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MIR: Material Info

The Material Information Affecting this Property

Monday 29th September 2025



LONDON ROAD, PAMPISFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

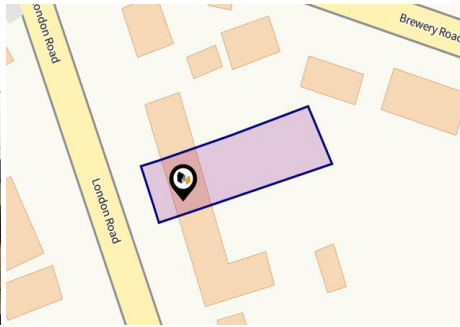
01223 508 050

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Plot Area:	0.16 acres		
Council Tax :	Band F		
Annual Estimate:	£3,488		
Title Number:	CB133941		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	16 mb/s	80 mb/s	1000 mb/s
• Surface Water	Very low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				

Planning records for: ***Veterinary Surgery The Pampisford Veterinary Surgery London Road Pampisford Cambridge Cambridgeshire CB22 3EF***

Reference - S/1525/17/FL	
Decision:	Decided
Date:	24th April 2017
Description:	Change of use of veterinary surgery to ancillary outbuilding to be used in connection with the dwelling known as Almirante London Road.

Planning records for: ***Brent House 2 London Road Pampisford Cambridge Cambridgeshire CB22 3EF***

Reference - S/0179/16/FL	
Decision:	Decided
Date:	25th January 2016
Description:	Two storey rear extension for additional bedroom and ground floor dining room.

Planning records for: ***Nightingales Garage London Road Pampisford Cambridgeshire CB22 3EF***

Reference - 23/02253/CONDB	
Decision:	Decided
Date:	14th December 2023
Description:	Submission of details required by conditions 15 (surface water drainage scheme) and 16 (surface water drainage system) of planning permission 23/02253/S73

Reference - 23/00730/ADV	
Decision:	Decided
Date:	25th April 2023
Description:	Erection of various non-illuminated, wall mounted signs and free standing way finding signage.

Planning records for: **Nightingales Garage London Road Pampisford CB22 3EF**

Reference - 23/00315/HFUL
Decision: Decided
Date: 30th January 2023
Description: Erection of a detached single storey outbuilding/studio within the garden of an existing dwelling house.

Reference - 23/00665/VAR
Decision: Decided
Date: 13th June 2023
Description: To Vary Condition 1 (Approved Plans), 16 (Soft Landscaping) and 17 (Hard Landscaping) for Plot 6 only of previously approved 19/00340/FUL for residential development for 8 houses and re-aligned vehicular access (following previous approvals)

Reference - 20/01181/CONDE
Decision: Decided
Date: 29th November 2022
Description: Submission of details required by condition 5 (Traffic Management Plan) of planning permission 20/01181/FUL

Reference - 23/00715/CLPD
Decision: Decided
Date: 21st April 2023
Description: Certificated of Lawfullness for proposed use of a loft conversion with dormer extension to rear roofslope and rooflights to front roofslope.

Planning records for: **Nightingales Garage London Road Pampisford CB22 3EF**

Reference - 20/01181/CONDA
Decision: Decided
Date: 16th December 2021
Description: Submission of details required by condition 5 (Construction Traffic Management Plan) of permission 20/01181/FUL
Reference - S/3961/19/FL
Decision: Decided
Date: 15th November 2019
Description: Erection of 5no residential dwellings and 2no B1 Office Units. Change of use of strip of land from Sui Generis to C3 use for use as part of the existing residential dwelling.
Reference - 23/1535/TTCA
Decision: Awaiting decision
Date: 14th December 2023
Description: (G3) 2x Sycamore - re-reduce to previous reduction points removing 2.5 meters.
Reference - 22/01064/CONDA
Decision: Decided
Date: 13th July 2022
Description: Submission of details required by condition 3 (Materials) of planning permission 22/01064/HFUL

Planning records for: **Nightingales Garage London Road Pampisford Cambridgeshire CB22 3EF**

Reference - 23/01591/TREE
Decision: Decided
Date: 25th August 2023
Description: T1) Beech Tree has had major work done to it in the past, and as a result the remaining section needs reducing to rebalance the tree. Remove 5m of large limb.
Reference - 20/01181/CONDD
Decision: Decided
Date: 28th July 2022
Description: Submsision of details required by condition 3 (Contamination) of planning permission 20/01181/FUL
Reference - 20/01181/CONDC
Decision: Awaiting decision
Date: 25th July 2022
Description: Submission of details required by conditions 9 (hard and soft landscaping), 12 (boundary treatments) and 13 (biodiversity enhancements) of planning permission 20/01181/FUL
Reference - S/1852/08/F
Decision: Decided
Date: 21st October 2008
Description: Extension

Planning records for: **Nightingales Garage London Road Pampisford CB22 3EF**

Reference - 20/05070/FUL	
Decision:	Decided
Date:	09th December 2020
Description:	Erection of 5 no. dwellinghouses (Use Class C3) and 1 no. office building (Use Class E), together with hard/soft landscaping, car parking, bin stores and cycle storage.

Reference - 23/02428/TRCA	
Decision:	Decided
Date:	14th December 2023
Description:	T1 Ash tree - Cut down and poison stump of ash tree in corner of front garden - corner of Smith???s Lane (incorrectly shown as Main St on Google Maps). Tree is too large and starting to affect foundations of house. T2 - T9 Saplings and small trees along Smith???s Lane. Cut down and remove all eight small trees of diameter more than 7.5cm. A few trees were planted by a previous owner of our property (along with the hedges which we propose to trim but not remove). Trees are now affecting foundation of historic garden wall and are growing out onto highway. Some of the eight trees are saplings which have self-seeded but are growing rapidly and require removal. T2-T9 constitute all small trees along Smith???s Lane other than one buddlieh on the Smith???s Lane side of the wall by the 30 sign which we propose to retain as our neighbour maintains that section of the verge as a garden. T10 Large spruce at bottom of garden. Was a Christmas tree, planted by a previous owner 25 years ago. Propose to remove and poison stump. Tree is too big, not attractive and is going to start affecting foundation of wall if it isn???t already. None of the trees are subject to a TPO.T2-T10 are within conservation area. T1 is just outside conservation area.

Reference - 23/02253/CONDA	
Decision:	Decided
Date:	25th August 2023
Description:	Submission of details required by condition 3ii(Contamination) of planning permission 23/02253/S73

Reference - 20/01181/CONDI	
Decision:	Awaiting decision
Date:	13th June 2023
Description:	Submission of details required by condition 9 (Hard and Soft Landscaping), 12 (Boundary Treatments), 13 (Biodiversity Enhancement) and 15 (Surface Water Drainage) of planning permission 20/01181/FUL

Planning records for: **Nightingales Garage London Road Pampisford Cambridgeshire CB22 3EF**

Reference - 20/01181/CONDH
Decision: Decided
Date: 25th April 2023
Description: Submission of details required by partial discharge of condition 3 ((i) scheme for the investigation and recording of contamination and remediation) of planning permission 20/01181/FUL
Reference - 20/04454/S73
Decision: Awaiting decision
Date: 02nd November 2020
Description: S73 application to vary condition 2 (Approved Plans) of permission 20/01181/FUL (Erection of 4 no. residential dwellings and 2 no. B1 Office Units. Change of use of strip of land from Sui Genesis to C3 use for use as part of the existing residential dwelling) to allow redesign of units 1 and 2 with associated alterations to parking and access.
Reference - 20/01181/CONDG
Decision: Awaiting decision
Date: 21st April 2023
Description: Submission of details required by condition 15 (Drainage strategy) and 16 (Drainage maintenance) of planning permission 20/01181/FUL
Reference - 23/02253/S73
Decision: Decided
Date: 14th June 2023
Description: S73 to vary conditions 3 (contaminadation), 9 (hard and soft landscaping) and 15 (surface water) of ref: 20/01181/FUL (Erection of 4 no. residential dwellings and 2 no. B1 Office Units. Change of use of strip of land from Sui Genesis to C3 use for use as part of the existing residential dwelling (Re-submission of S/3961/19/FL) to amend the wording to prior to commencement (other than demolition) to allow for further investigation to take place.

Planning records for: **Nightingales Garage London Road Pampisford Cambridgeshire CB22 3EF**

Reference - 20/01181/CONDB
Decision: Decided
Date: 13th July 2022
Description: Submission of details required by condition 17 (Energy sustainability-carbon emissions) of permission 20/01181/FUL
Reference - 20/01181/FUL
Decision: Decided
Date: 07th February 2020
Description: Erection of 4 no. residential dwellings and 2 no. B1 Office Units. Change of use of strip of land from Sui Genesis to C3 use for use as part of the existing residential dwelling (Re-submission of S/3961/19/FL).
Reference - 20/01181/NMA1
Decision: Decided
Date: 30th January 2023
Description: Non material amendment on application 20/01181/FUL for building footprints adjusted to suit topo (true boundary positions), single storey element to offices reduced by 800mm and minor amendments to external openings
Reference - 20/01181/CONDF
Decision: Decided
Date: 30th January 2023
Description: Submission of details required by condition 20 (external surfaces) of planning permission 20/01181/FUL

Planning records for: *Langford Arch London Road Pampisford Cambridgeshire CB22 3EF*

Reference - S/2844/14/CONDA
Decision: Decided
Date: 24th November 2021
Description: Submission of details required by conditions 3 (Traffic Management Plan), 4 (Soft Landscape Works), 7 (Surface Water Disposal) of planning permission S/2844/14/FL
Reference - S/2844/14/FL
Decision: Decided
Date: 04th December 2014
Description: Replacement Office and Workshop following demolition of existing
Reference - S/0051/14/FL
Decision: Decided
Date: 10th January 2014
Description: Finished Goods Store with First Floor Offices
Reference - 21/03797/TELNOT
Decision: Awaiting decision
Date: 19th August 2021
Description: Installion of additional associated ancillary equipment

Planning records for: *Langford Arch London Road Pampisford Cambridgeshire CB22 3EF*

Reference - 22/00946/CLUED	
Decision:	Awaiting decision
Date:	23rd February 2022
Description:	Certificate of lawfulness under S191 for a first floor rear extension

Reference - 22/02168/HFUL	
Decision:	Decided
Date:	09th May 2022
Description:	Part two storey, part single storey side and rear extension

Reference - S/2844/14/CONDB	
Decision:	Awaiting decision
Date:	23rd February 2022
Description:	Submission of details required by conditions 3 (Traffic Management Plan), 4 (Soft Landscape Works) and 7 (Surface Water Disposal) of planning permission S/2844/14/FL

Planning records for: *The White Horse 113 Brewery Road Pampisford Cambridgeshire CB22 3EF*

Reference - 20/03854/FUL	
Decision:	Decided
Date:	16th September 2020
Description:	Change of use of one office to a bedsit flat

Planning records for: *The White Horse 113 Brewery Road Pampisford Cambridge Cambridgeshire CB22 3EF*

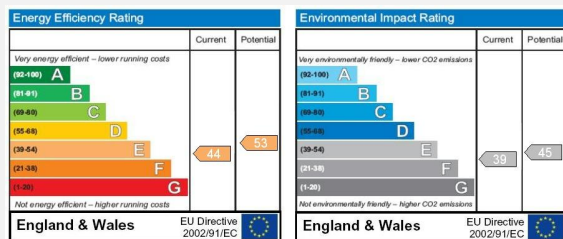
Reference - S/1779/13/FL	
Decision:	-
Date:	13th August 2013
Description:	Conversion of vacant public house to offices retention of single flat above and erection of one detached dwelling

Reference - S/2537/13/FL	
Decision:	Decided
Date:	26th November 2013
Description:	Conversion of vacant public house to offices retention of single flat above

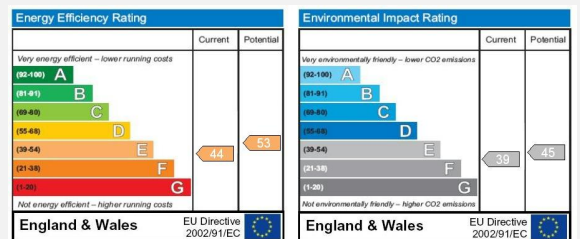
Planning records for: *Langford Arch London Road Pampisford Cambridgeshire CB22 3EF*

Reference - S/2844/14/CONDC	
Decision:	Decided
Date:	09th May 2022
Description:	Submission of details required by condition 7 (Surface Water Drainage) of planning permission S/2844/14/FL

Reference - S/2844/14/NMA1	
Decision:	Decided
Date:	17th November 2022
Description:	Non-material amendment on permission S/2844/14/FL for alterations to fenestration and materials

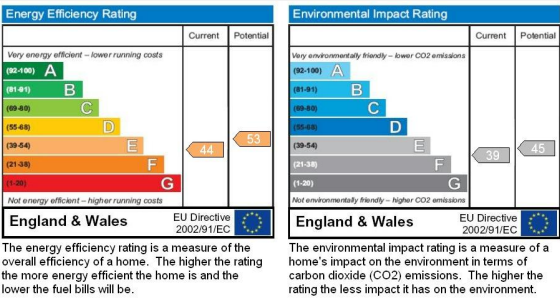


The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.



Accessibility / Adaptations

Insulation upgrade to dining room and 1st floor bedroom
installation of steelwork and removal of chimney in kitchen.

Central Heating

Yes



Cooke Curtis & Co

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

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

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

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

Testimonial 1



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

Testimonial 2



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

Testimonial 3



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

Testimonial 4



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

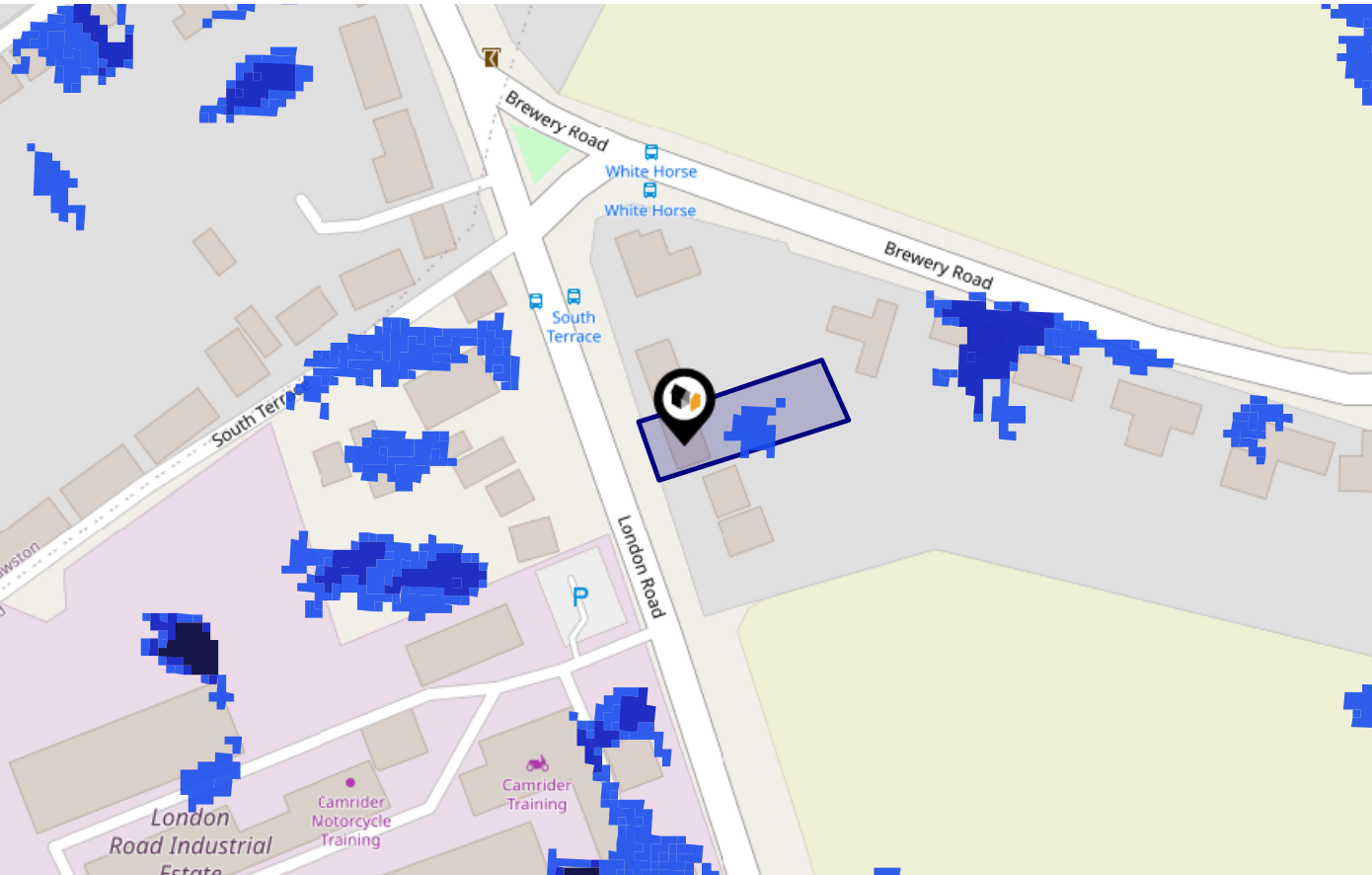


Flood Risk

Surface Water - Flood Risk



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

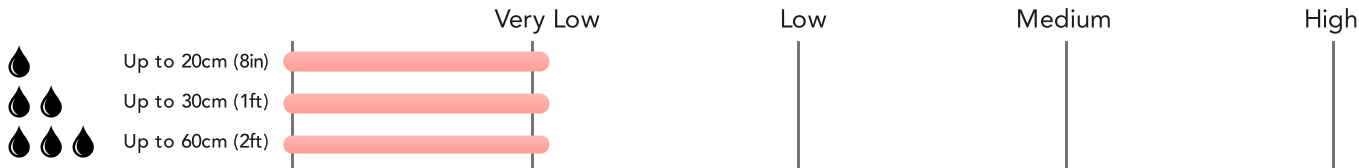


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

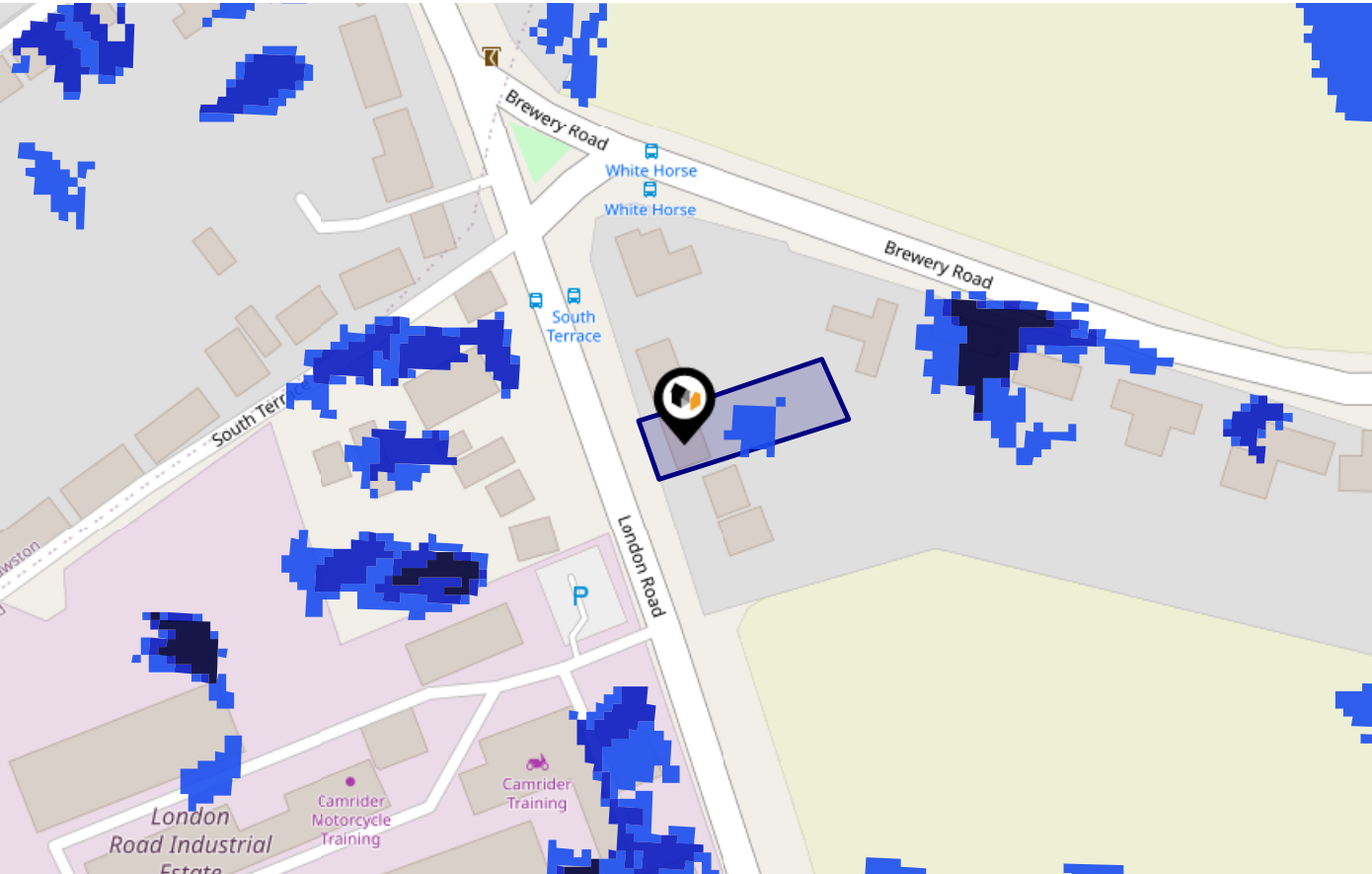


Flood Risk

Surface Water - Climate Change



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

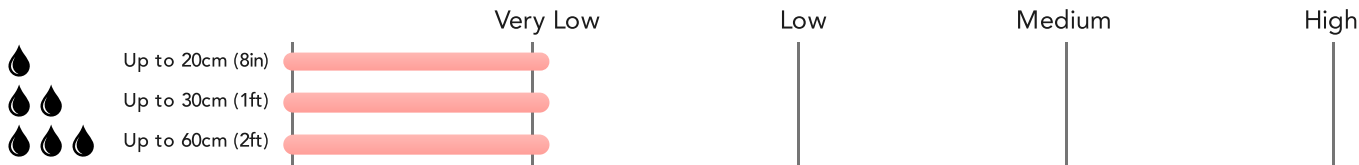


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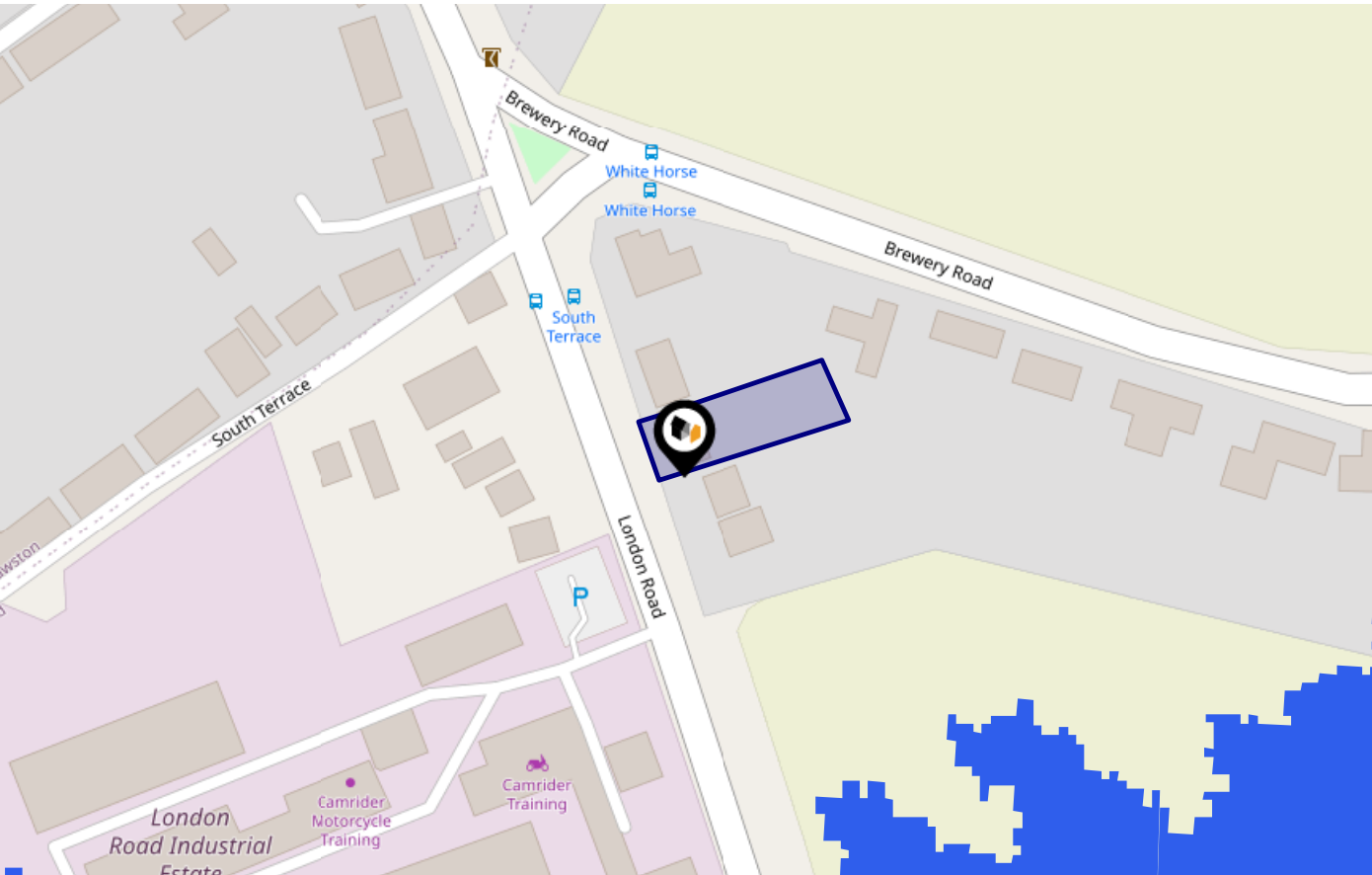


Flood Risk

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.

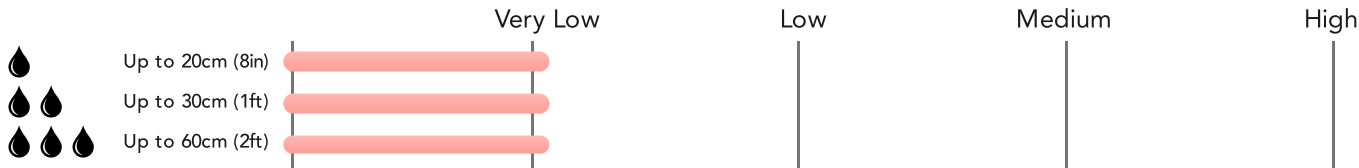


Risk Rating: Very low

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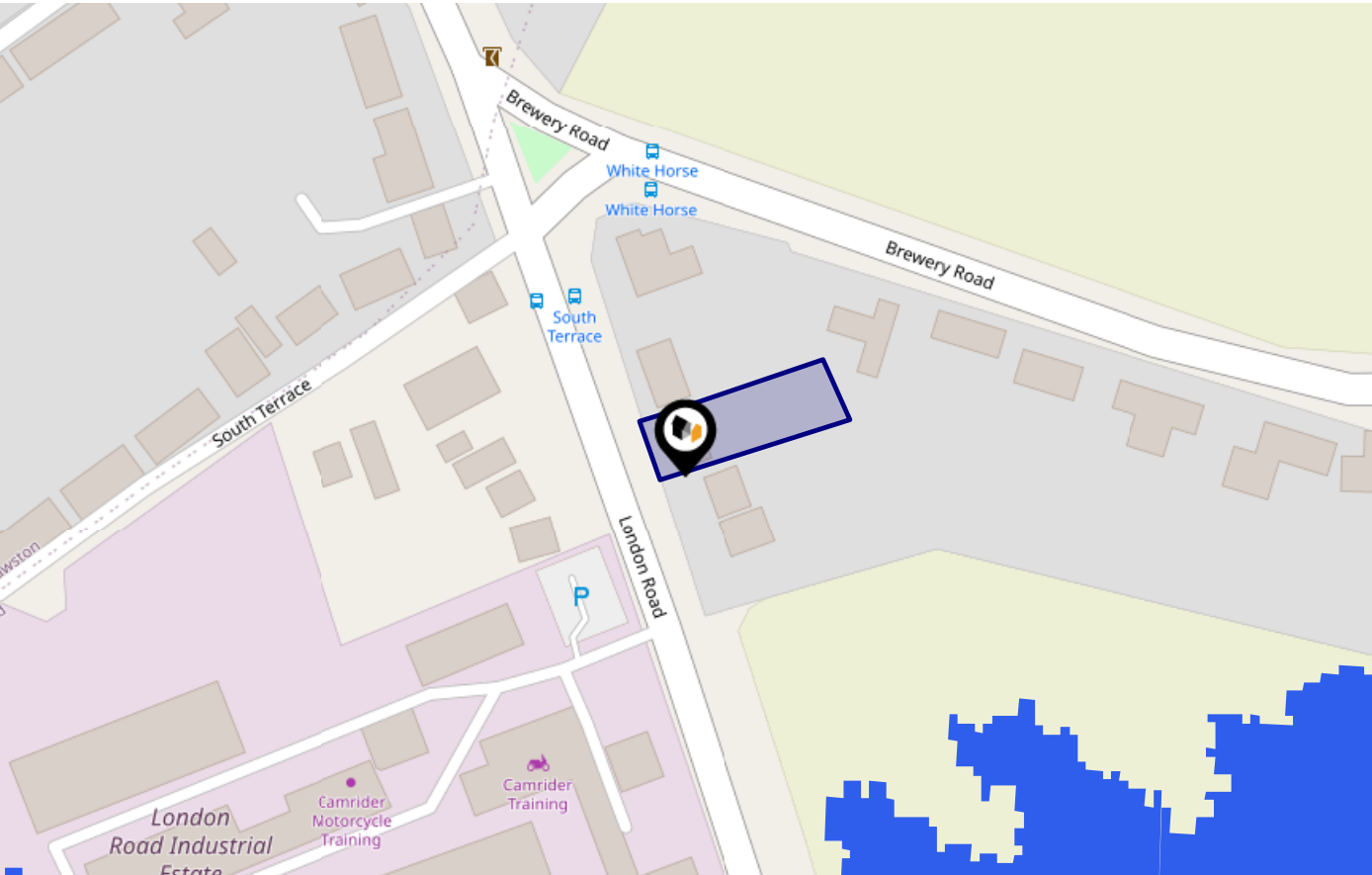


Flood Risk

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.

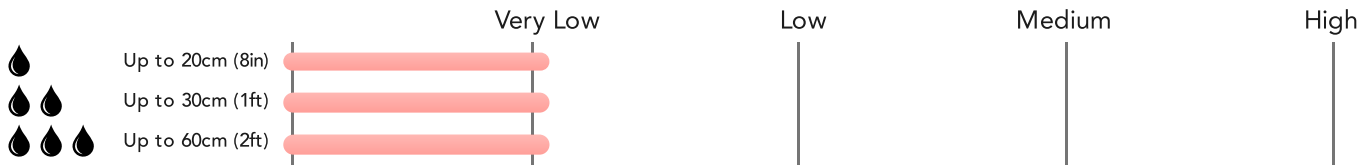


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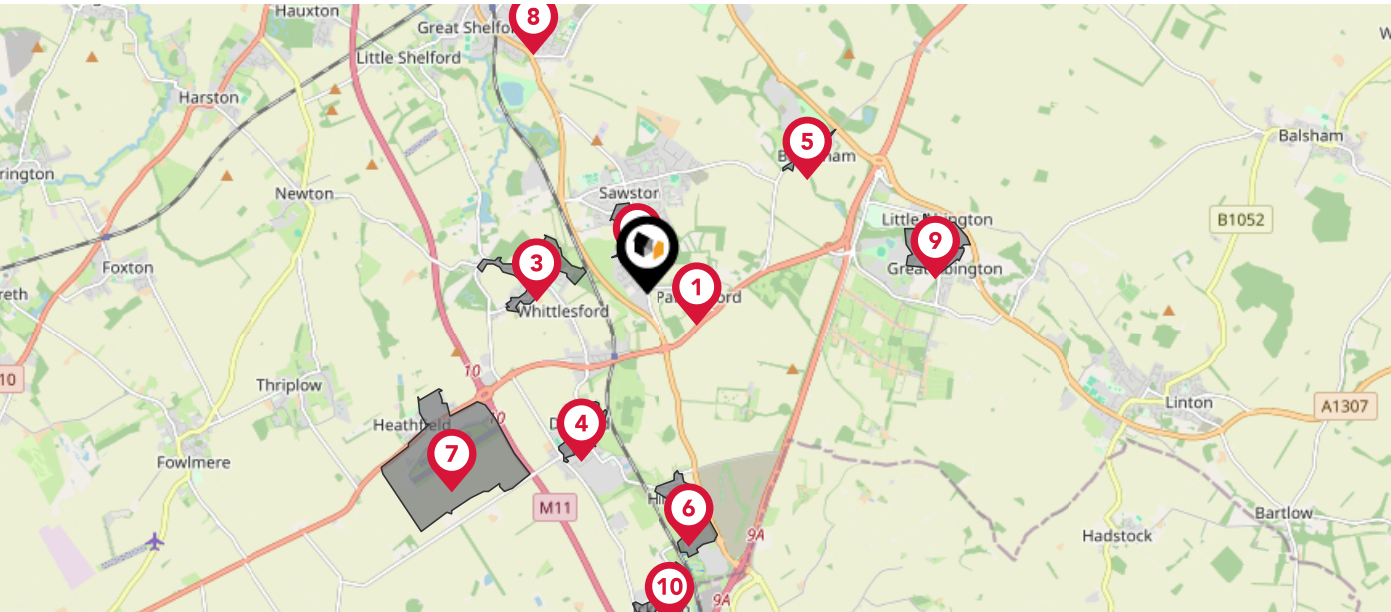


Maps

Conservation Areas

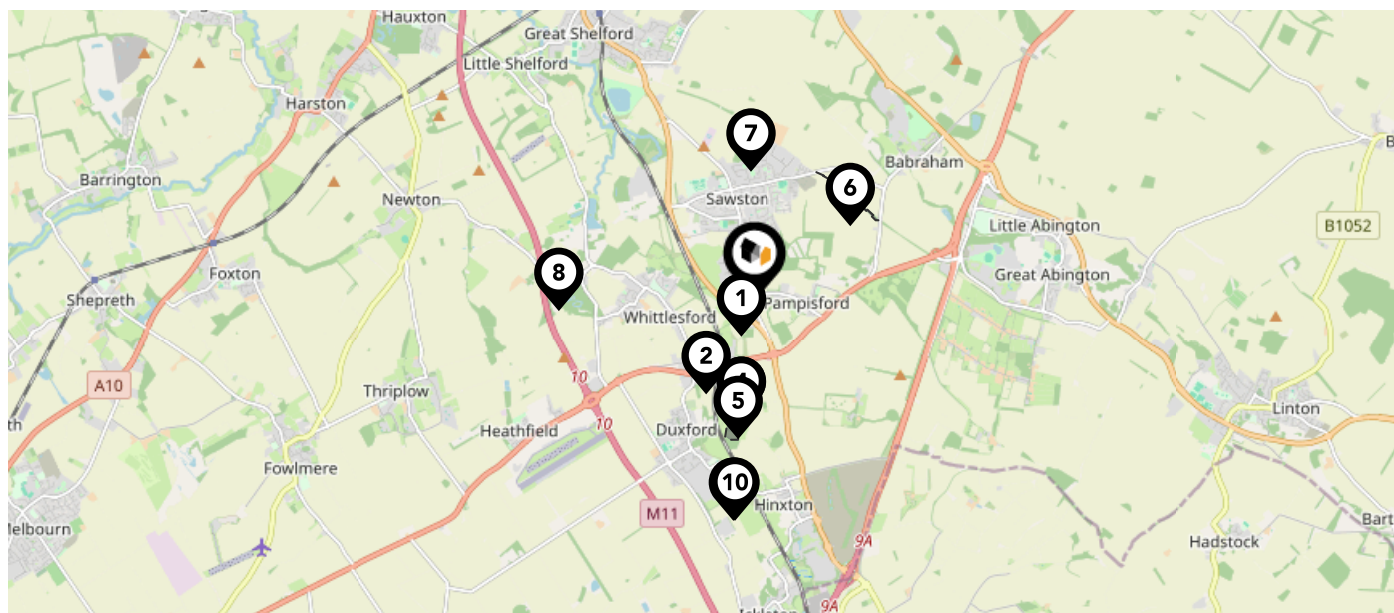


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Pampisford
2	Sawston
3	Whittlesford
4	Duxford
5	Babraham
6	Hinxton
7	Duxford Airfield
8	Stapleford
9	Great and Little Abington
10	Ickleton

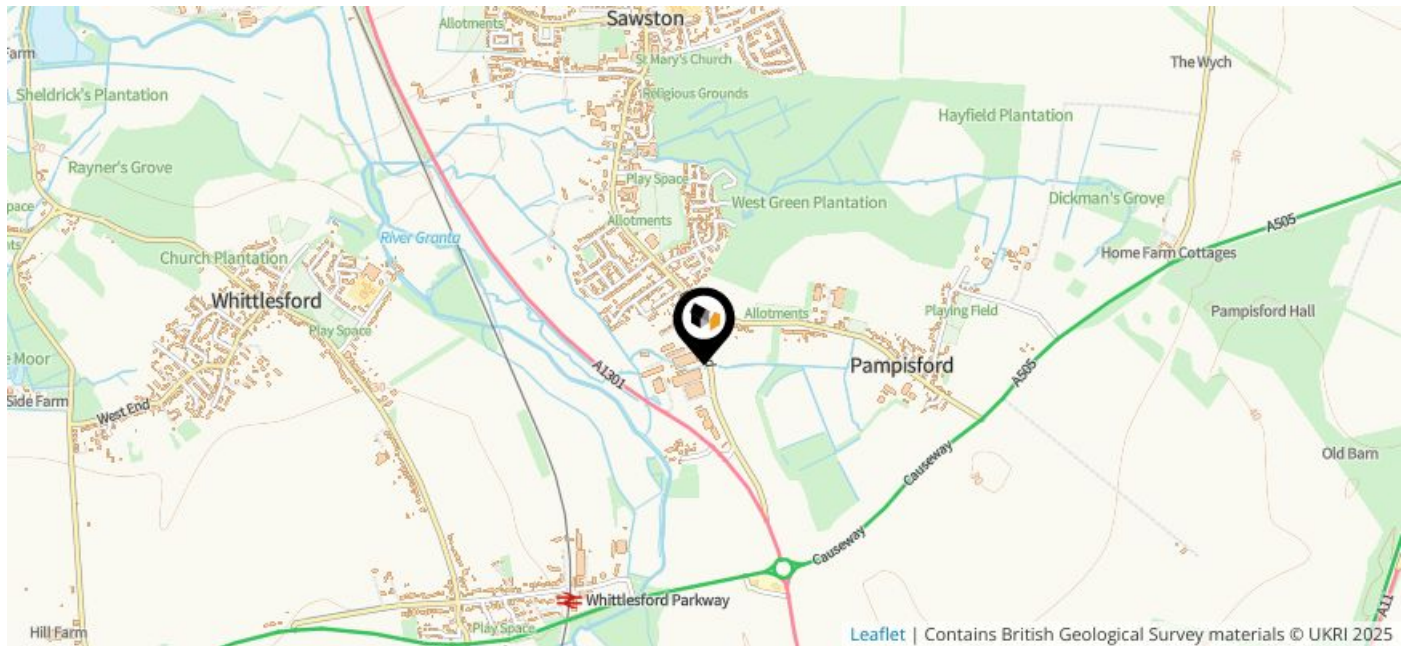
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Eastern County Leather-Sawston	Historic Landfill	
2	Land off Station Road West-Station Road, Whittlesford	Historic Landfill	
3	North Hinxton Landfill-Hinxton, Cambridgeshire	Historic Landfill	
4	Middleton Aggregates Ltd - Hinxton Quarry-Lordship Farm, Hinxton, Cambridgeshire	Historic Landfill	
5	Hinxton Landfill-Sawston Road, Hinxton, Cambridge, Cambridgeshire	Historic Landfill	
6	Home Farm-Babraham, Cambridge	Historic Landfill	
7	Sindalls-Sawston	Historic Landfill	
8	Newton Road-Whittlesford	Historic Landfill	
9	Abbey Farm-Duxford Road, Ickleton	Historic Landfill	
10	Ciba Tip-Hinxton Road, Duxford, Cambridgeshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



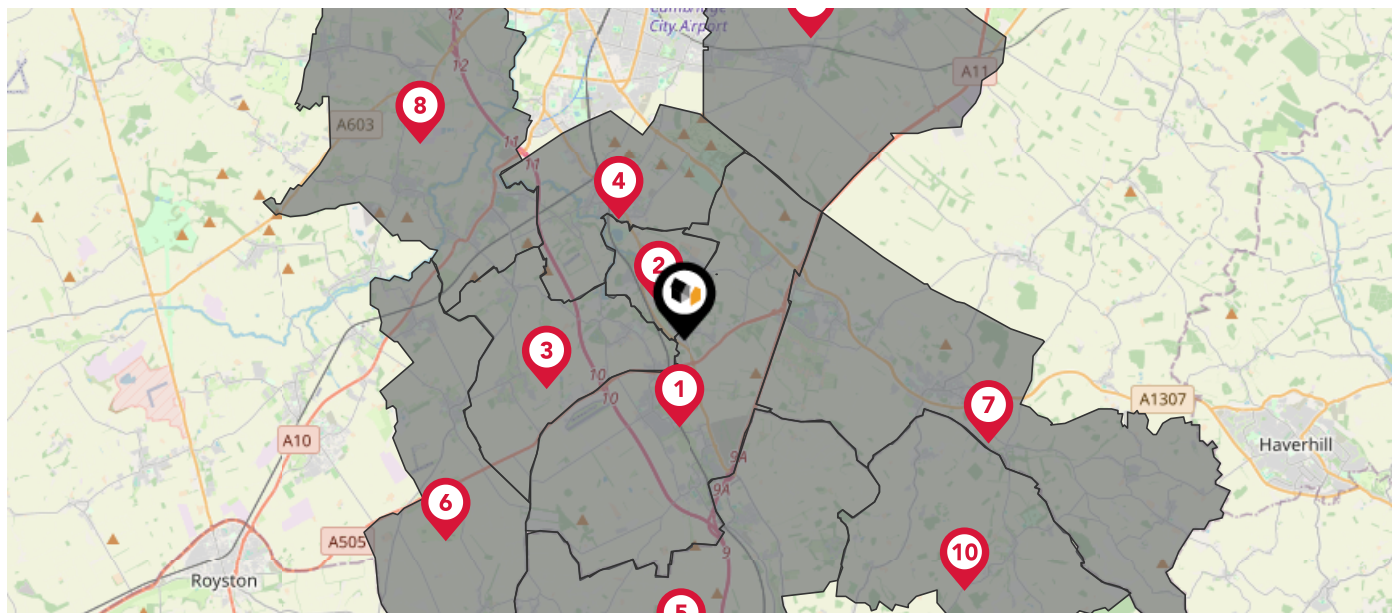
Mine Entry

- ✕ 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

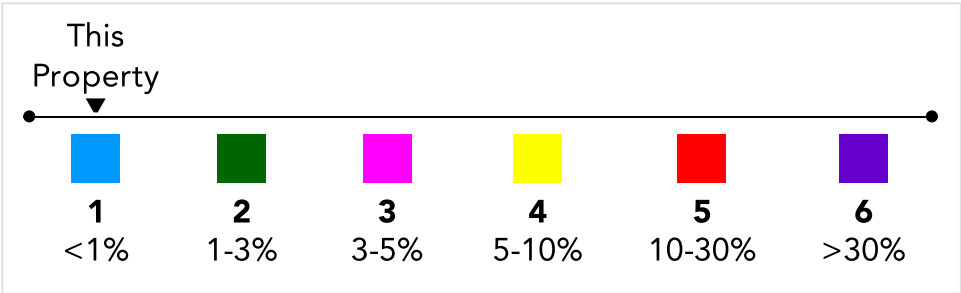
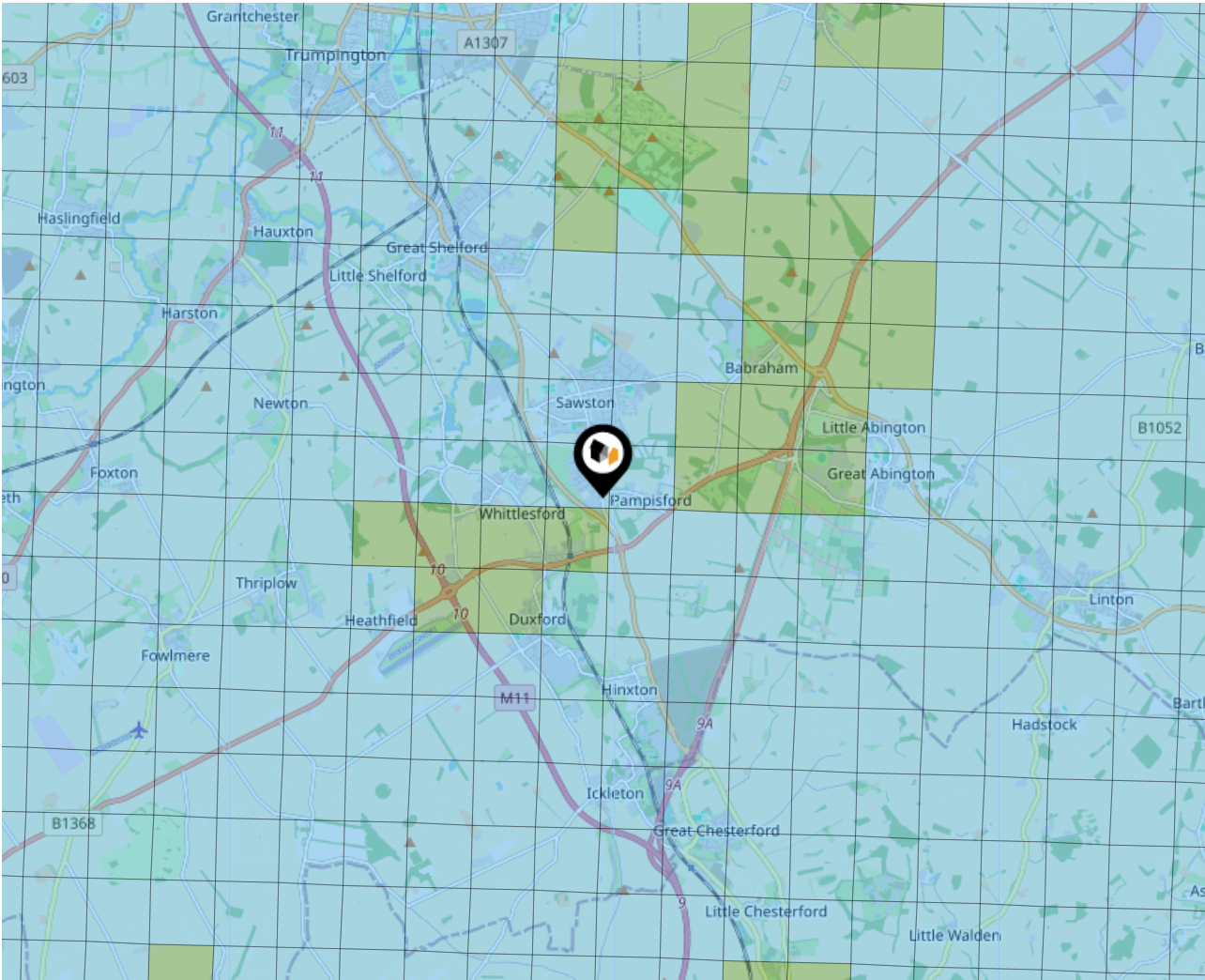


Nearby Council Wards

-  Duxford Ward
-  Sawston Ward
-  Whittlesford Ward
-  Shelford Ward
-  Littlebury, Chesterford & Wenden Lofts Ward
-  Foxton Ward
-  Linton Ward
-  Harston & Comberton Ward
-  Fen Ditton & Fulbourn Ward
-  Ashdon Ward

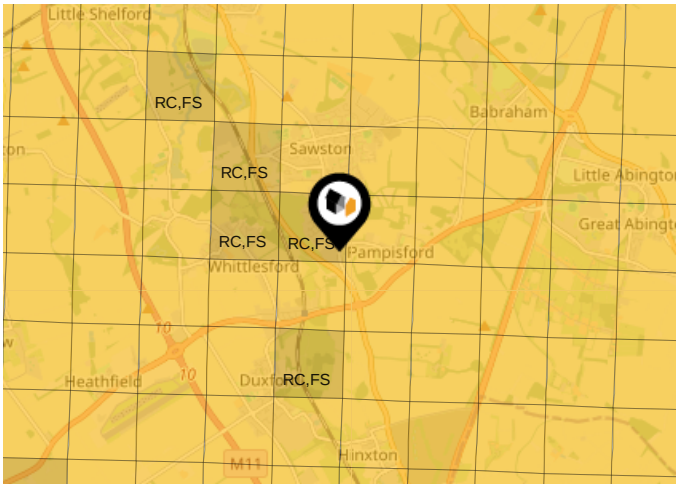
What is Radon?

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, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY)		

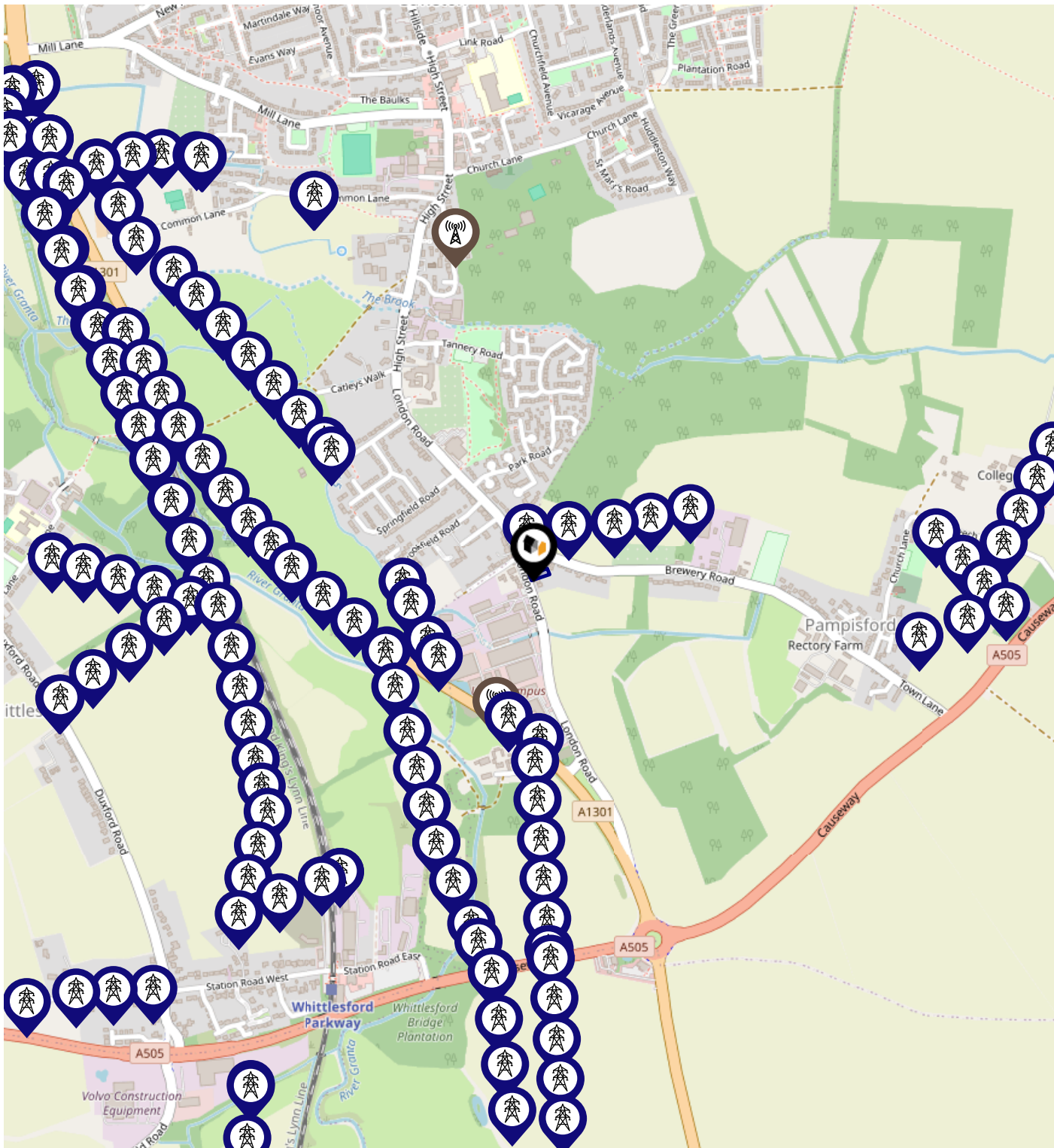


Primary Classifications (Most Common Clay Types)

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

Local Area

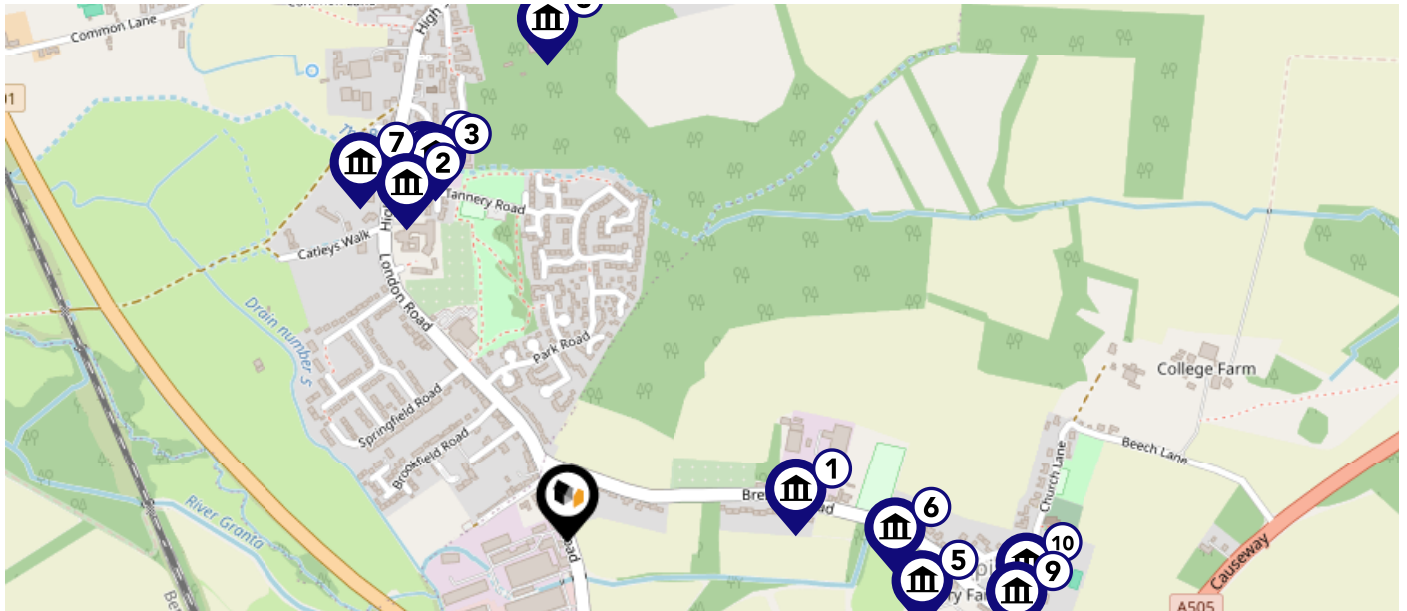
Masts & Pylons



Key:

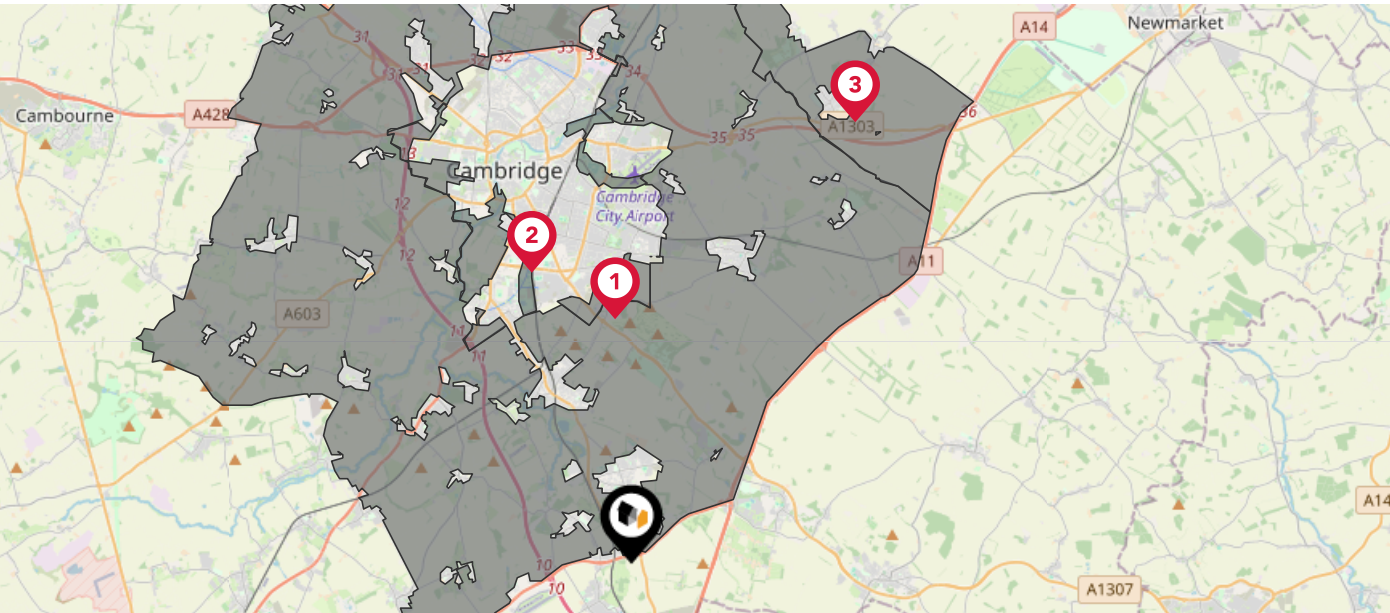
-  Power Pylons
-  Communication Masts

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

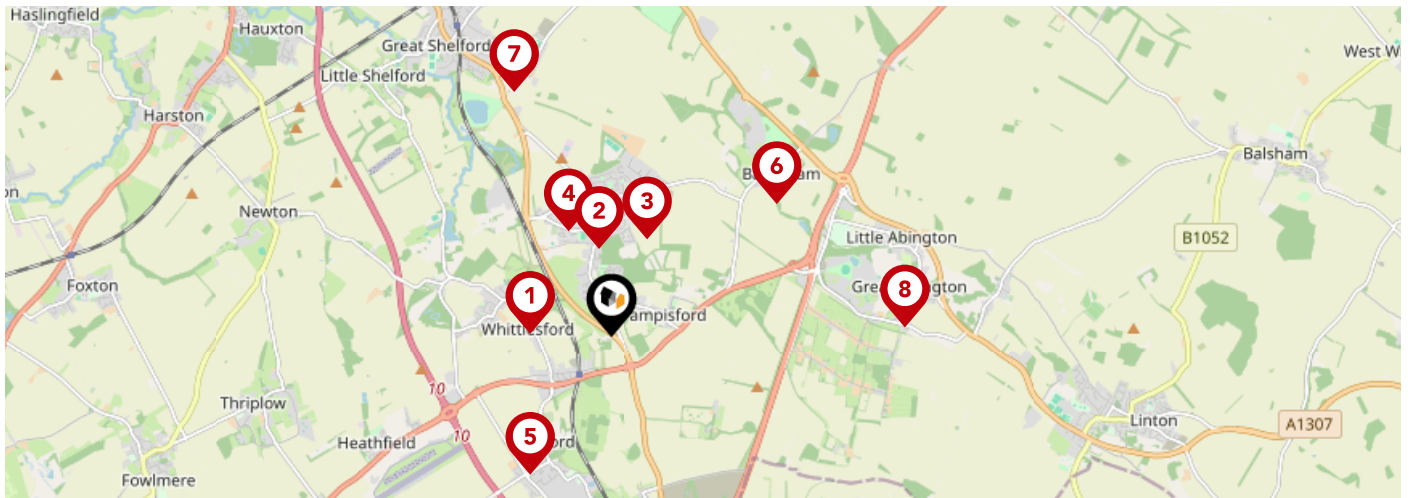


Listed Buildings in the local district		Grade	Distance
	1127661 - Blenheim Cottage	Grade II	0.3 miles
	1330984 - Brooklands	Grade II	0.4 miles
	1264942 - Former Engine House At Hutchings And Harding Ltd	Grade II	0.4 miles
	1165831 - The Crust Warehouse At Hutchings And Hardings Ltd	Grade II	0.4 miles
	1309234 - Rectory Farmhouse	Grade II	0.4 miles
	1163224 - Pump To West Of Number 18 (pipers)	Grade II	0.4 miles
	1330987 - The Brook	Grade II	0.4 miles
	1330979 - Sawston Hall	Grade I	0.5 miles
	1127664 - 6 And 8, High Street	Grade II	0.5 miles
	1163387 - 14, High Street	Grade II	0.5 miles

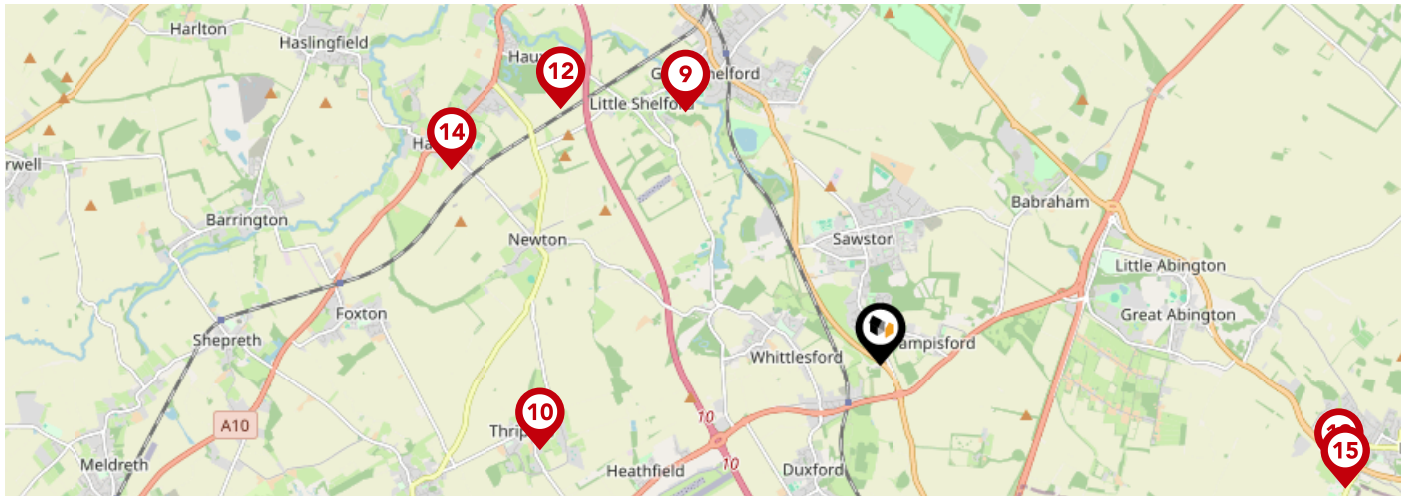
This map displays nearby areas that have been designated as Green Belt...



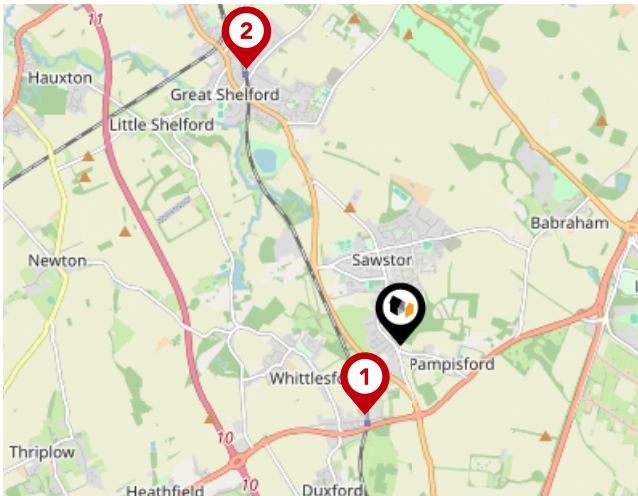
- ### Nearby Green Belt Land
- 1 Cambridge Green Belt - Cambridge
 - 2 Cambridge Green Belt - South Cambridgeshire
 - 3 Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:0.74	☐	☒	☐	☐	☐
2	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:0.81	☐	☒	☐	☐	☐
3	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:0.95	☐	☒	☐	☐	☐
4	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:1.03	☐	☐	☒	☐	☐
5	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:1.45	☐	☒	☐	☐	☐
6	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:1.94	☐	☒	☐	☐	☐
7	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:2.39	☐	☒	☐	☐	☐
8	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:2.67	☐	☒	☐	☐	☐

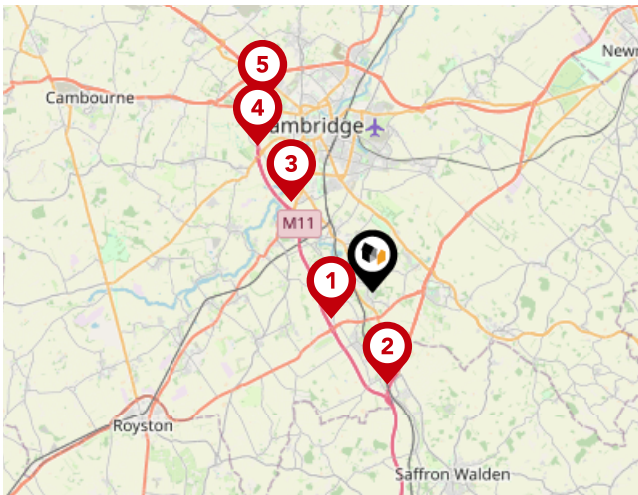


		Nursery	Primary	Secondary	College	Private
	Great and Little Shelford CoE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:2.91	☐	☒	☐	☐	☐
	Thriplow CoE Primary School Ofsted Rating: Good Pupils: 102 Distance:3.19	☐	☒	☐	☐	☐
	Great Chesterford Church of England Primary Academy Ofsted Rating: Good Pupils: 197 Distance:3.54	☐	☒	☐	☐	☐
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:3.73	☐	☒	☐	☐	☐
	Linton Village College Ofsted Rating: Good Pupils: 833 Distance:4.29	☐	☐	☒	☐	☐
	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:4.29	☐	☒	☐	☐	☐
	Granta School Ofsted Rating: Requires improvement Pupils: 175 Distance:4.38	☐	☐	☒	☐	☐
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:4.55	☐	☒	☐	☐	☐



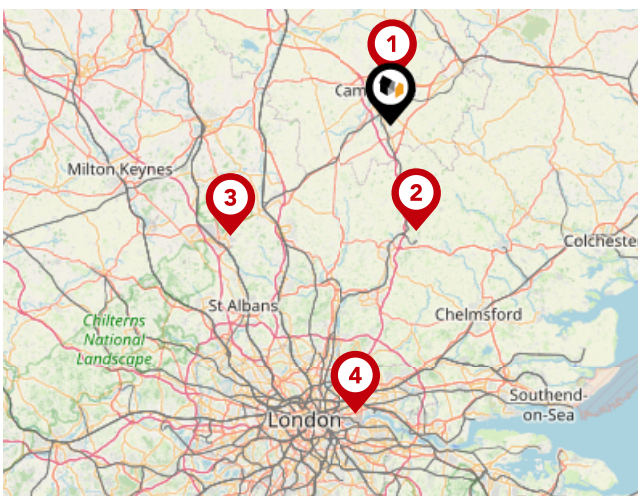
National Rail Stations

Pin	Name	Distance
	Whittlesford Parkway Rail Station	0.7 miles
	Shelford (Cambs) Rail Station	2.89 miles
	Great Chesterford Rail Station	3.74 miles



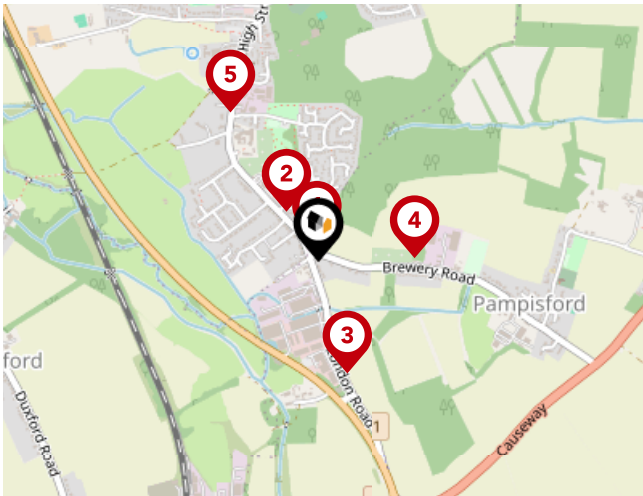
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J10	1.77 miles
	M11 J9	3.38 miles
	M11 J11	4.43 miles
	M11 J12	6.78 miles
	M11 J13	7.99 miles



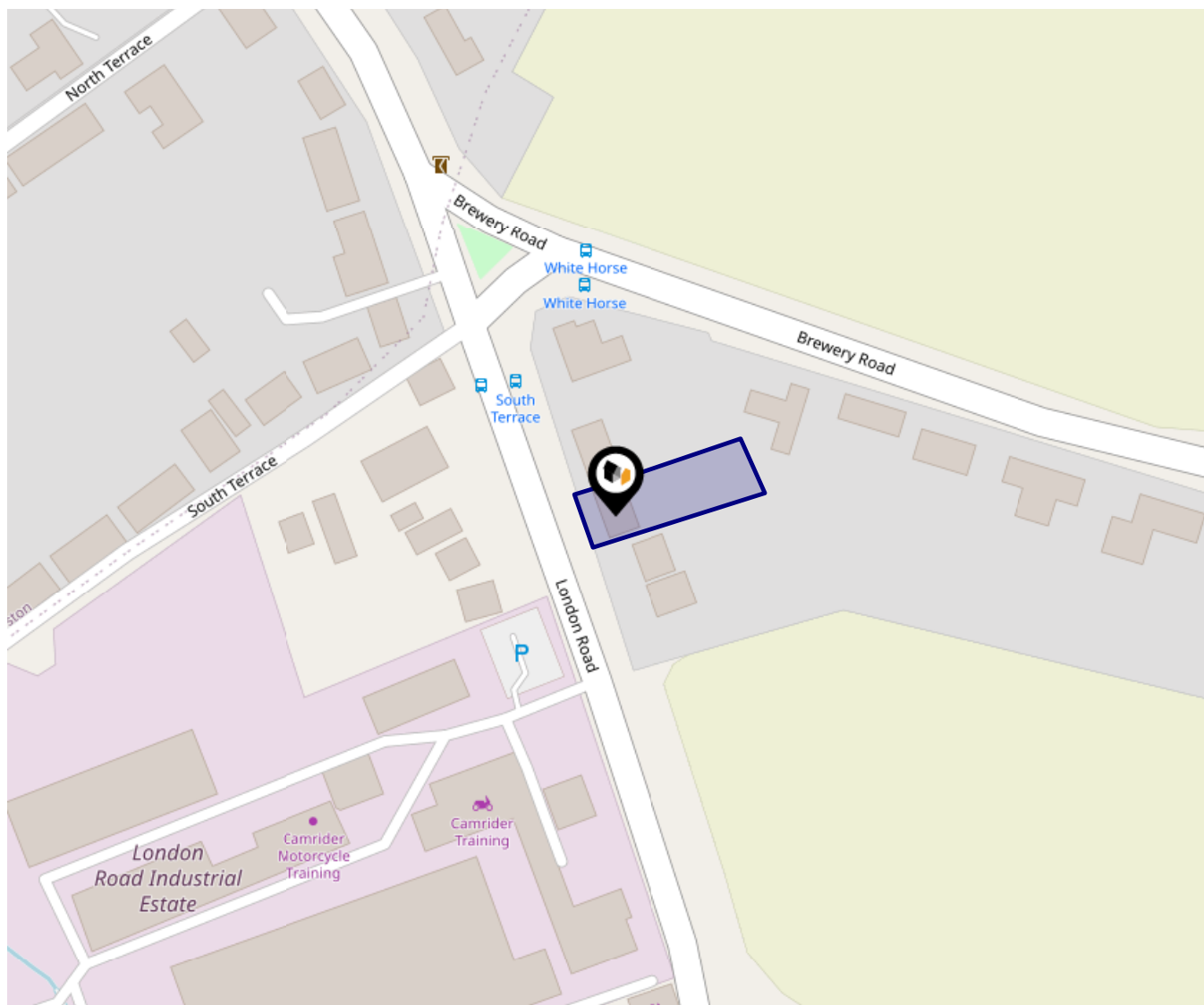
Airports/Helipads

Pin	Name	Distance
	Cambridge	6.45 miles
	Stansted Airport	15.8 miles
	Luton Airport	28.44 miles
	Silvertown	42.47 miles



Bus Stops/Stations

Pin	Name	Distance
1	White Horse	0.04 miles
2	Park Road	0.14 miles
3	Sawston Bypass	0.26 miles
4	Brewery Road	0.22 miles
5	Tannery Road	0.4 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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