for decision dated 16.05.2012 for rear extension

Reference - 21/01300/TRE	
Decision:	Decided
Date:	02nd September 2021
Description:	T1 Bay - Fell T2 Hornbeam - Reduce spread on all sides by 1m, reduce height by 1.5m T3 Yew adjacent to shed - Fell

Planning records for: **Providence Place 93 High Street Swaffham Bulbeck CB25 0LX**

Reference - 20/01286/TRE	
Decision:	Decided
Date:	01st October 2020
Description:	T1 Eucalyptus - fell

Planning records for: ***Providence Place 93 High Street Swaffham Bulbeck CB25 0LX***

Reference - 20/01286/TRE	
Decision:	Decided
Date:	01st October 2020
Description:	T1 Eucalyptus - fell

Planning records for: ***97 High Street Swaffham Bulbeck Cambridge CB25 0LX***

Reference - 18/00438/TRE	
Decision:	Decided
Date:	24th September 2018
Description:	T7 PRUNUS TREE - Fell

Reference - 18/00438/TRE	
Decision:	Decided
Date:	24th September 2018
Description:	T7 PRUNUS TREE - Fell

Reference - 12/00870/TRE	
Decision:	Decided
Date:	01st October 2012
Description:	T1 - T6 Silver Birch - Crown reduce by 30%, T7 Prunus - Crown reduce by 30%, T8 Silver Birch - Fell

Planning records for: *97 High Street Swaffham Bulbeck Cambridge CB25 0LX*

Reference - 12/00870/TRE	
Decision:	Decided
Date:	01st October 2012
Description:	T1 - T6 Silver Birch - Crown reduce by 30%, T7 Prunus - Crown reduce by 30%, T8 Silver Birch - Fell

Planning records for: *The Old Rectory 98 High Street Swaffham Bulbeck Cambridge CB25 0LX*

Reference - 12/01106/NMAA	
Decision:	Decided
Date:	10th October 2014
Description:	Non material amendment to previously approved alterations and refurbishment of courtyard outbuildings plus provision of new Kitchen to main house including removal of some walls and alteration to existing window.

Reference - 16/01280/TRE	
Decision:	Decided
Date:	19th September 2016
Description:	T1 Horse Chestnut : Fell diseased tree T2 Yew : Pruning to balance crown T3 Sycamore : Fell self set tree

Reference - 20/00031/LBC	
Decision:	Permitted
Date:	16th January 2020
Description:	Enlargement of existing blocked opening between the kitchen and dining room

Planning records for: *The Old Rectory 98 High Street Swaffham Bulbeck Cambridge CB25 0LX*

Reference - 16/01280/TRE	
Decision:	Decided
Date:	19th September 2016
Description:	T1 Horse Chestnut : Fell diseased treeT2 Yew : Pruning to balance crownT3 Sycamore : Fell self set tree

Reference - 12/01106/DISA	
Decision:	Decided
Date:	10th June 2013
Description:	To discharge conditions 2 (materials) and 3 (window and door details) of decision dated 11.02.2013 for alterations and refurbishment of courtyard outbuildings plus provision of new Kitchen to main house including removal of some walls and alteration to existing window.

Reference - 12/01106/LBC	
Decision:	Permitted
Date:	12th December 2012
Description:	Alterations and refurbishment of courtyard outbuildings plus provision of new Kitchen to main house including removal of some walls and alteration to existing window.

Reference - 12/01106/LBC	
Decision:	Permitted
Date:	13th December 2012
Description:	Alterations and refurbishment of courtyard outbuildings plus provision of new Kitchen to main house including removal of some walls and alteration to existing window.

Planning records for: *The Old Rectory 98 High Street Swaffham Bulbeck Cambridge CB25 0LX*

Reference - 12/01106/DISA	
Decision:	Decided
Date:	10th June 2013
Description:	To discharge conditions 2 (materials) and 3 (window and door details) of decision dated 11.02.2013 for alterations and refurbishment of courtyard outbuildings plus provision of new Kitchen to main house including removal of some walls and alteration to existing window.
Reference - 20/01198/LBC	
Decision:	Permitted
Date:	21st September 2020
Description:	Removal of ground floor pantry
Reference - 20/01198/LBC	
Decision:	Permitted
Date:	09th September 2020
Description:	Removal of ground floor pantry
Reference - 20/00031/LBC	
Decision:	Permitted
Date:	16th January 2020
Description:	Enlargement of existing blocked opening between the kitchen and dining room

Planning records for: *The Old Rectory 98 High Street Swaffham Bulbeck Cambridge CB25 0LX*

Reference - 12/01106/NMAA	
Decision:	Decided
Date:	10th October 2014
Description:	Non material amendment to previously approved alterations and refurbishment of courtyard outbuildings plus provision of new Kitchen to main house including removal of some walls and alteration to existing window.

Planning records for: *99 High Street Swaffham Bulbeck Cambridge CB25 0LX*

Reference - 19/00452/LBC	
Decision:	Permitted
Date:	26th March 2019
Description:	Proposed Internal door opening between existing dwelling and a single storey annexe

Reference - 19/00452/LBC	
Decision:	Permitted
Date:	26th March 2019
Description:	Proposed Internal door opening between existing dwelling and a single storey annexe

Planning records for: *103 High Street Swaffham Bulbeck Cambridge CB25 0LX*

Reference - 16/01486/FUL	
Decision:	Withdrawn
Date:	24th October 2016
Description:	Construction of new driveway with dropped kerb, lean-to car port and inclusion of a car turntable

Planning records for: **103 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 16/01486/FUL	
Decision:	Withdrawn
Date:	24th October 2016
Description:	Construction of new driveway with dropped kerb, lean-to car port and inclusion of a car turntable

Planning records for: **105 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 16/00570/FUL	
Decision:	Permitted
Date:	29th April 2016
Description:	Entrance porch to front and single storey extension to rear.

Reference - 16/00570/FUL	
Decision:	Permitted
Date:	29th April 2016
Description:	Entrance porch to front and single storey extension to rear.

Planning records for: **106 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 15/01244/TRE	
Decision:	Decided
Date:	30th September 2015
Description:	T1 Cypress - Prune back rear canopy to clear adjacent building by up to 2 metres. Overall formative pruning to reshape remainder of tree.

Planning records for: **106 High Street Swaffham Bulbeck Cambridge CB25 0LX**

Reference - 11/00988/TRE	
Decision:	Decided
Date:	28th October 2011
Description:	T1 Christmas tree - Fell, T2 Conifer - Fell.

Reference - 15/01244/TRE	
Decision:	Decided
Date:	30th September 2015
Description:	T1 Cypress - Prune back rear canopy to clear adjacent building by up to 2 metres. Overall formative pruning to reshape remainder of tree.

Reference - 11/00988/TRE	
Decision:	Decided
Date:	28th October 2011
Description:	T1 Christmas tree - Fell, T2 Conifer - Fell.

Planning records for: **114 High Street Swaffham Bulbeck Cambridge CB25 0LX**

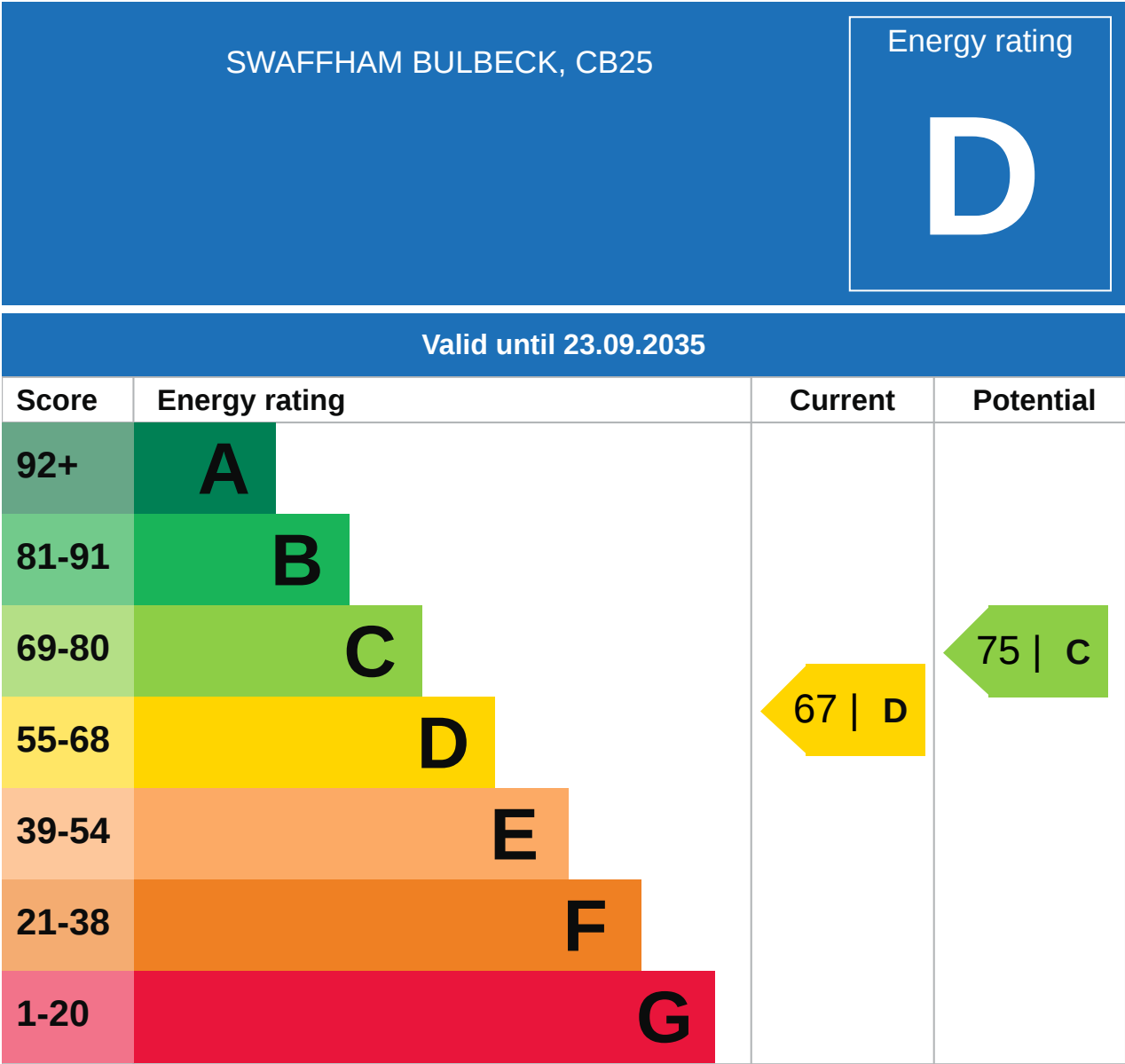
Reference - 11/01128/FUL	
Decision:	Permitted
Date:	12th January 2012
Description:	Demolish existing rear utility extension, and construct part single/part two storey rear extension, and front entrance porch





HIGH STREET, SWAFFHAM BULBECK, CAMBRIDGE, CB25





Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Excellent lighting efficiency
Lighting Energy:	Very good
Floors:	Solid, insulated (assumed)
Secondary Heating:	Room heaters, wood logs
Air Tightness:	(not tested)
Total Floor Area:	104 m ²

Electricity Supply

Octopus

Central Heating

Oil fired boiler

Water Supply

Anglian Water

Drainage

Anglian Water



Cooke Curtis & Co

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

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

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

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

Testimonial 1



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

Testimonial 2



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

Testimonial 3



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

Testimonial 4



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



/cookecurtisco



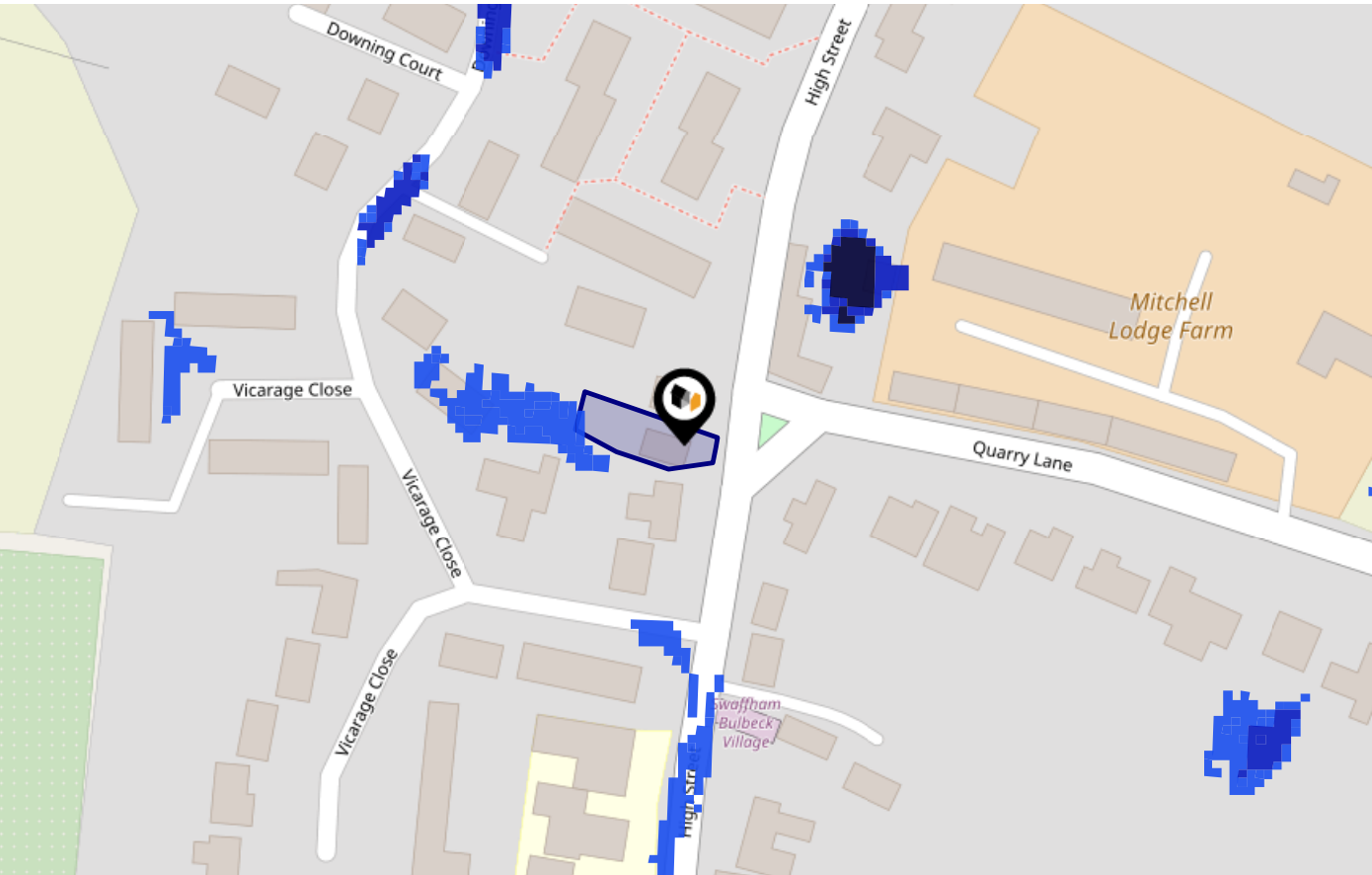
/cookecurtisco

Flood Risk

Surface Water - Flood Risk



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

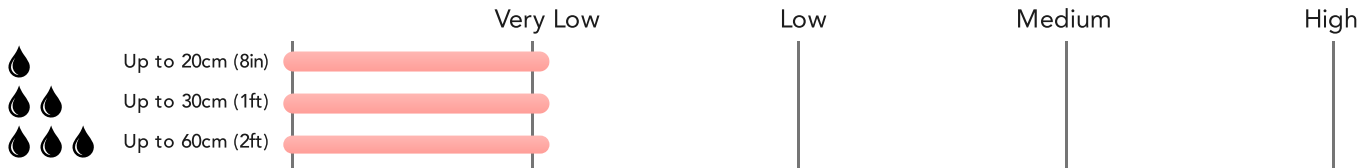


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

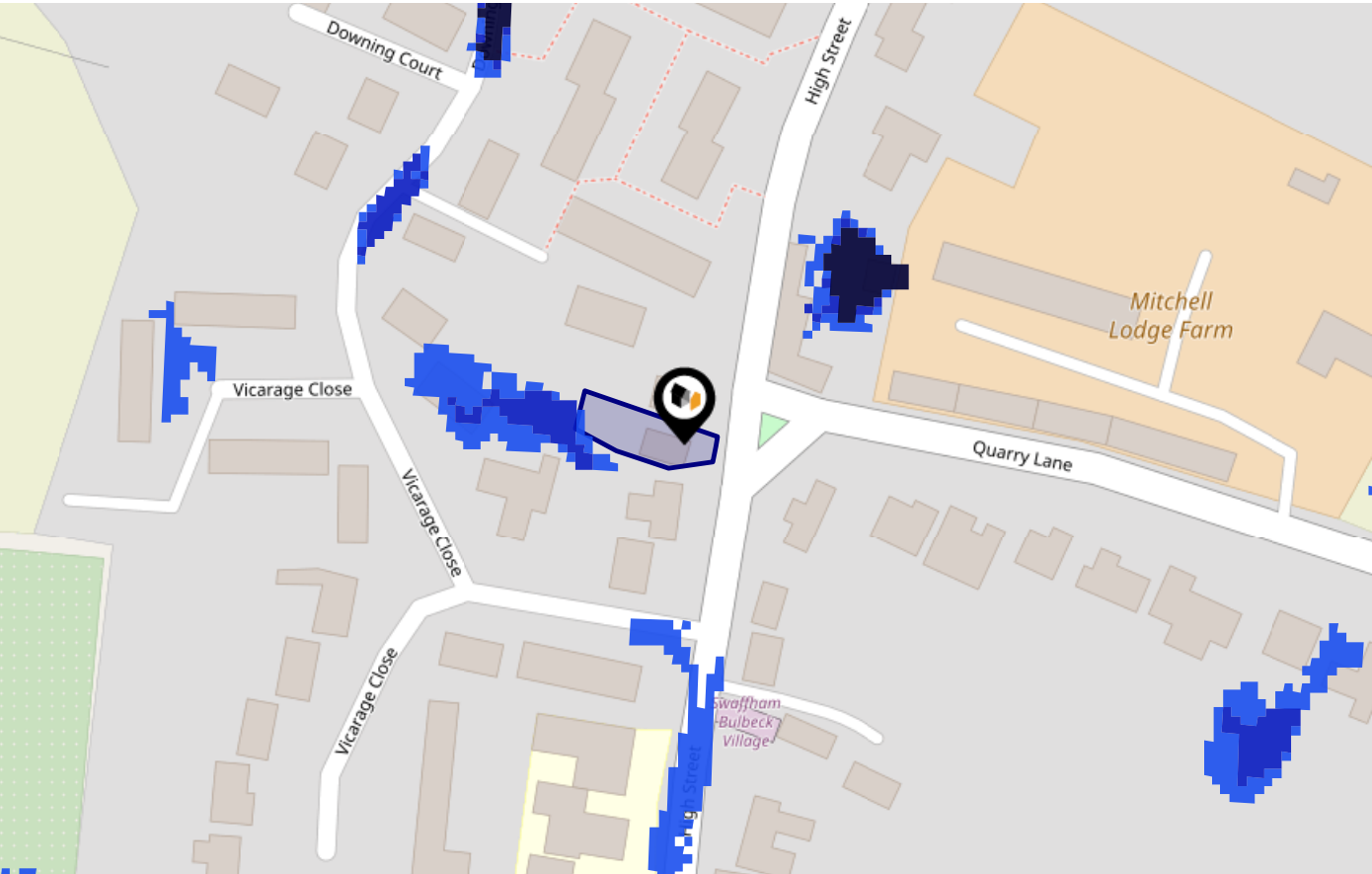


Flood Risk

Surface Water - Climate Change



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

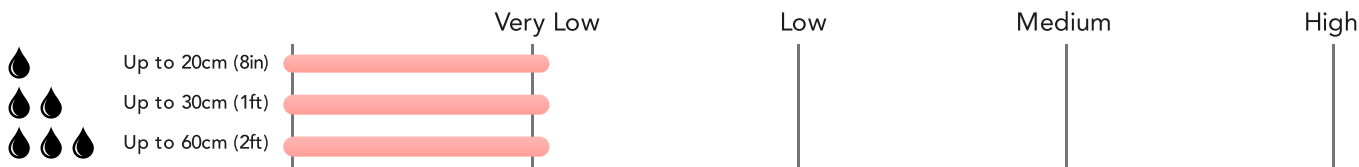


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

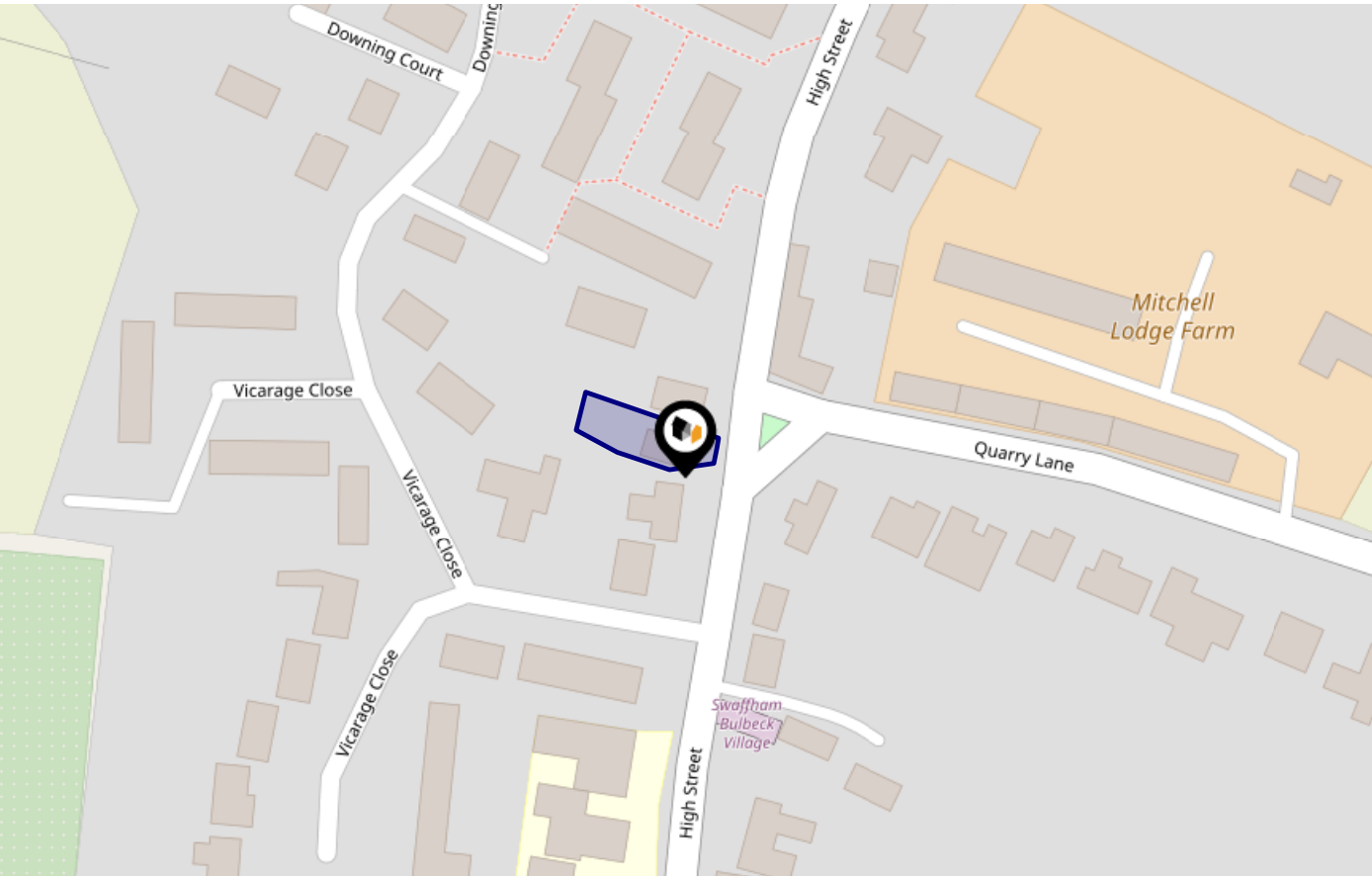


Flood Risk

Rivers & Seas - Flood Risk



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

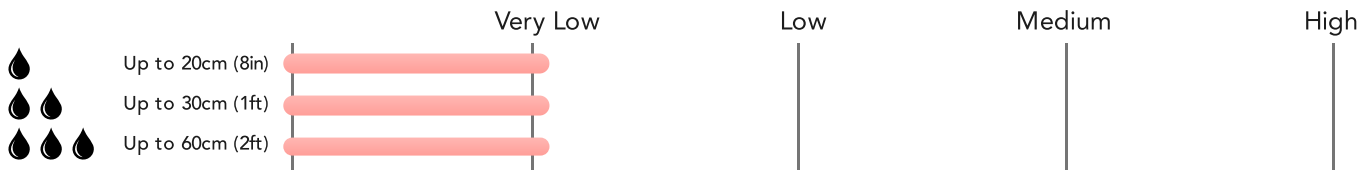


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

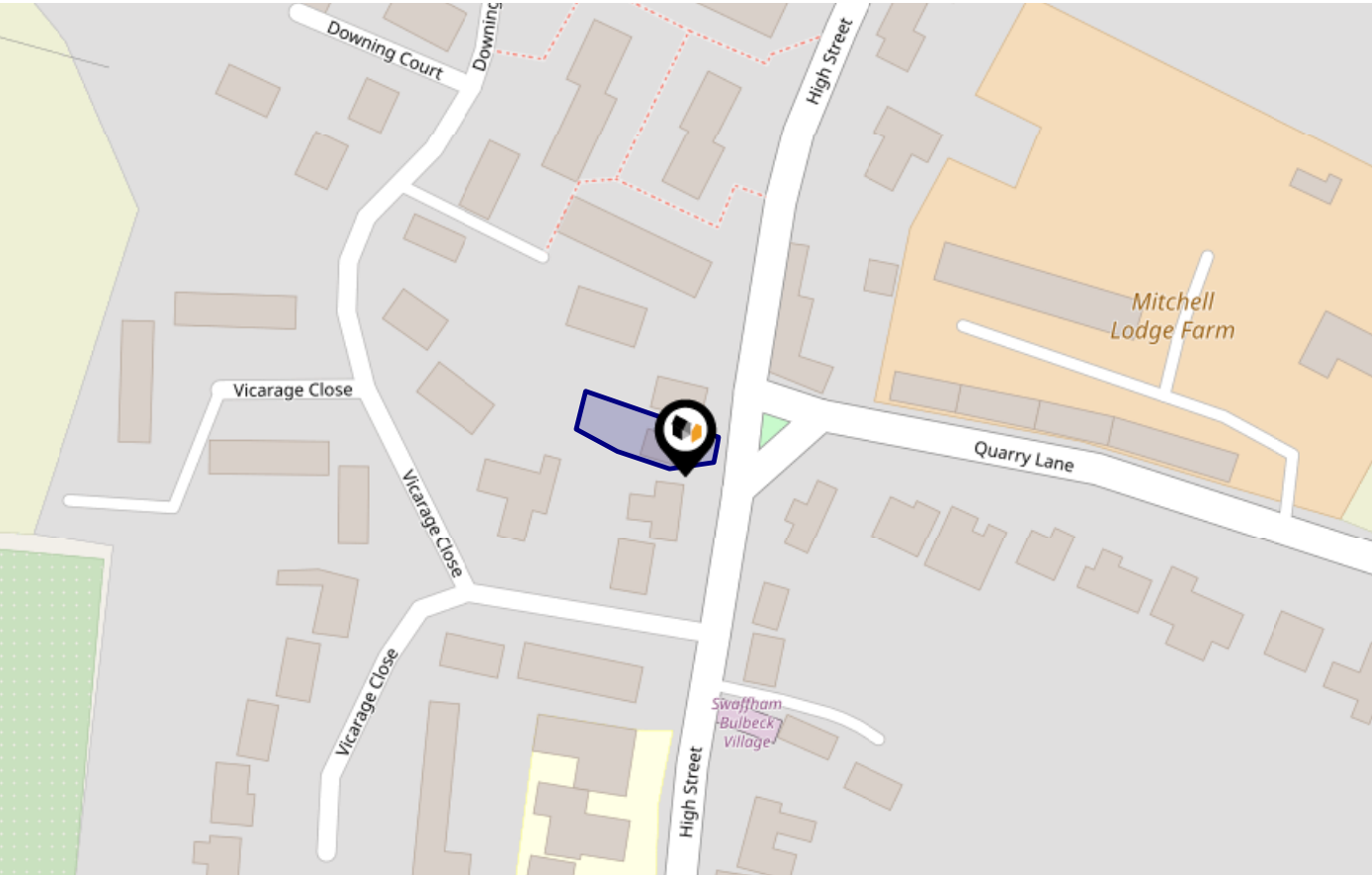


Flood Risk

Rivers & Seas - Climate Change



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

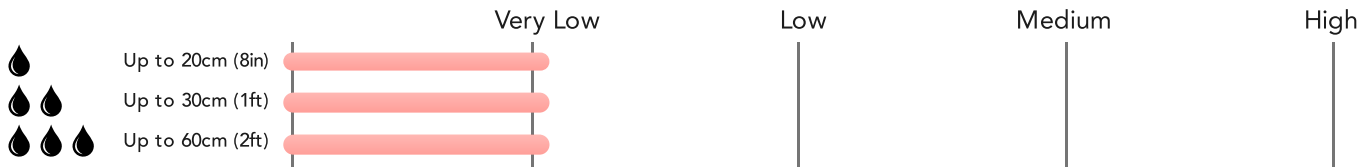


Risk Rating: Very low

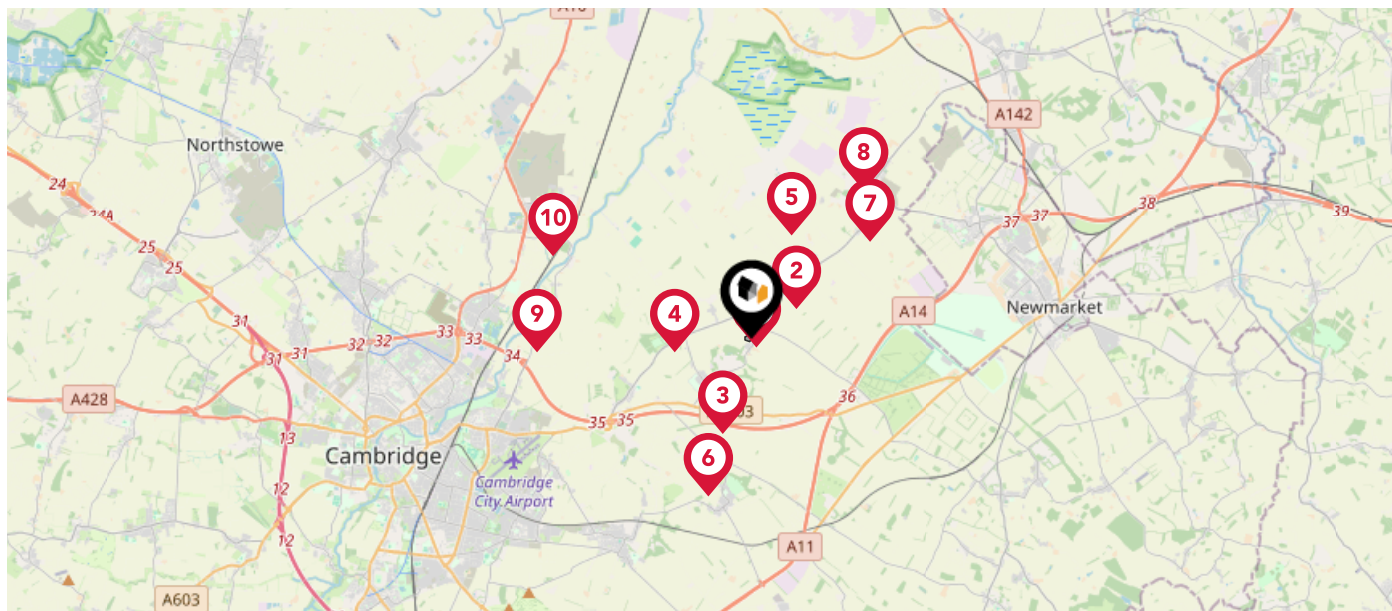
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- 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:



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 Swaffham Bulbeck
- 2 Swaffham Prior
- 3 Bottisham
- 4 Lode
- 5 Reach
- 6 Little Wilbraham
- 7 Burwell High Town
- 8 Burwell North Street
- 9 Horningsea
- 10 Waterbeach

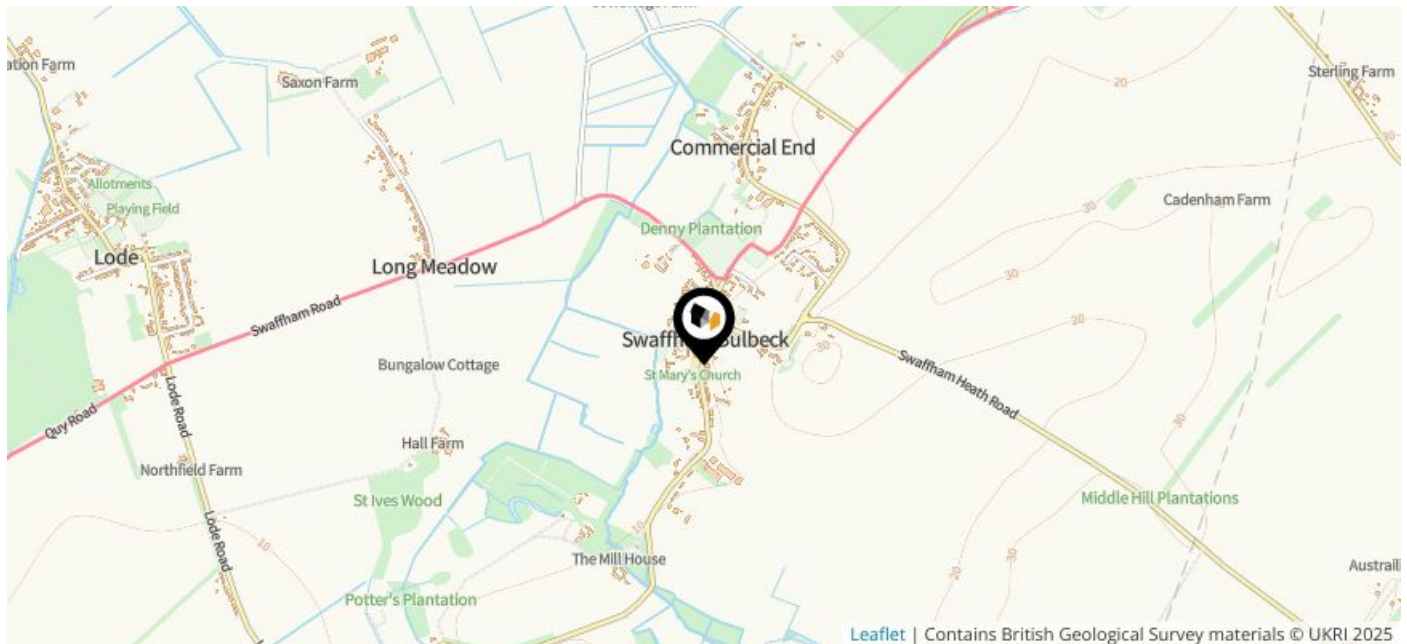
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	South of Swaffham Heath Road-Swaffham Bulbeck, Cambridgeshire	Historic Landfill	
2	Parsonage Farm-Bottisham	Historic Landfill	
3	The Chalk Pit-Reach	Historic Landfill	
4	Hill Farm-Reach	Historic Landfill	
5	Little Wilbraham Parish Tip-Monks, Wilbraham	Historic Landfill	
6	EA/EPR/NP3790NX/A001	Active Landfill	
7	Quy Mill Hotel-Quy	Historic Landfill	
8	Quy Bridge-Quy	Historic Landfill	
9	C Hunter - Northfields Farm-Northfields Farm, Clayhithe, Cambridge, Cambridgeshire	Historic Landfill	
10	Clayhithe Cottages-Horningsea	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



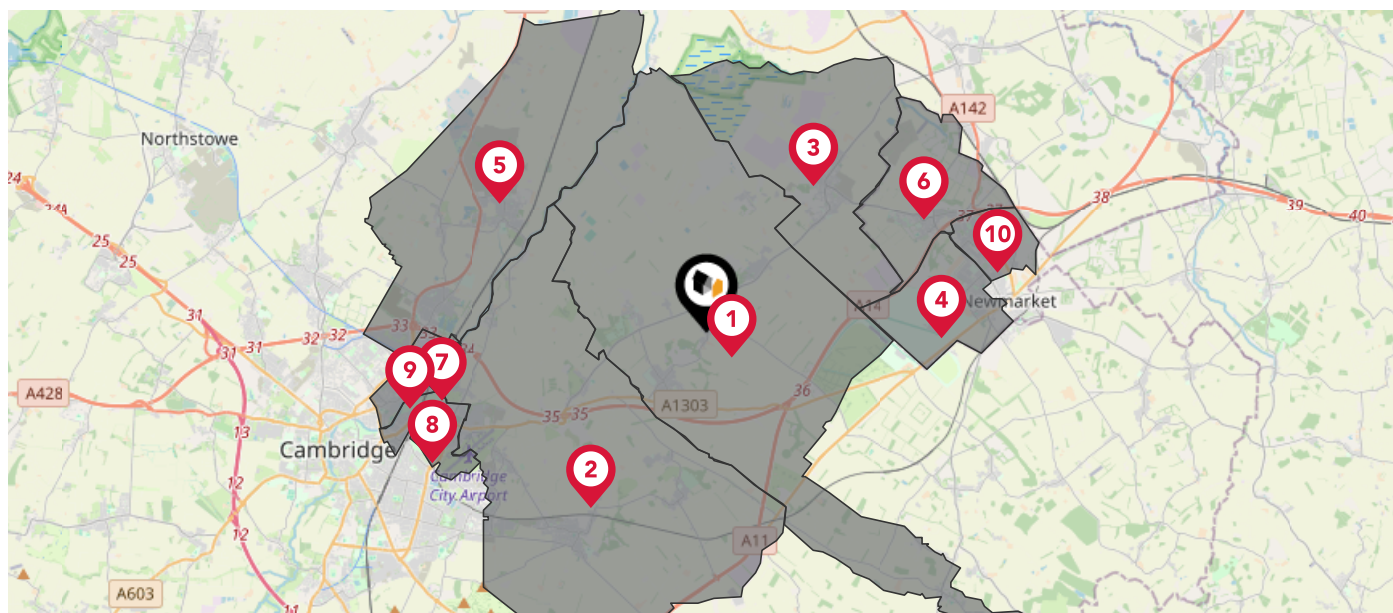
Mine Entry

- ✕ 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



Bottisham Ward



Fen Ditton & Fulbourn Ward



Burwell Ward



Newmarket West Ward



Milton & Waterbeach Ward



Exning Ward



Milton & Waterbeach Ward



Abbey Ward



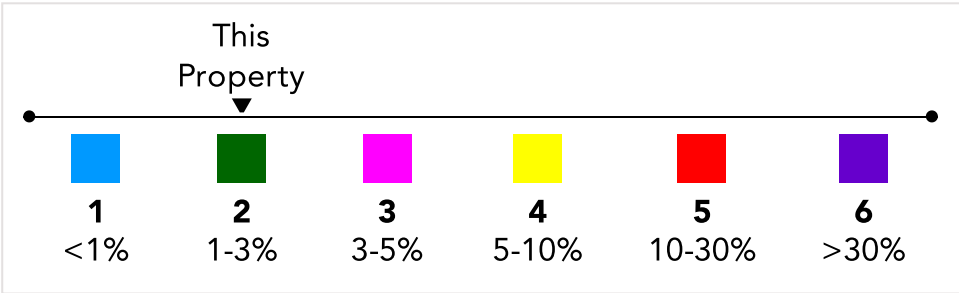
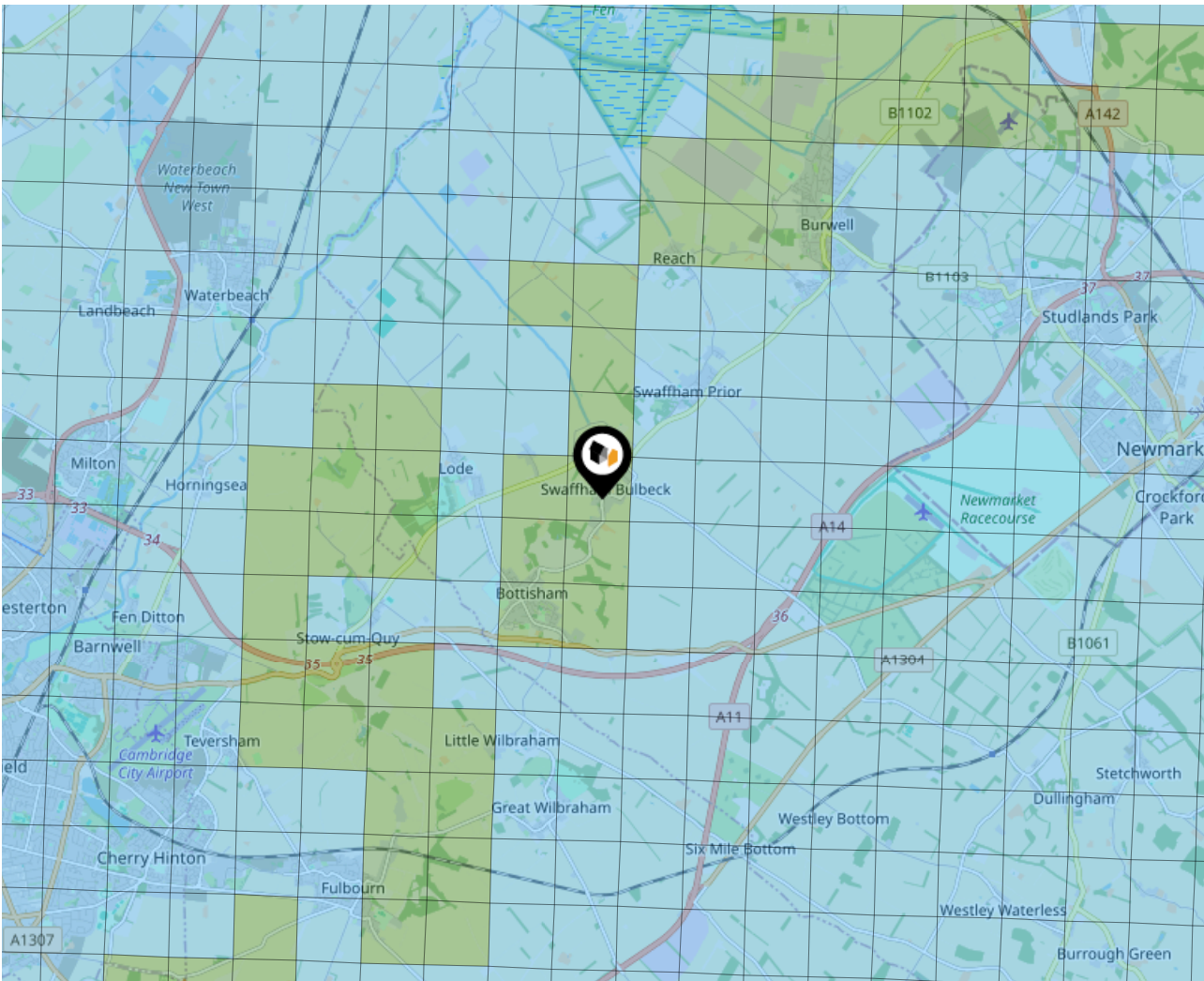
East Chesterton Ward



Newmarket North Ward

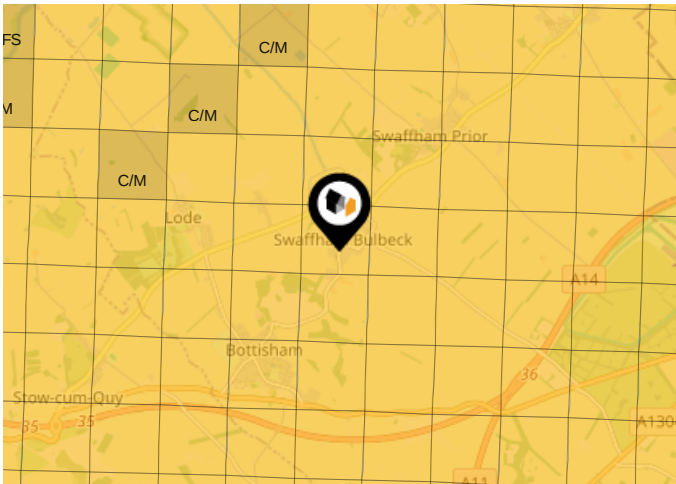
What is Radon?

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		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE

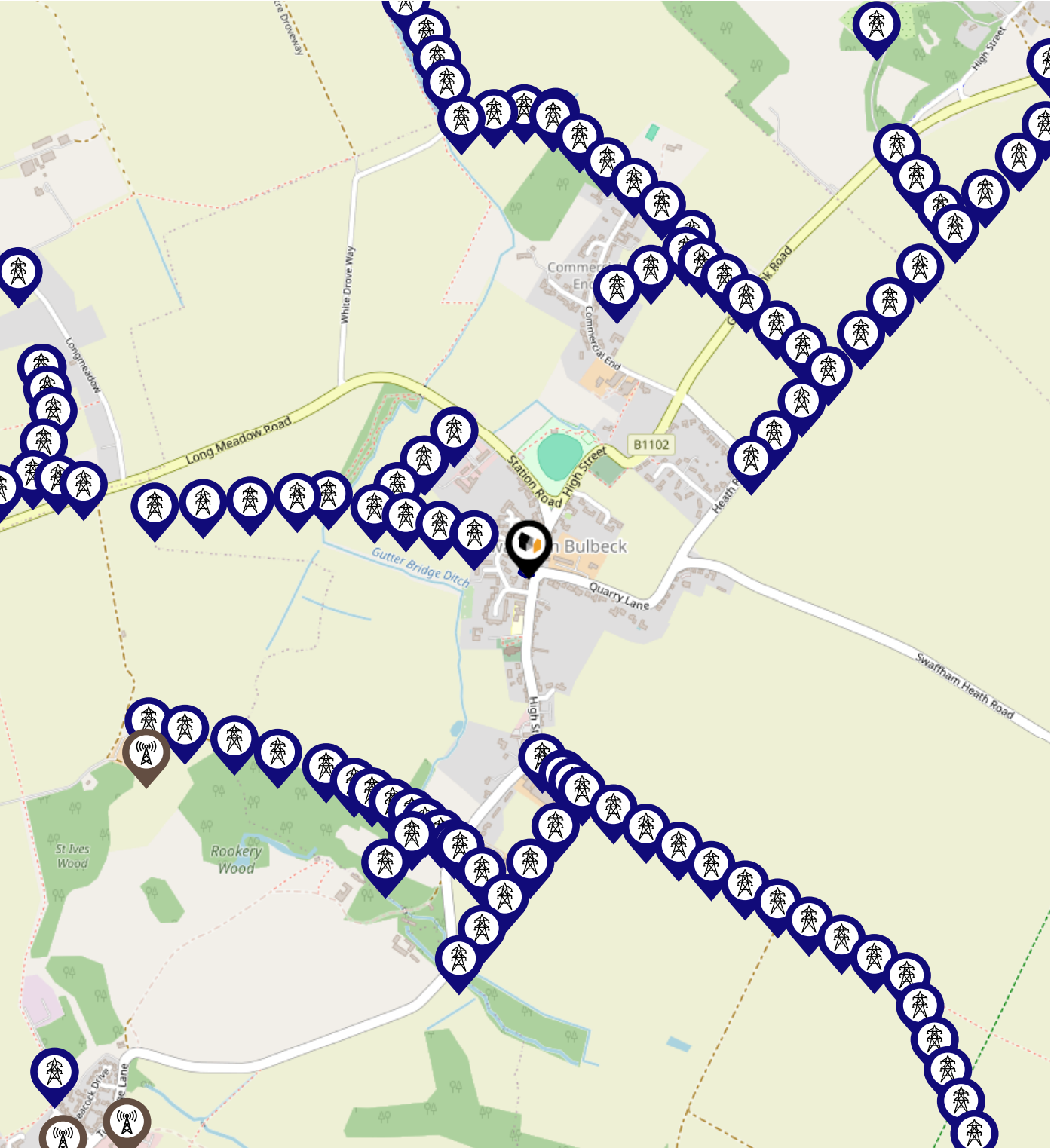


Primary Classifications (Most Common Clay Types)

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

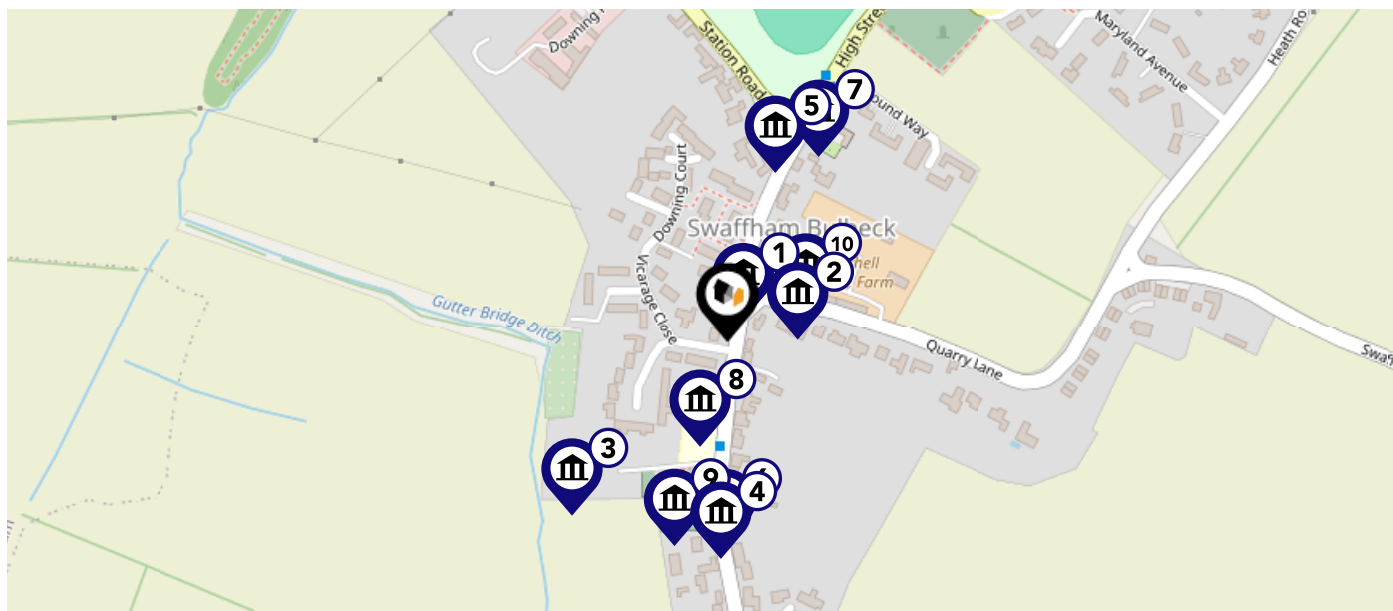
Masts & Pylons



Key:

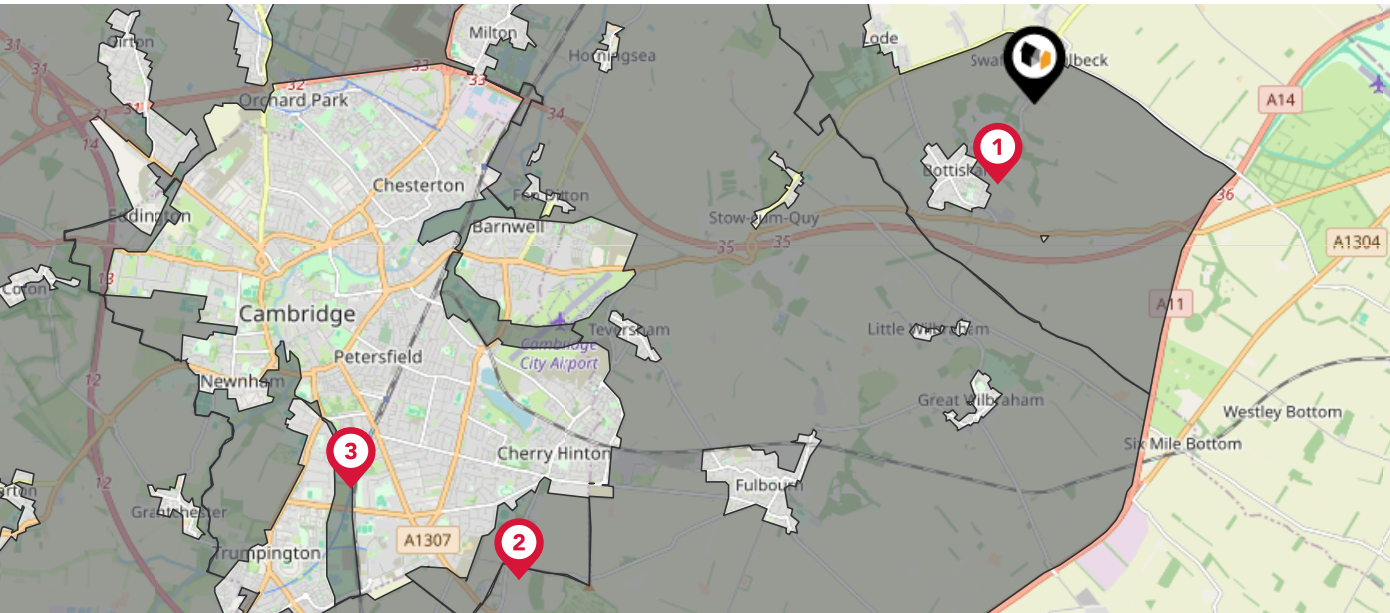
-  Power Pylons
-  Communication Masts

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
	1127012 - Mitchell Hall	Grade II	0.0 miles
	1127013 - Cattle Sheds, At Mitchell Hall Farm	Grade II	0.0 miles
	1165860 - The Old Rectory	Grade II	0.1 miles
	1165827 - Linton House	Grade II	0.1 miles
	1424185 - Swaffham Bulbeck War Memorial	Grade II	0.1 miles
	1127050 - Priests House	Grade II	0.1 miles
	1127049 - Bolebec Cottage	Grade II	0.1 miles
	1331456 - Village Hall	Grade II	0.1 miles
	1127052 - Church Of St Mary The Virgin	Grade I	0.1 miles
	1165977 - Barn, To South Front And Two Cartway Entrances At Mitchell Hall Farm	Grade II	0.1 miles

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

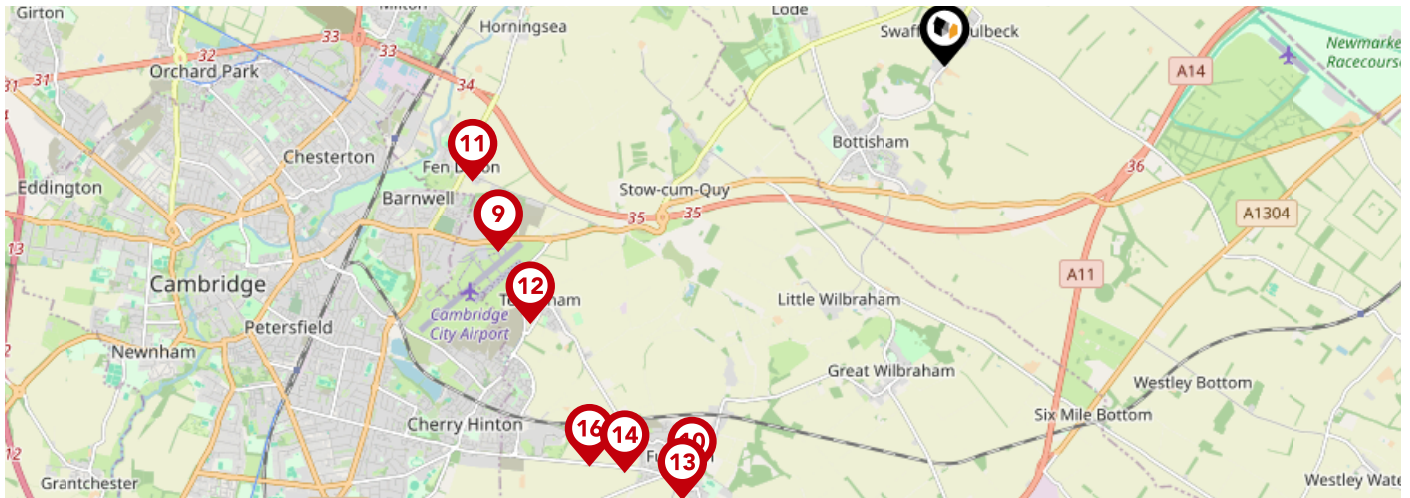


Nearby Green Belt Land

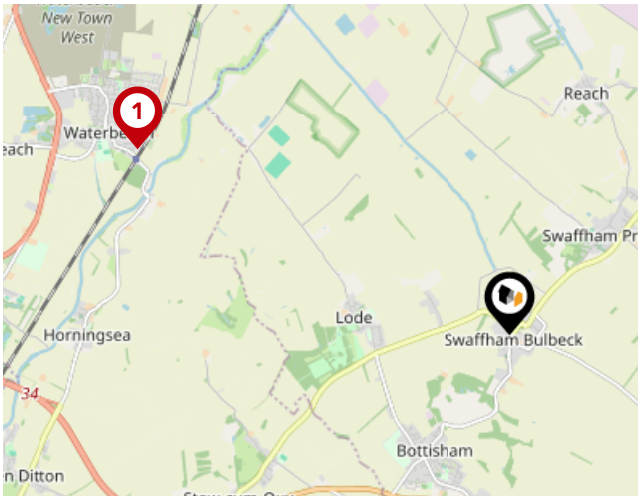
- 1 Cambridge Green Belt - East Cambridgeshire
- 2 Cambridge Green Belt - Cambridge
- 3 Cambridge Green Belt - South Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Swaffham Bulbeck Church of England Primary School Ofsted Rating: Good Pupils: 93 Distance:0.05	☐	☒	☐	☐	☐
2	Bottisham Community Primary School Ofsted Rating: Good Pupils: 301 Distance:1.28	☐	☒	☐	☐	☐
3	Bottisham Village College Ofsted Rating: Outstanding Pupils: 1452 Distance:1.28	☐	☐	☒	☐	☐
4	Swaffham Prior Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:1.33	☐	☒	☐	☐	☐
5	Great Wilbraham CofE Primary Academy Ofsted Rating: Not Rated Pupils: 90 Distance:2.89	☐	☒	☐	☐	☐
6	Burwell Village College (Primary) Ofsted Rating: Good Pupils: 379 Distance:3.46	☐	☒	☐	☐	☐
7	Waterbeach Community Primary School Ofsted Rating: Good Pupils: 516 Distance:4.25	☐	☒	☐	☐	☐
8	Exning Primary School Ofsted Rating: Outstanding Pupils: 225 Distance:4.35	☐	☒	☐	☐	☐

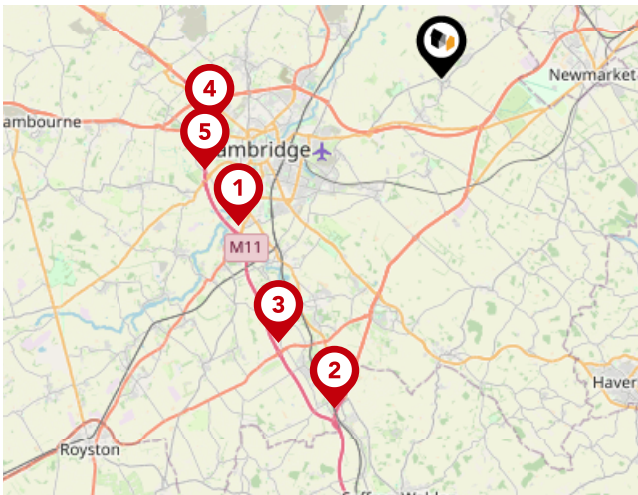


		Nursery	Primary	Secondary	College	Private
	Marleigh Primary Academy Ofsted Rating: Not Rated Pupils: 108 Distance:4.39	☐	☒	☐	☐	☐
	Landmark International School Ofsted Rating: Good Pupils: 104 Distance:4.4	☐	☐	☒	☐	☐
	Fen Ditton Primary School Ofsted Rating: Good Pupils: 146 Distance:4.41	☐	☒	☐	☐	☐
	Teversham CofE VA Primary School Ofsted Rating: Good Pupils: 173 Distance:4.43	☐	☒	☐	☐	☐
	Fulbourn Primary School Ofsted Rating: Good Pupils: 267 Distance:4.62	☐	☒	☐	☐	☐
	Cambridge Steiner School Ofsted Rating: Good Pupils: 103 Distance:4.7	☐	☐	☒	☐	☐
	Paddocks Primary School Ofsted Rating: Good Pupils: 194 Distance:4.8	☐	☒	☐	☐	☐
	Pilgrim Pathways School Ofsted Rating: Outstanding Pupils: 1 Distance:4.87	☐	☐	☒	☐	☐



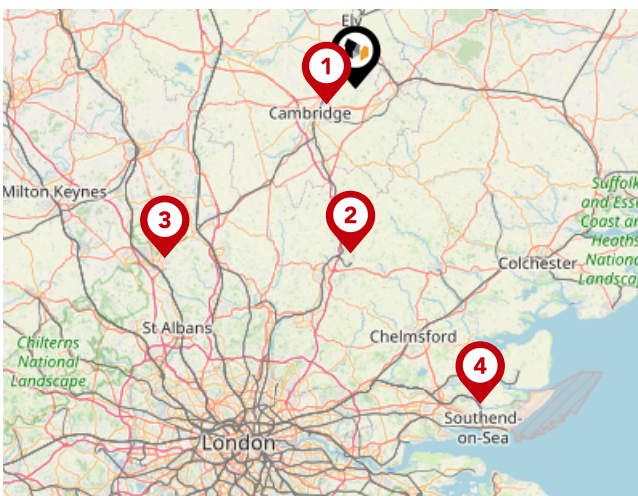
National Rail Stations

Pin	Name	Distance
1	Waterbeach Rail Station	3.77 miles
2	Dullingham Rail Station	4.56 miles
3	Cambridge North Rail Station	5.1 miles



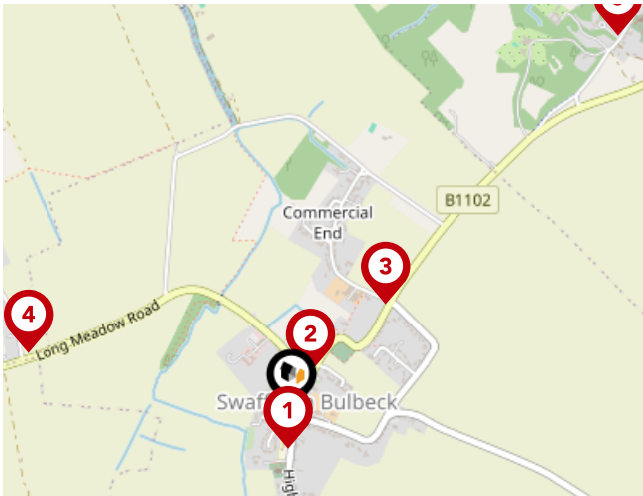
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	9.11 miles
2	M11 J9	12.62 miles
3	M11 J10	11.3 miles
4	M11 J13	8.62 miles
5	M11 J12	9.2 miles



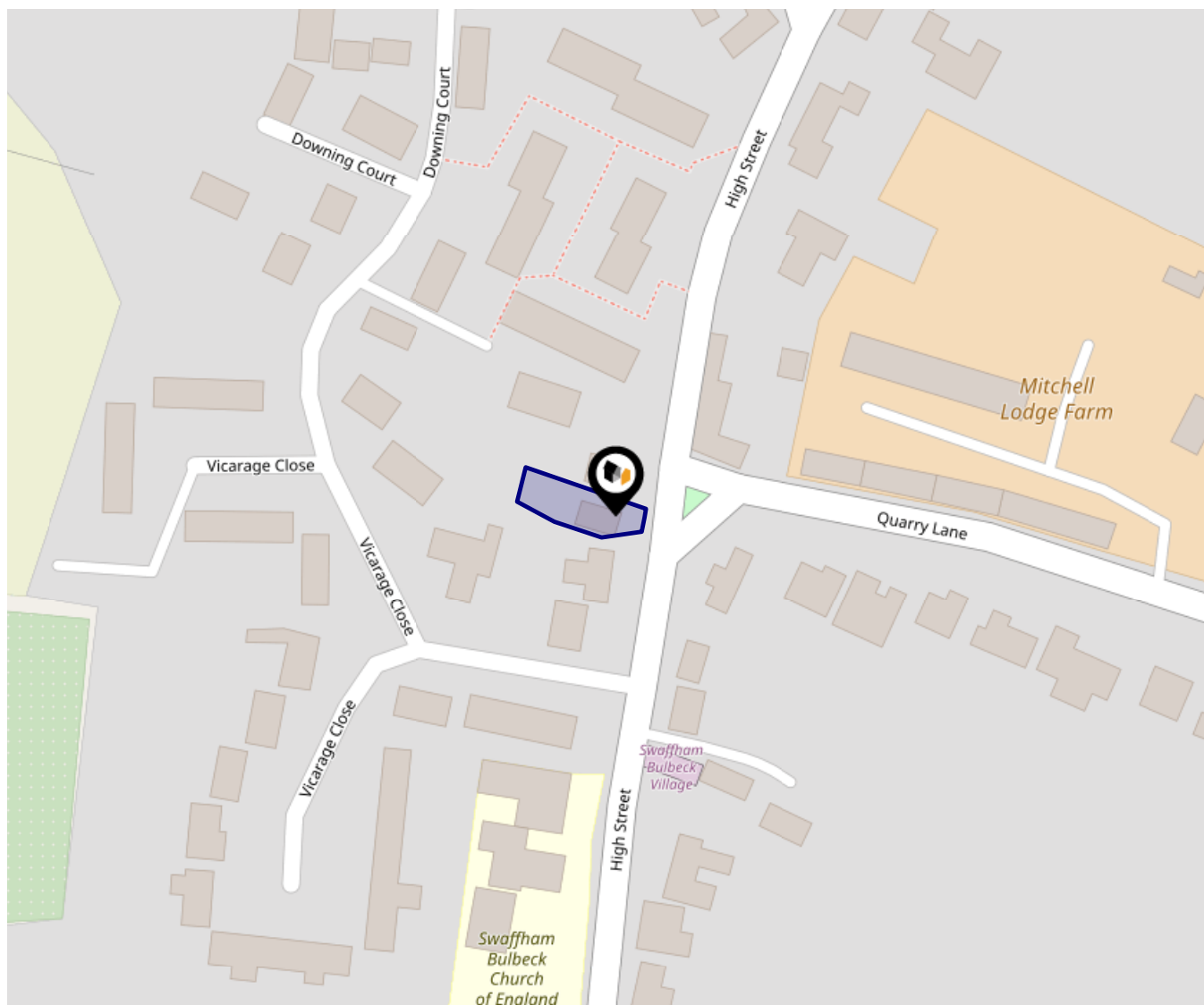
Airports/Helipads

Pin	Name	Distance
1	Cambridge	4.86 miles
2	Stansted Airport	24.05 miles
3	Luton Airport	37.26 miles
4	Southend-on-Sea	49.73 miles



Bus Stops/Stations

Pin	Name	Distance
1	Vicarage Close	0.08 miles
2	War Memorial	0.1 miles
3	Heath Road	0.33 miles
4	Longmeadow	0.61 miles
5	Vicarage Lane	1.13 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

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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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