

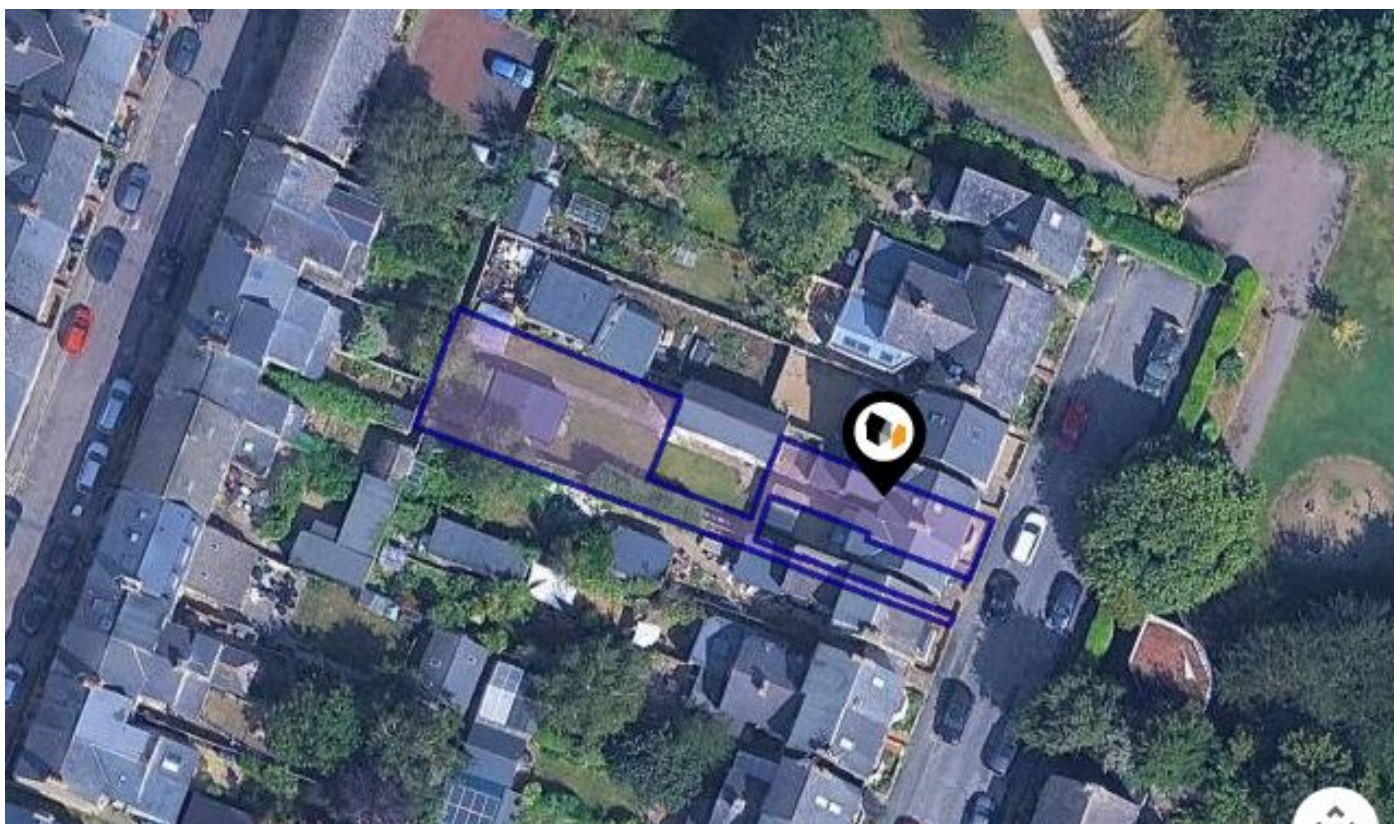


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# MIR: Material Info

The Material Information Affecting this Property

**Tuesday 21<sup>st</sup> October 2025**



**HEMINGFORD ROAD, CAMBRIDGE, CB1**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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## Property

|                  |                                            |         |          |
|------------------|--------------------------------------------|---------|----------|
| Type:            | Terraced                                   | Tenure: | Freehold |
| Bedrooms:        | 2                                          |         |          |
| Floor Area:      | 1,162 ft <sup>2</sup> / 108 m <sup>2</sup> |         |          |
| Plot Area:       | 0.08 acres                                 |         |          |
| Council Tax :    | Band D                                     |         |          |
| Annual Estimate: | £2,355                                     |         |          |
| Title Number:    | CB39369                                    |         |          |

## Local Area

|                    |                |                                    |      |
|--------------------|----------------|------------------------------------|------|
| Local Authority:   | Cambridgeshire | Estimated Broadband Speeds         |      |
| Conservation Area: | Mill Road      | (Standard - Superfast - Ultrafast) |      |
| Flood Risk:        |                |                                    |      |
| ● Rivers & Seas    | Very low       | 14                                 | 1800 |
| ● Surface Water    | Very low       | mb/s                               | mb/s |



Mobile Coverage:  
(based on calls indoors)

Satellite/Fibre TV Availability:



Planning records for: *Hemingford Road, Cambridge, CB1*

| Reference - 14/2112/COND4 |               |
|---------------------------|---------------|
| Decision:                 | Decided       |
| Date:                     | 01st May 2015 |
| Description:              | Condition 4   |

| Reference - 14/2112/FUL |                                                                                                                          |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Decision:               | Decided                                                                                                                  |
| Date:                   | 02nd January 2015                                                                                                        |
| Description:            | Erection of a two storey, two bedroom dwelling adjoining to 121 Hemingford Road with side access to 121a Hemingford Road |

| Reference - 14/2112/COND5 |               |
|---------------------------|---------------|
| Decision:                 | Decided       |
| Date:                     | 01st May 2015 |
| Description:              | Condition 5   |

| Reference - 14/2112/COND6 |               |
|---------------------------|---------------|
| Decision:                 | Decided       |
| Date:                     | 01st May 2015 |
| Description:              | Condition 6   |

# Planning History

## This Address



Planning records for: *Hemingford Road, Cambridge, CB1*

| Reference - 14/2112/COND7 |               |
|---------------------------|---------------|
| Decision:                 | Decided       |
| Date:                     | 29th May 2015 |
| Description:              | Condition 7   |

| Reference - 14/2112/COND11 |               |
|----------------------------|---------------|
| Decision:                  | Decided       |
| Date:                      | 01st May 2015 |
| Description:               | Condition 11  |

| Reference - 14/215/TTCA |                                                |
|-------------------------|------------------------------------------------|
| Decision:               | Decided                                        |
| Date:                   | 29th May 2014                                  |
| Description:            | T2 - Plum - cut back to suitable growth points |

| Reference - 14/2112/COND8 |               |
|---------------------------|---------------|
| Decision:                 | Decided       |
| Date:                     | 29th May 2015 |
| Description:              | Condition 8   |

Planning records for: **1 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 09/1096/FUL                              |
|------------------------------------------------------|
| <b>Decision:</b> Decided                             |
| <b>Date:</b> 26th November 2009                      |
| <b>Description:</b><br>Single storey rear extension. |

| Reference - 11/0066/FUL                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                                                                                              |
| <b>Date:</b> 04th February 2011                                                                                                                       |
| <b>Description:</b><br>Retrospective application for the change of use from domestic dwelling C3 to HMO (House in Multiple Occupation) (sui generis). |

| Reference - 11/0201/FUL                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                                                                      |
| <b>Date:</b> 06th May 2011                                                                                                    |
| <b>Description:</b><br>Annexe extension to provide 2 bedrooms, a studio and shower room with a link to the existing building. |

| Reference - 10/0210/FUL                              |
|------------------------------------------------------|
| <b>Decision:</b> Decided                             |
| <b>Date:</b> 12th March 2010                         |
| <b>Description:</b><br>Single storey rear extension. |

Planning records for: **1 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 15/1507/FUL |                                                                   |
|-------------------------|-------------------------------------------------------------------|
| Decision:               | Decided                                                           |
| Date:                   | 11th August 2015                                                  |
| Description:            | Retention of paving to side and rear gardens of 1 Hemingford Road |

| Reference - 10/1030/FUL |                                        |
|-------------------------|----------------------------------------|
| Decision:               | Decided                                |
| Date:                   | 18th October 2010                      |
| Description:            | Proposed single storey rear extension. |

| Reference - 05/0423/FUL |                                                                                                                                             |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:               | Decided                                                                                                                                     |
| Date:                   | 06th May 2005                                                                                                                               |
| Description:            | Erection of two-storey extension providing new bedsit, ensuite and bathroom (following demolition of existing lean-to at rear of property). |

| Reference - 05/1006/FUL |                                                            |
|-------------------------|------------------------------------------------------------|
| Decision:               | Decided                                                    |
| Date:                   | 27th September 2005                                        |
| Description:            | Erection of a part single, part two storey rear extension. |

Planning records for: **105 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 22/0498/TTCA |                                       |
|--------------------------|---------------------------------------|
| Decision:                | Decided                               |
| Date:                    | 25th April 2022                       |
| Description:             | T1 - lawsoniana: fell to ground level |

Planning records for: **107 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 24/01749/HFUL |                                                                       |
|---------------------------|-----------------------------------------------------------------------|
| Decision:                 | Decided                                                               |
| Date:                     | 08th May 2024                                                         |
| Description:              | Raising ridge of the dwelling and widening of existing dormer window. |

| Reference - C/02/1293 |                                                                                 |
|-----------------------|---------------------------------------------------------------------------------|
| Decision:             | Decided                                                                         |
| Date:                 | 19th December 2002                                                              |
| Description:          | Erection of a single storey side and rear extension to existing dwelling house. |

| Reference - 16/0046/FUL |                                                                                                     |
|-------------------------|-----------------------------------------------------------------------------------------------------|
| Decision:               | Decided                                                                                             |
| Date:                   | 12th January 2016                                                                                   |
| Description:            | Erection of a ground floor rear and side extension and the re-cladding of the existing rear dormer. |

Planning records for: **109 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 11/0598/FUL |                                                                                                                                                                                                                                                   |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:               | Decided                                                                                                                                                                                                                                           |
| Date:                   | 25th May 2011                                                                                                                                                                                                                                     |
| Description:            | Addition of a ground floor rear extension, a dormer between those of the two neighbouring properties and a small extension at roof level beyond the existing gutter line of the main roof, as well as minor modifications to the front elevation. |

Planning records for: **15 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 16/1596/FUL |                                                                |
|-------------------------|----------------------------------------------------------------|
| Decision:               | Decided                                                        |
| Date:                   | 01st September 2016                                            |
| Description:            | Single storey side and rear extension and rear roof extension. |

| Reference - 23/1398/TTCA |                    |
|--------------------------|--------------------|
| Decision:                | Decided            |
| Date:                    | 10th November 2023 |
| Description:             | T1 Bay - Remove    |

| Reference - 23/04282/HFUL |                                                                                          |
|---------------------------|------------------------------------------------------------------------------------------|
| Decision:                 | Awaiting decision                                                                        |
| Date:                     | 10th November 2023                                                                       |
| Description:              | Construction of Detached 1 & 1/2 Storey 2 Bedroom Family Annex to rear of Brierley House |

Planning records for: **15 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 25/0037/TTCA |                                                                                                                                 |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                         |
| Date:                    | 13th January 2025                                                                                                               |
| Description:             | Crab apple, marked 1 on the plan - remove. Crab apple, marked 2 on the plan - remove. Plum tree, marked 3 on the plan - remove. |

| Reference - 25/0722/TTCA |                                                                            |
|--------------------------|----------------------------------------------------------------------------|
| Decision:                | Decided                                                                    |
| Date:                    | 18th July 2025                                                             |
| Description:             | T1: Wild Cherry (Prunus avium) - Fell and replant with another Wild Cherry |

Planning records for: **23 Hemingford Road Cambridge CB1 3BY**

| Reference - 17/624/TTCA |                                                                          |
|-------------------------|--------------------------------------------------------------------------|
| Decision:               | Decided                                                                  |
| Date:                   | 06th December 2017                                                       |
| Description:            | Elder (T1) - crown reduction by up to 5m and removal of deadwood and ivy |

| Reference - 13/0479/FUL |                                                                                                                                                           |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:               | Decided                                                                                                                                                   |
| Date:                   | 10th April 2013                                                                                                                                           |
| Description:            | Dismantle chimney, which is leaning quite significantly, to rafter level and rebuild to the same design reusing bricks as appropriate to rectify the lean |

Planning records for: **23 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 14/613/TTCA |                                                                       |
|-------------------------|-----------------------------------------------------------------------|
| Decision:               | Decided                                                               |
| Date:                   | 29th December 2014                                                    |
| Description:            | T1 - Elder: Crown reduce by approximately 3 metresT2 - Hawthorn: Fell |

| Reference - 24/0604/TTCA |                                                                                                                                  |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                          |
| Date:                    | 07th June 2024                                                                                                                   |
| Description:             | T1 - Elder - Crown reduction by up to 5m and removal of deadwood and ivy due to safety, excessive shading and low amenity value. |

Planning records for: **29 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 22/04931/HFUL |                                                                                               |
|---------------------------|-----------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                       |
| Date:                     | 11th November 2022                                                                            |
| Description:              | Loft extension with rear facing dormer windows. Window and door alterations to house at rear. |

| Reference - 24/00089/CLPD |                                                                                                                                                                                                                                                                                                                                  |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                                                                                                                                                                                                                                                          |
| Date:                     | 18th January 2024                                                                                                                                                                                                                                                                                                                |
| Description:              | Insertion of 2 no roof lights to south facing roof slope of existing single-storey rear projection; revised fenestration to south facing elevation of existing single storey rear projection; proposed single-storey rear extension partly replacing existing single-storey lean to wood store (part of original dwelling house) |

Planning records for: **29 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 24/0086/TTCA |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Date:                    | 18th January 2024                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Description:             | T1 - Mature Horse Chestnut - This tree is in an advanced state of decay. It is situated on a busy junction, and is over the roof of the cottage, a footpath and road. The base of the left hand stem is now ready to fall (photo 2). The 2 right hand stems have major deadwood in the upper crown and Ganoderma fruiting bodies at the base. Request Removal to 1.5m stump of rotten left hand stem, and heavy pollard of 2 right hand stems to 6m. |

| Reference - 22/04931/CONDA |                                                                                                |
|----------------------------|------------------------------------------------------------------------------------------------|
| Decision:                  | Decided                                                                                        |
| Date:                      | 18th January 2024                                                                              |
| Description:               | Submission of details required by condition 3 (materials) of planning permission 22/04931/HFUL |

Planning records for: **3 Hemingford Road Cambridge CB1 3BY**

| Reference - 17/199/TTCA |                                                                                                                                                                  |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:               | Decided                                                                                                                                                          |
| Date:                   | 02nd May 2017                                                                                                                                                    |
| Description:            | Large, tall fir tree in rear garden of property. Fell because of excessive shading of garden and unpleasant appearance. Replant with one smaller flowering tree. |

| Reference - 16/0569/FUL |                                                   |
|-------------------------|---------------------------------------------------|
| Decision:               | Decided                                           |
| Date:                   | 29th March 2016                                   |
| Description:            | Part two storey part single storey rear extension |

Planning records for: **3 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 16/1597/NMA |                                                                                                                                                                 |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:               | Decided                                                                                                                                                         |
| Date:                   | 01st September 2016                                                                                                                                             |
| Description:            | Non-Material Amendment on application 16/0569/FUL sought for the addition of a side entrance door and to increase the width of the new first floor rear window. |

| Reference - 14/176/TTCA |                                                                           |
|-------------------------|---------------------------------------------------------------------------|
| Decision:               | Decided                                                                   |
| Date:                   | 06th May 2014                                                             |
| Description:            | Fir - Fell because of excessive shading of garden and neighbour's garden. |

Planning records for: **33 Hemingford Road Cambridge CB1 3BY**

| Reference - 17/1509/FUL |                                                                                                                      |
|-------------------------|----------------------------------------------------------------------------------------------------------------------|
| Decision:               | Decided                                                                                                              |
| Date:                   | 24th August 2017                                                                                                     |
| Description:            | Part single, part two storey rear extensions following part demolition of rear extension, and a new front rooflight. |

| Reference - 24/1022/TTCA |                                                                                                                                                                    |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                            |
| Date:                    | 17th September 2024                                                                                                                                                |
| Description:             | T1 - Walnut x12ms in height with crown spread of approximately 6ms - Reduce canopy overhang to neighbouring property (38 Ross Street) and alley way by 1.5 to 2ms. |

Planning records for: **43 Hemingford Road Cambridge CB1 3BY**

| Reference - 17/1468/FUL |                                                                                                        |
|-------------------------|--------------------------------------------------------------------------------------------------------|
| Decision:               | Decided                                                                                                |
| Date:                   | 18th August 2017                                                                                       |
| Description:            | Rear dormer roof extension, including raising the existing roof ridge to align with neighbouring roof. |

| Reference - 17/0356/FUL |                                                                                                               |
|-------------------------|---------------------------------------------------------------------------------------------------------------|
| Decision:               | Withdrawn                                                                                                     |
| Date:                   | 01st March 2017                                                                                               |
| Description:            | Rear dormer roof extension, including raising the existing roof ridge height to align with neighbouring roof. |

| Reference - 18/1221/FUL |                                                                                                        |
|-------------------------|--------------------------------------------------------------------------------------------------------|
| Decision:               | Decided                                                                                                |
| Date:                   | 31st July 2018                                                                                         |
| Description:            | Rear dormer roof extension, including raising the existing roof ridge to align with neighbouring roof. |

Planning records for: **45 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 09/0566/FUL |                                                                            |
|-------------------------|----------------------------------------------------------------------------|
| Decision:               | Decided                                                                    |
| Date:                   | 06th July 2009                                                             |
| Description:            | Extension and alterations to existing shed for use as garden room/storage. |

Planning records for: **45 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 24/00384/FUL |                                                 |
|--------------------------|-------------------------------------------------|
| Decision:                | Decided                                         |
| Date:                    | 02nd February 2024                              |
| Description:             | Change of layout to existing customer car park. |

| Reference - 24/0167/TTCA |                                                       |
|--------------------------|-------------------------------------------------------|
| Decision:                | Decided                                               |
| Date:                    | 02nd February 2024                                    |
| Description:             | (1) Willow tree - to be cut down to near ground level |

| Reference - 14/334/TTCA |                       |
|-------------------------|-----------------------|
| Decision:               | Decided               |
| Date:                   | 11th August 2014      |
| Description:            | Eucalyptus tree: Fell |

Planning records for: **47 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 21/01976/HFUL |                     |
|---------------------------|---------------------|
| Decision:                 | Withdrawn           |
| Date:                     | 28th April 2021     |
| Description:              | Rear roof extension |

Planning records for: **47 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 21/03240/HFUL |                     |
|---------------------------|---------------------|
| Decision:                 | Decided             |
| Date:                     | 12th July 2021      |
| Description:              | Rear roof extension |

Planning records for: **49 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 21/03508/CONDA |                                                                                                                                                                                                    |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                  | Awaiting decision                                                                                                                                                                                  |
| Date:                      | 12th March 2024                                                                                                                                                                                    |
| Description:               | Submission of details required by conditions 3 (Materials), 6 (Electric vehicle charge point scheme), 13 (Hard and Soft Landscape works) and 18 (Access Track) of planning permission 21/03508/FUL |

| Reference - 24/00954/HFUL |                                                                                      |
|---------------------------|--------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                              |
| Date:                     | 12th March 2024                                                                      |
| Description:              | Rear roof extension including a dormer window and two rooflights to front elevation. |

| Reference - 20/2028/TTCA |                                                                  |
|--------------------------|------------------------------------------------------------------|
| Decision:                | Decided                                                          |
| Date:                    | 25th September 2020                                              |
| Description:             | Unidentifiable (T1) - Fell, Elder (T2) - Fell, Maple (T3) - Fell |

Planning records for: **5 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 08/1552/CL2PD |                                                                                                                                     |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                                                             |
| Date:                     | 17th November 2008                                                                                                                  |
| Description:              | Application for a Certificate of Lawfulness (S192) for erection of single storey rear extension and single flat-roofed rear dormer. |

Planning records for: **51 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 17/077/TTCA |                    |
|-------------------------|--------------------|
| Decision:               | Decided            |
| Date:                   | 22nd February 2017 |
| Description:            | Damson Plum - Fell |

Planning records for: **55 Hemingford Road Cambridge CB1 3BY**

| Reference - 14/0474/FUL |                                                                                                                    |
|-------------------------|--------------------------------------------------------------------------------------------------------------------|
| Decision:               | Decided                                                                                                            |
| Date:                   | 31st March 2014                                                                                                    |
| Description:            | Change of windows and French doors, new window opening in first floor side elevation and boiler enclosure to rear. |

Planning records for: **61 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 17/0553/FUL |                                   |
|-------------------------|-----------------------------------|
| Decision:               | Decided                           |
| Date:                   | 24th March 2017                   |
| Description:            | Single storey rear/side extension |

Planning records for: **63 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 11/0506/FUL |                                                                                                           |
|-------------------------|-----------------------------------------------------------------------------------------------------------|
| Decision:               | Decided                                                                                                   |
| Date:                   | 01st June 2011                                                                                            |
| Description:            | Single storey leanto extension to kitchen, new ground floor bathroom and first floor and stairs modified. |

| Reference - 23/0323/TTCA |                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                     |
| Date:                    | 23rd March 2023                                                                                                                                                                             |
| Description:             | T1- Hazel Coppice- reduce in height by 3m to maintain in its current location.T2- Catalpa- Remove internal water shoots and formatively prune by 70cms to maintain in its current location. |

| Reference - 23/0324/TTCA |                                                                                                         |
|--------------------------|---------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                 |
| Date:                    | 23rd March 2023                                                                                         |
| Description:             | T2 Palm (Cordyline australis) - Remove (fell) to near ground level and treat stump to inhibit regrowth. |

Planning records for: **67 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 22/03162/HFUL |                                                            |
|---------------------------|------------------------------------------------------------|
| Decision:                 | Decided                                                    |
| Date:                     | 12th July 2022                                             |
| Description:              | Construction of an annexe within existing garage workshop. |

Planning records for: **67 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 22/03172/HFUL |                                                                   |
|---------------------------|-------------------------------------------------------------------|
| Decision:                 | Decided                                                           |
| Date:                     | 12th July 2022                                                    |
| Description:              | Loft conversion including rear dormer and front facing rooflights |

Planning records for: **73 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 16/409/TTCA |                                                            |
|-------------------------|------------------------------------------------------------|
| Decision:               | Decided                                                    |
| Date:                   | 27th September 2016                                        |
| Description:            | Sycamore - Fell due to proximity to houses and garden wall |

Planning records for: **77 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 13/0350/FUL |                                                      |
|-------------------------|------------------------------------------------------|
| Decision:               | Decided                                              |
| Date:                   | 12th March 2013                                      |
| Description:            | Rear roof extension and single storey rear extension |

Planning records for: **79 Hemingford Road Cambridge CB1 3BY**

| Reference - C/02/0393 |                                                                       |
|-----------------------|-----------------------------------------------------------------------|
| Decision:             | Decided                                                               |
| Date:                 | 08th April 2002                                                       |
| Description:          | Erection of a single storey rear extension to existing dwellinghouse. |

Planning records for: **81 Hemingford Road Cambridge CB1 3BY**

| Reference - 12/1079/FUL |                               |
|-------------------------|-------------------------------|
| Decision:               | Decided                       |
| Date:                   | 22nd August 2012              |
| Description:            | Single storey rear extension. |

Planning records for: **83 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 25/0587/TTCA |                                                                                                                                                                   |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                           |
| Date:                    | 18th June 2025                                                                                                                                                    |
| Description:             | T1 - Elder and Yew - Elder - Reduce crowns overall by 0.5 to 1.5ms to shape and balance. T2 - Elder - Reduce crowns overall by 0.5 to 1.5ms to shape and balance. |

| Reference - 16/302/TTCA |                                                       |
|-------------------------|-------------------------------------------------------|
| Decision:               | Decided                                               |
| Date:                   | 28th July 2016                                        |
| Description:            | 1. Salix Caprea - Fell2. Cherry - Fell3. Lilac - Fell |

Planning records for: **85 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 13/0832/FUL |                                                       |
|-------------------------|-------------------------------------------------------|
| Decision:               | Decided                                               |
| Date:                   | 11th June 2013                                        |
| Description:            | Rear roof extension and single storey rear extension. |

Planning records for: **85 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 22/02134/CONDA |                                                                                                |
|----------------------------|------------------------------------------------------------------------------------------------|
| Decision:                  | Decided                                                                                        |
| Date:                      | 01st December 2023                                                                             |
| Description:               | Submission of details required by condition 4(Biodiverse) of planning permission 22/02134/HFUL |

| Reference - 23/1483/TTCA |                                                                                          |
|--------------------------|------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                  |
| Date:                    | 01st December 2023                                                                       |
| Description:             | T1 Cherry Reduce height by 2m and shorten lateral branches by 1m to contain size of tree |

Planning records for: **9 Hemingford Road Cambridge CB1 3BY**

| Reference - C/00/0264 |                                                               |
|-----------------------|---------------------------------------------------------------|
| Decision:             | Decided                                                       |
| Date:                 | 13th March 2000                                               |
| Description:          | Erection of a two storey side extension to existing dwelling. |

Planning records for: **95 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 23/03201/HFUL |                                                                                                                                               |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Withdrawn                                                                                                                                     |
| Date:                     | 18th August 2023                                                                                                                              |
| Description:              | Single storey side and rear infill extension, dormer roof extension including the removal of four trees and replacement of front garden wall. |

Planning records for: **95 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 24/00394/S73  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b>          | Awaiting decision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Date:</b>              | 05th February 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Description:</b>       | S73 to vary condition 3 (Hours of operation) of planning permission 23/01837/FUL (Change of use from Class E to a composite restaurant (Class E) and takeaway use together with external changes) from The restaurant and takeaway use, hereby permitted, shall not be operated outside of the following hours Monday to Friday and Sunday 0800 - 2200, Saturday 0800 - 2300 to The restaurant use and purchase of takeaway food from within the restaurant, shall not be operated outside of the following hours Monday to Thursday and Sunday 0800 - 2200, Friday and Saturday 0800 - 2300 and The takeaway window on the St Andrews elevation shall not be used outside of the following hours Monday to Sunday 0800 to 0200. |
| Reference - 23/04108/HFUL |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Decision:</b>          | Decided                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Date:</b>              | 27th October 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Description:</b>       | Single storey side and rear infill extension, dormer roof extension to rear, and replacement of front garden wall.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Reference - 24/0174/TTCA  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Decision:</b>          | Decided                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Date:</b>              | 05th February 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Description:</b>       | Removal of Tress T1, T2, T3 and T4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Reference - 23/04088/S73  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Decision:</b>          | Decided                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Date:</b>              | 27th October 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Description:</b>       | S73 to vary condition 2 (Approved plans) of planning permission 22/04981/FUL (Single storey rear extension to 1 Finchs Field and erection of new linked dwelling following demolition of garage (Re-submission of Application Ref22/02494/FUL)) Existing Dwelling (No.1 Finchs Field) Proposed rear extension to be removed the existing dwelling from the application and Proposed internal alterations to be removed from the existing dwelling application, Plot 1 Ground floor window on front elevation to be reduced in size and site plan Rear extension to be removed.                                                                                                                                                   |

Planning records for: **97 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 22/03783/HFUL |                                                                                                                    |
|---------------------------|--------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                                            |
| Date:                     | 22nd August 2022                                                                                                   |
| Description:              | Single storey side extension, Loft conversion/extension and installation of Solar panels and air source heat pump. |

| Reference - 22/0940/TTCA |                    |
|--------------------------|--------------------|
| Decision:                | Decided            |
| Date:                    | 22nd August 2022   |
| Description:             | T1 Sycamore - Fell |

Planning records for: **73A Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 15/031/TTCA |                                                                                                                                                                                                                                                                               |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:               | Decided                                                                                                                                                                                                                                                                       |
| Date:                   | 19th January 2015                                                                                                                                                                                                                                                             |
| Description:            | 1.Cypress - fell due to proximity to building, risk of structural damage, excessive shade2.Leylandi - fell due to proximity to building, risk of structural damage, excessive shade3.Sycamore - fell due to proximity to building, risk of structural damage, excessive shade |

Planning records for: **123 Hemingford Road Cambridge CB1 3BY**

| Reference - 21/1147/TTCA |                                                                                                                                                                                                                                                                                                   |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                                                                                                                           |
| Date:                    | 10th September 2021                                                                                                                                                                                                                                                                               |
| Description:             | YEW (T1) - fell because of excessive shading and incorrect position for landscaping project. Apple (T2) - Fell incorrect position for landscaping project. Holly (T3) - Fell incorrect position for landscaping project. Cherry (T5) - Dead, causing issue with neighbours and back ally entrance |

Planning records for: **111 Hemingford Road Cambridge CB1 3BY**

| Reference - C/00/0601 |                                                         |
|-----------------------|---------------------------------------------------------|
| Decision:             | Decided                                                 |
| Date:                 | 09th June 2000                                          |
| Description:          | Erection of a single storey rear extension to dwelling. |

Planning records for: **117 Hemingford Road Cambridge CB1 3BY**

| Reference - 18/0876/FUL |                                                                                |
|-------------------------|--------------------------------------------------------------------------------|
| Decision:               | Decided                                                                        |
| Date:                   | 30th May 2018                                                                  |
| Description:            | Single storey side/rear extension with associated alterations to fenestration. |

Planning records for: **119 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 04/1342/FUL |                                           |
|-------------------------|-------------------------------------------|
| Decision:               | Decided                                   |
| Date:                   | 13th December 2004                        |
| Description:            | Loft extension including a dormer window. |

Planning records for: **125 Hemingford Road Cambridge CB1 3BY**

| Reference - 20/055/TTCA |                                                                                                                                                                                                 |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:               | Decided                                                                                                                                                                                         |
| Date:                   | 27th January 2020                                                                                                                                                                               |
| Description:            | 1-11 - Fell.1-Apple. To be replaced with trained native apple.2-Yew. Unsuitable location to re-plant. 3-11: Indeterminate fruit trees - possibly plum. Replant these trees with native species. |

Planning records for: **125 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

| Reference - 25/02957/HFUL |                                                                            |
|---------------------------|----------------------------------------------------------------------------|
| Decision:                 | Decided                                                                    |
| Date:                     | 28th July 2025                                                             |
| Description:              | Roof extension with rear dormer and 2no. velux windows to front elevation. |

| Reference - 20/05037/HFUL |                                                                |
|---------------------------|----------------------------------------------------------------|
| Decision:                 | Decided                                                        |
| Date:                     | 07th December 2020                                             |
| Description:              | Single storey ground floor extension and rear dormer extension |

Planning records for: **127 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

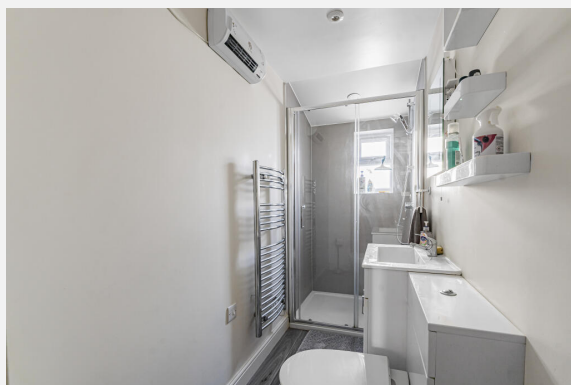
| Reference - 15/0040/COND4 |               |
|---------------------------|---------------|
| Decision:                 | Decided       |
| Date:                     | 08th May 2015 |
| Description:              | Condition 4   |

| Reference - 15/0040/FUL |                                                                                                                 |
|-------------------------|-----------------------------------------------------------------------------------------------------------------|
| Decision:               | Decided                                                                                                         |
| Date:                   | 13th January 2015                                                                                               |
| Description:            | Single-storey rear and side extension to improve existing ground floor accommodation and improve accessibility. |

Planning records for: *129 Hemingford Road Cambridge CB1 3BY*

| Reference - C/01/0816 |                                                                    |
|-----------------------|--------------------------------------------------------------------|
| Decision:             | Decided                                                            |
| Date:                 | 24th July 2001                                                     |
| Description:          | Erection of a two storey rear extension to existing dwellinghouse. |







HEMINGFORD ROAD, CAMBRIDGE, CB1



HEMINGFORD ROAD, CAMBRIDGE, CB1

Approximate Gross Internal Area 1173 sq ft - 109 sq m

Ground Floor Area 575 sq ft – 53 sq m

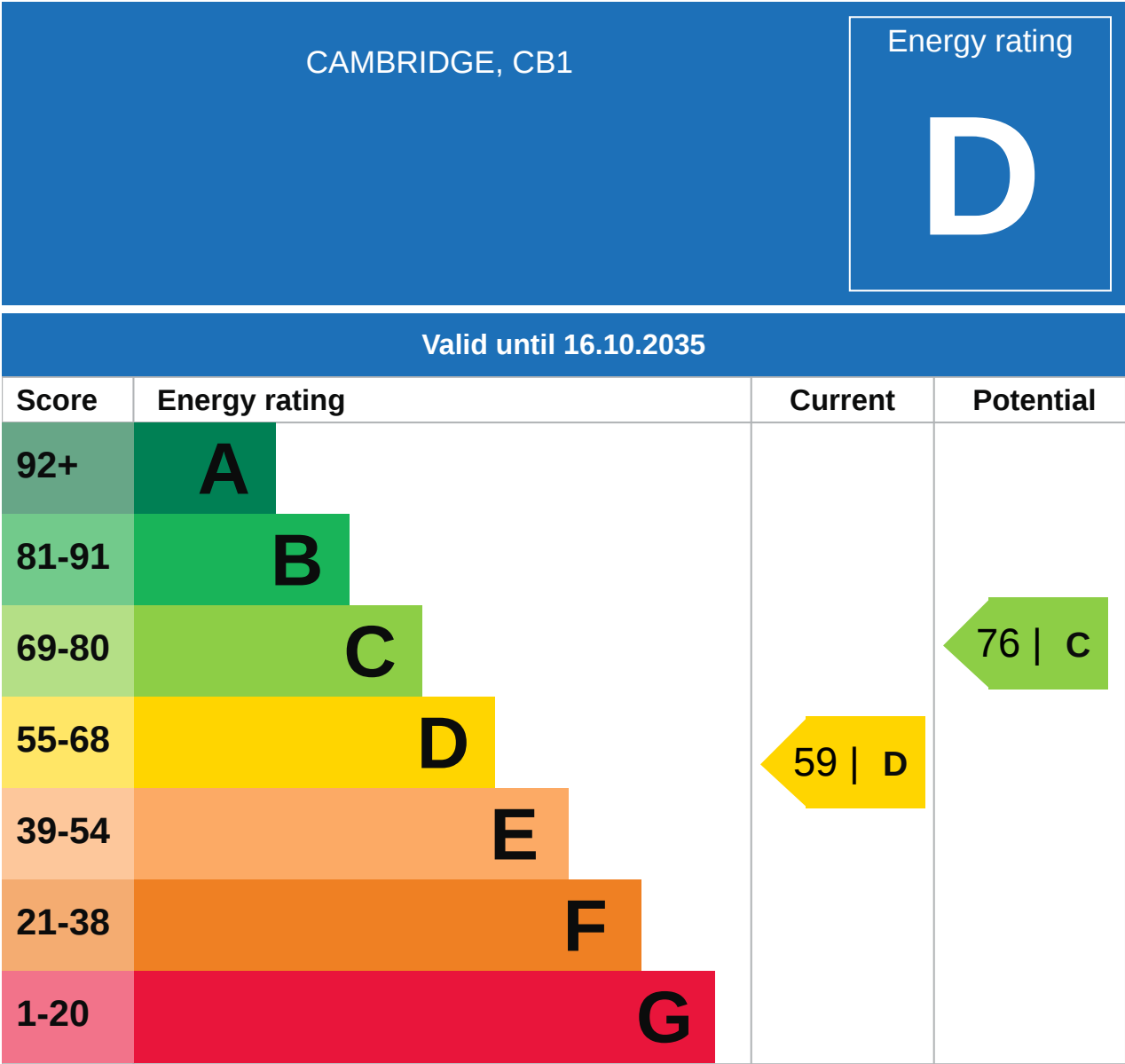
First Floor Area 449 sq ft – 42 sq m

Second Floor Area 149 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

COOKE CURTIS & CO



## Additional EPC Data

---

|                                      |                                                |
|--------------------------------------|------------------------------------------------|
| <b>Property Type:</b>                | Semi-detached house                            |
| <b>Walls:</b>                        | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                 | Very poor                                      |
| <b>Roof:</b>                         | Pitched, 125 mm loft insulation                |
| <b>Roof Energy:</b>                  | Average                                        |
| <b>Window:</b>                       | Partial multiple glazing                       |
| <b>Window Energy:</b>                | Poor                                           |
| <b>Main Heating:</b>                 | Boiler and radiators, mains gas                |
| <b>Main Heating Energy:</b>          | Good                                           |
| <b>Main Heating Controls:</b>        | Programmer, room thermostat and TRVs           |
| <b>Main Heating Controls Energy:</b> | Good                                           |
| <b>Hot Water System:</b>             | From main system                               |
| <b>Hot Water Energy Efficiency:</b>  | Good                                           |
| <b>Lighting:</b>                     | Excellent lighting efficiency                  |
| <b>Lighting Energy:</b>              | Very good                                      |
| <b>Floors:</b>                       | Suspended, no insulation (assumed)             |
| <b>Secondary Heating:</b>            | None                                           |
| <b>Air Tightness:</b>                | (not tested)                                   |
| <b>Total Floor Area:</b>             | 108 m <sup>2</sup>                             |

## Accessibility / Adaptations

---

Wash Building in rear garden purchased 1982 & converted to house for renting  
Windows, doors

## Construction Type

---

Standard brick

---

## Other

---

Injection Damp proof coarse done 1983

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.



/cookecurtisco



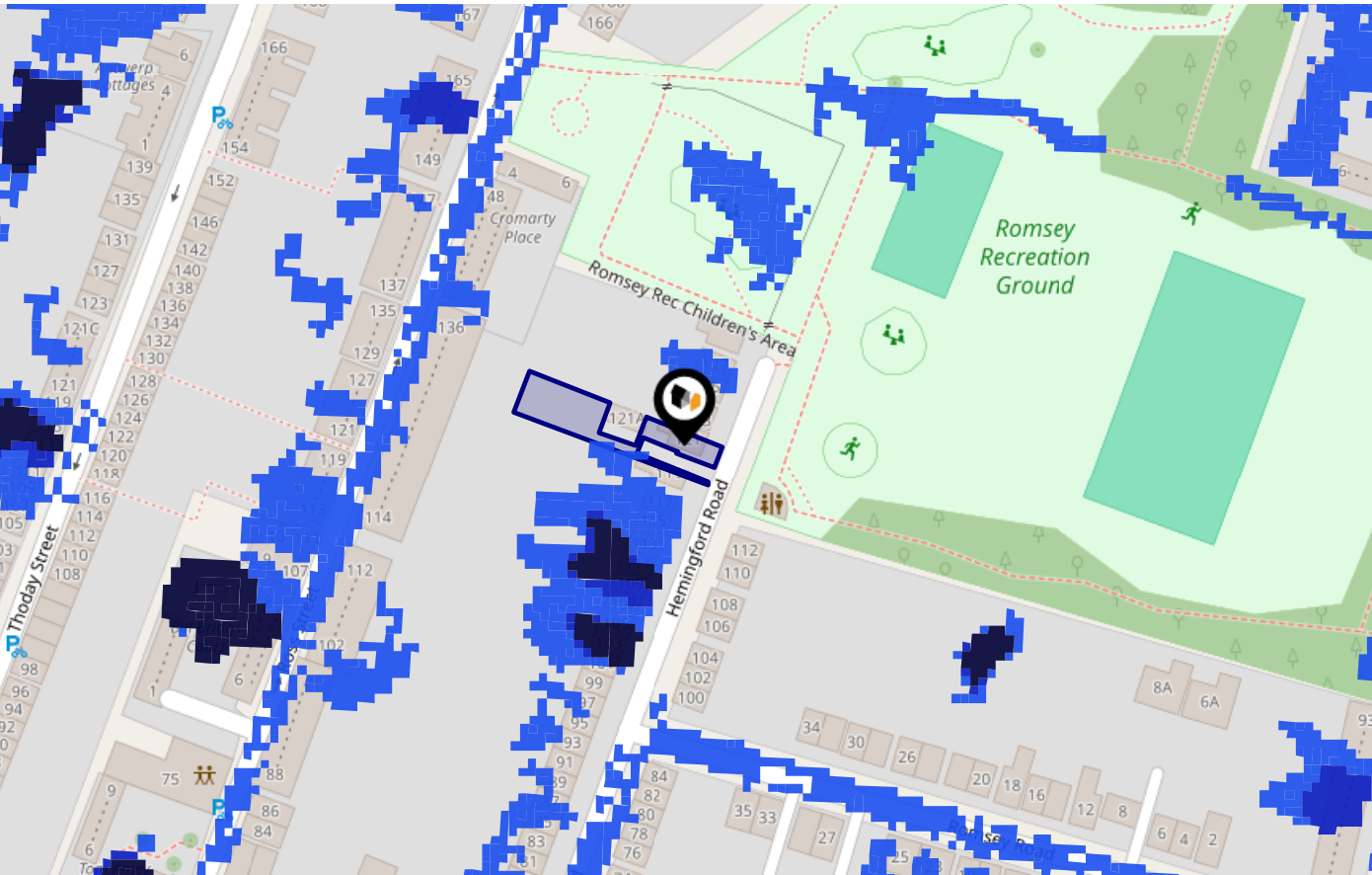
/cookecurtisco

# 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.

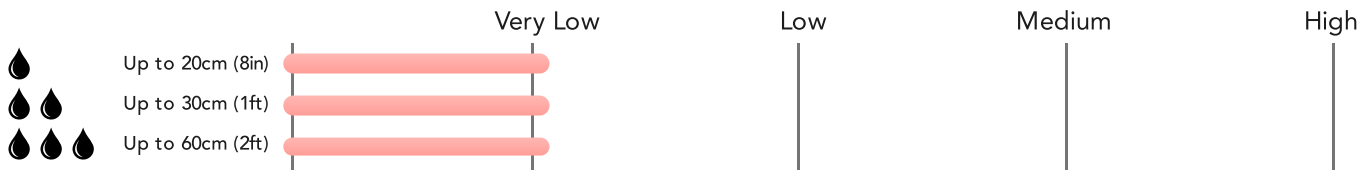


Risk Rating: Very low

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:

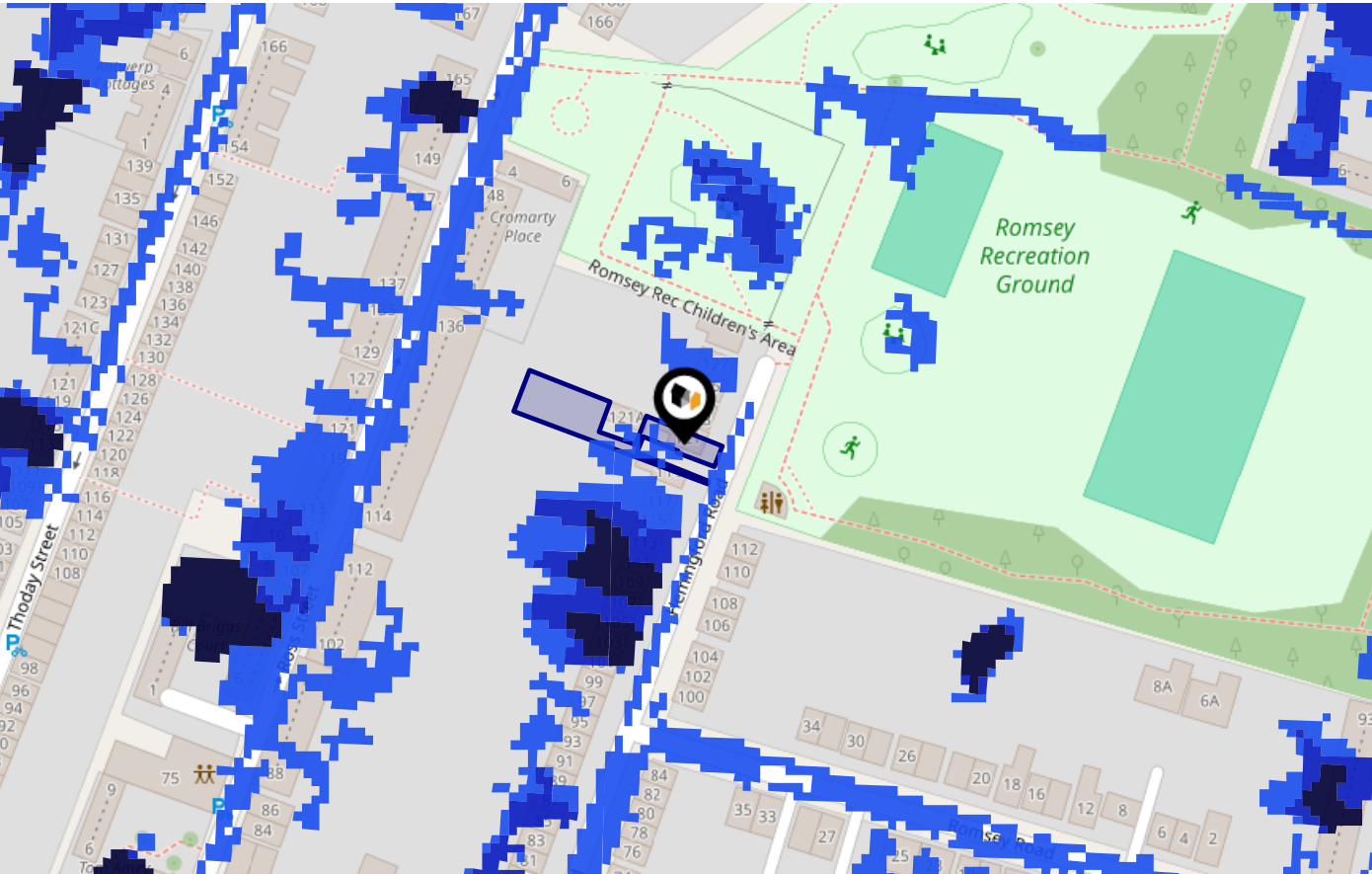


# Flood Risk

## 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.

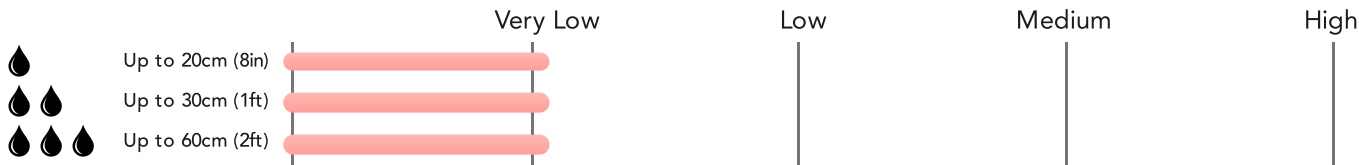


Risk Rating: Very low

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:

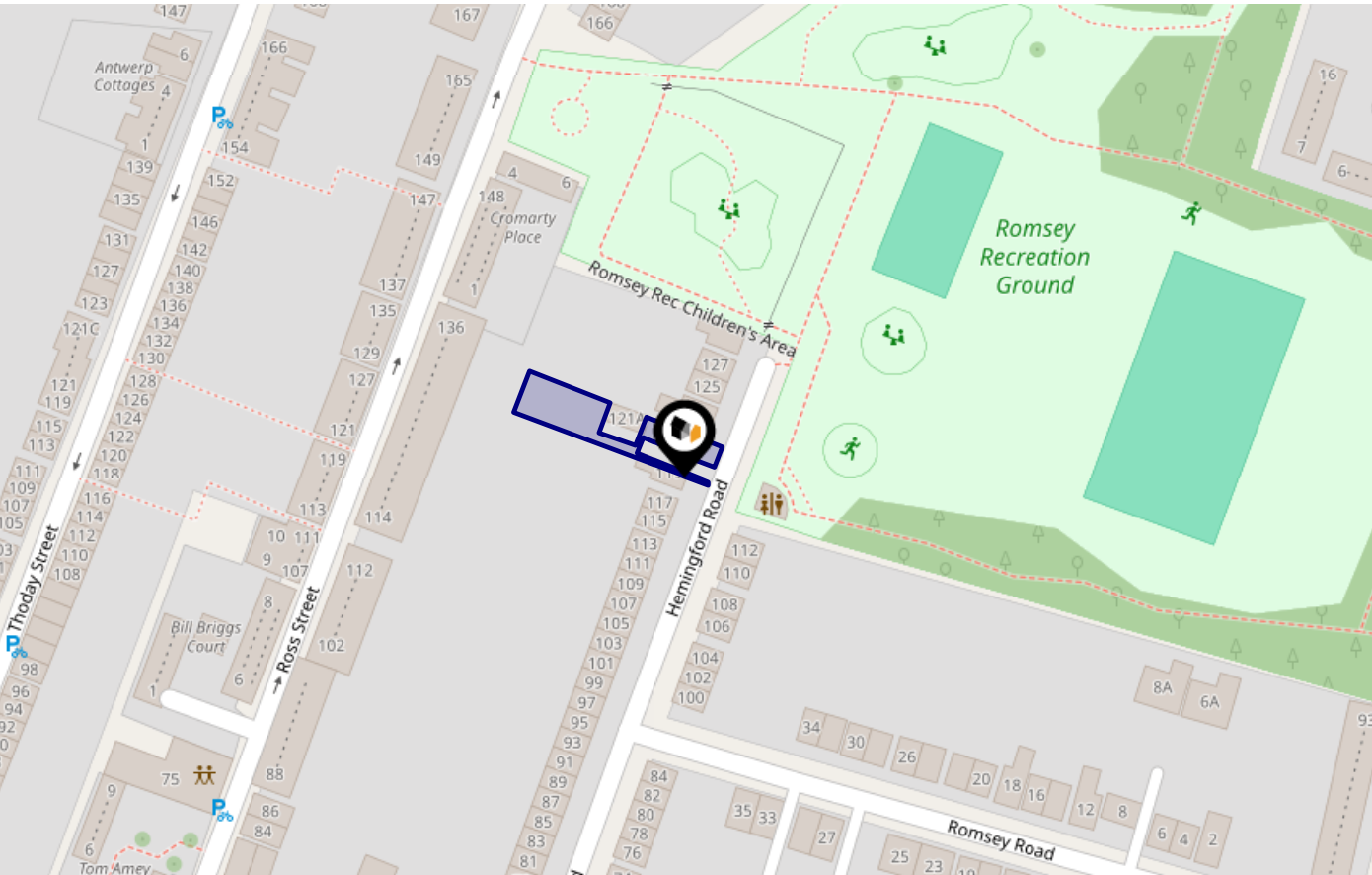


# Flood Risk

## 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.

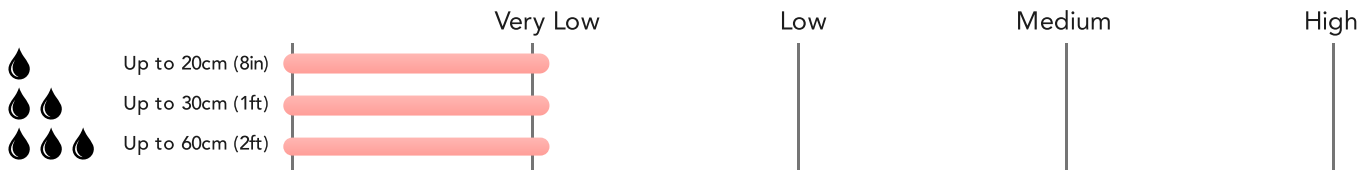


Risk Rating: Very low

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:

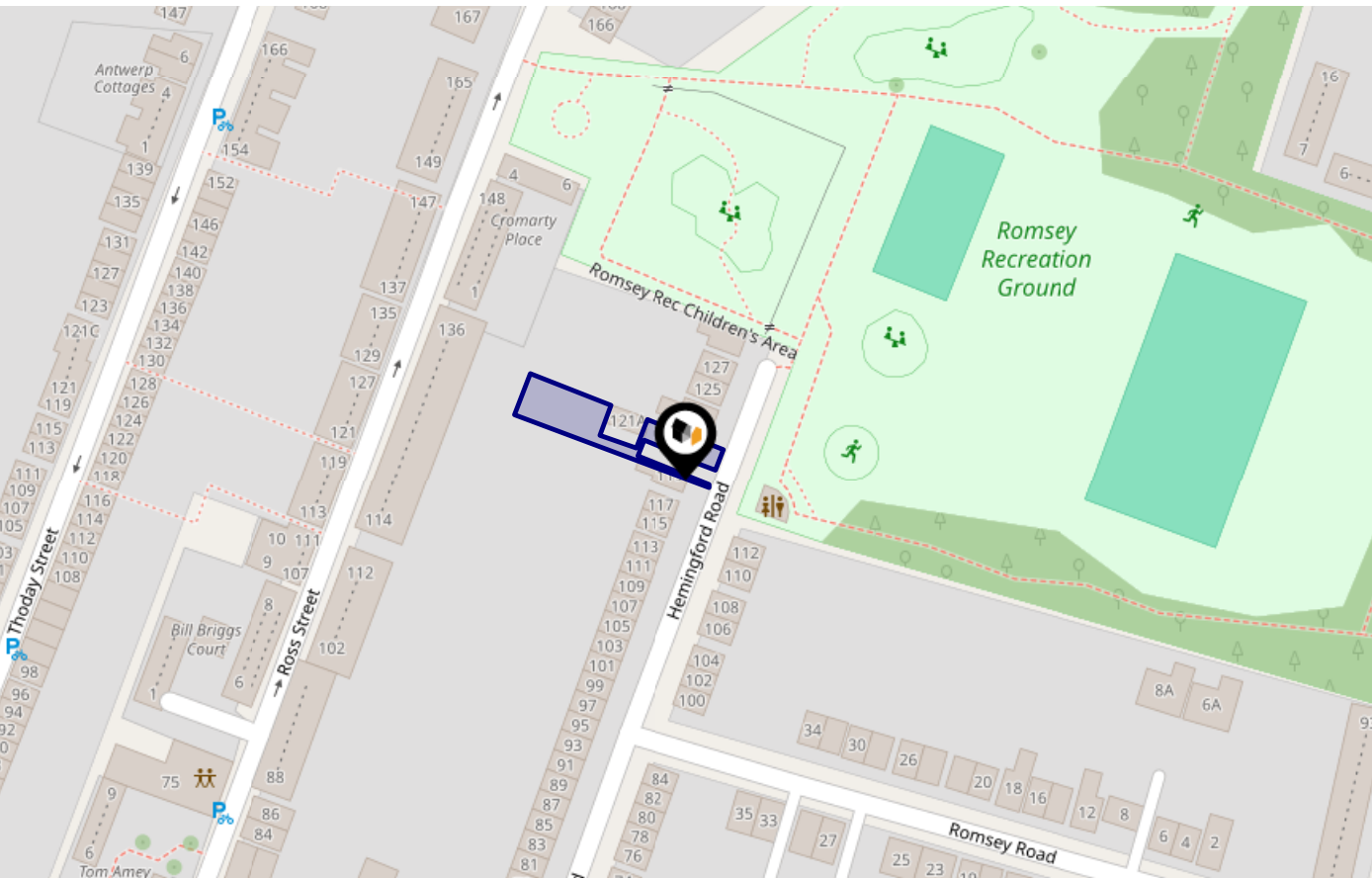


# Flood Risk

## 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.

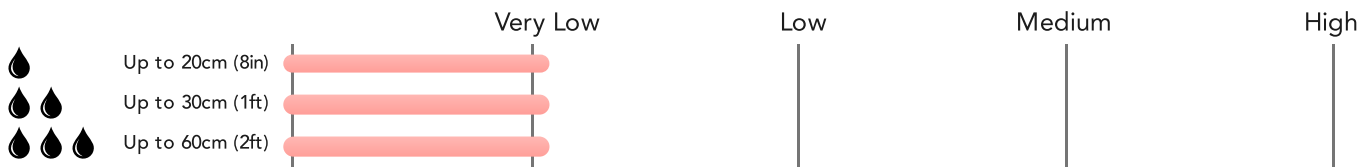


Risk Rating: Very low

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:

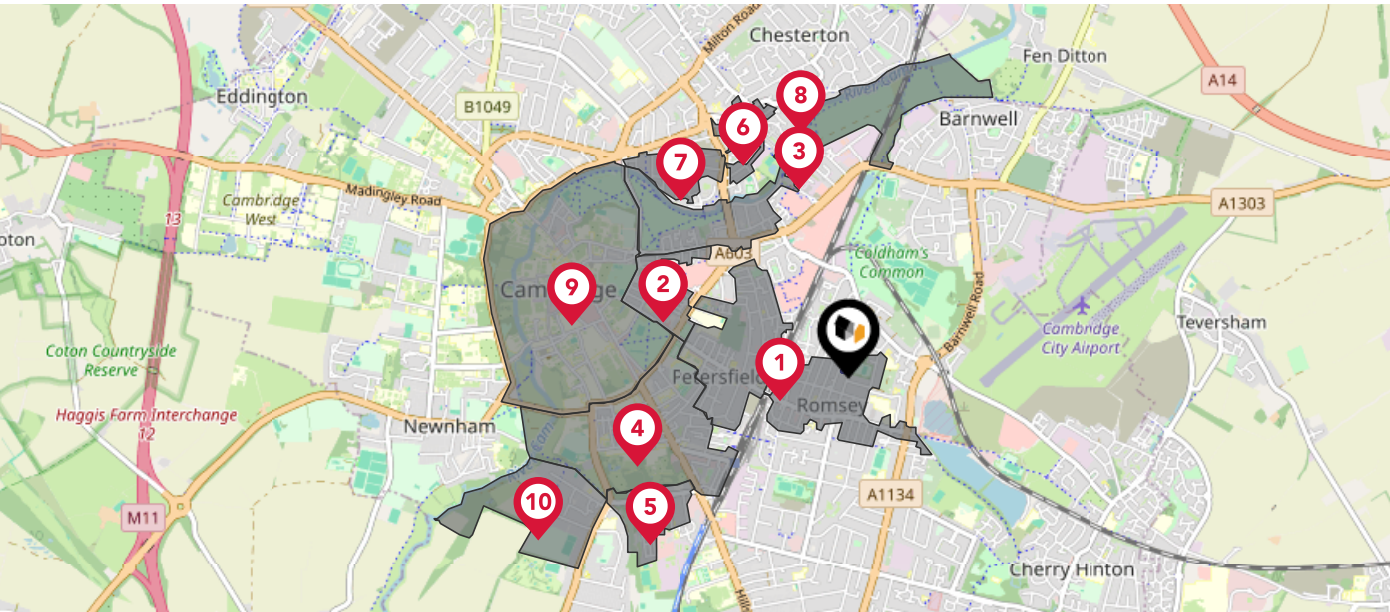


# Maps

## 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.



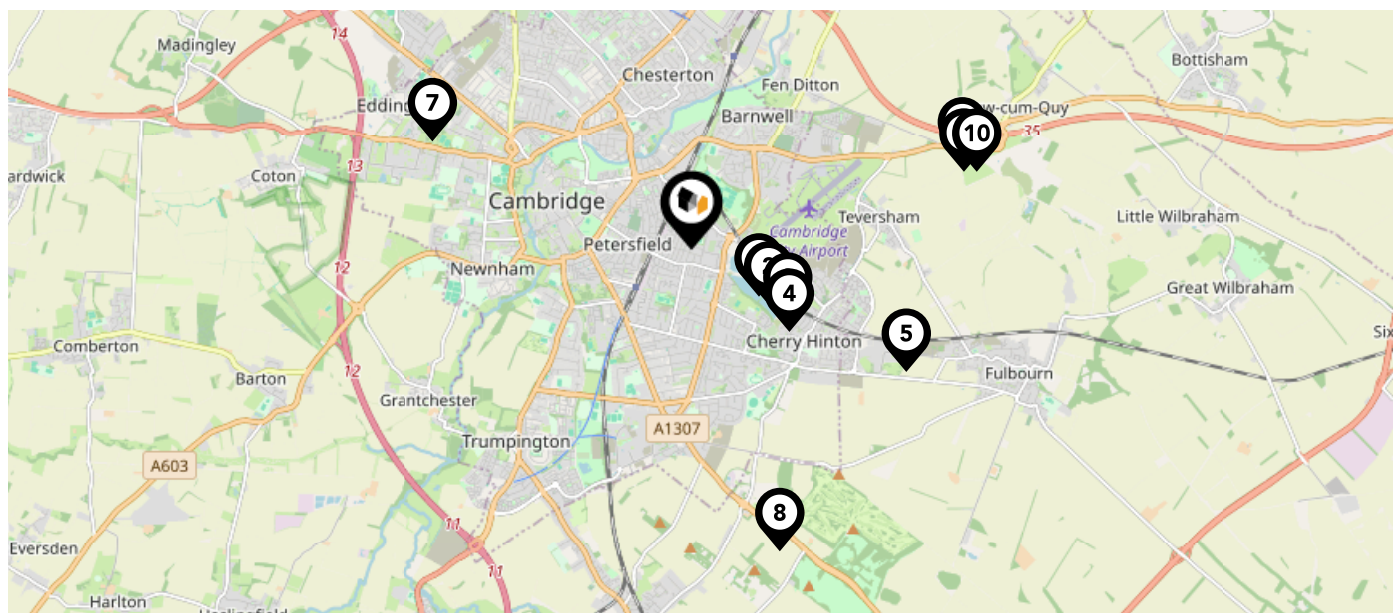
| Nearby Conservation Areas |                                  |
|---------------------------|----------------------------------|
| 1                         | Mill Road                        |
| 2                         | The Kite                         |
| 3                         | Riverside and Stourbridge Common |
| 4                         | New Town and Glisson Road        |
| 5                         | Brooklands Avenue                |
| 6                         | Chesterton                       |
| 7                         | De Freville                      |
| 8                         | Ferry Lane                       |
| 9                         | Central                          |
| 10                        | Southacre                        |

# Maps

## Landfill Sites



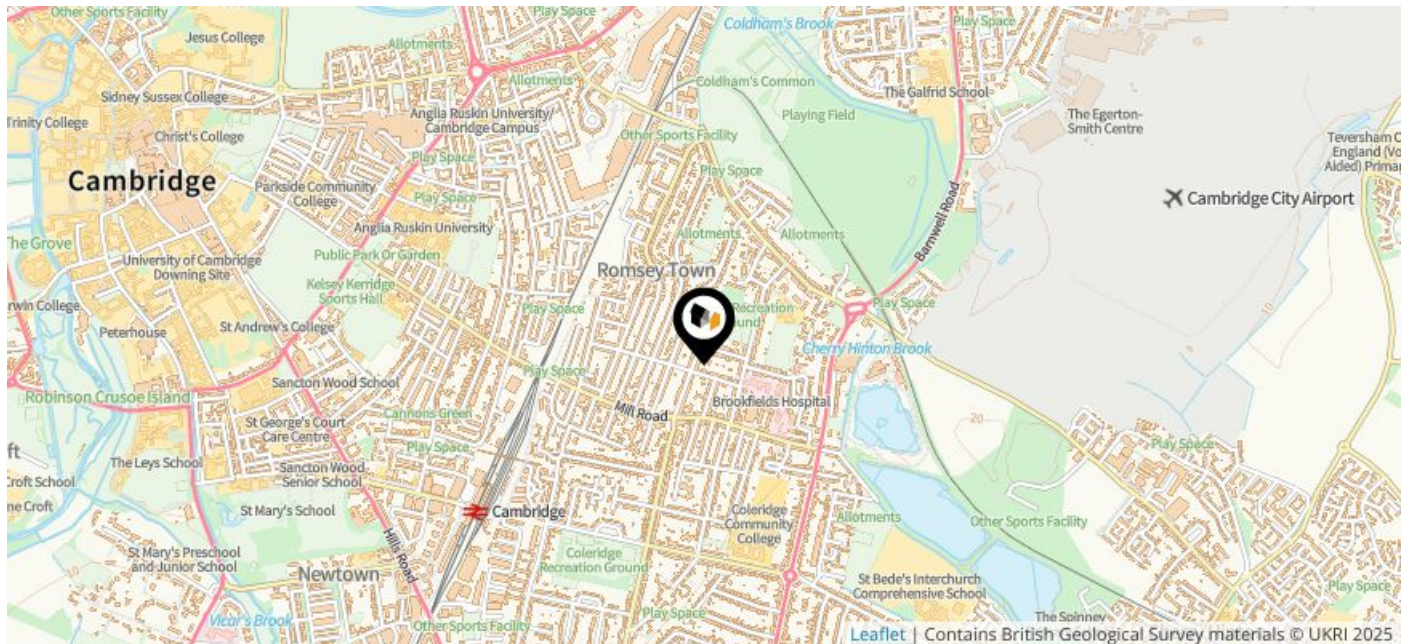
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

|    |                                                           |                   |  |
|----|-----------------------------------------------------------|-------------------|--|
| 1  | Coldhams Lane-Coldhams Lane, Cherry Hinton                | Historic Landfill |  |
| 2  | Norman Works-Coldhams Lane, Cambridge                     | Historic Landfill |  |
| 3  | Coldham's Lane Tip-Cambridge, Cambridgeshire              | Historic Landfill |  |
| 4  | Cement Works Tip-Off Coldham's Lane, Cambridgeshire       | Historic Landfill |  |
| 5  | Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire | Historic Landfill |  |
| 6  | Quy Bridge-Quy                                            | Historic Landfill |  |
| 7  | Cambridge University Farm-Huntingdon Road, Cambridgeshire | Historic Landfill |  |
| 8  | Hill Trees-Stapleford                                     | Historic Landfill |  |
| 9  | Quy Mill Hotel-Quy                                        | Historic Landfill |  |
| 10 | EA/EPR/NP3790NX/A001                                      | Active Landfill   |  |

This map displays nearby coal mine entrances and their classifications.



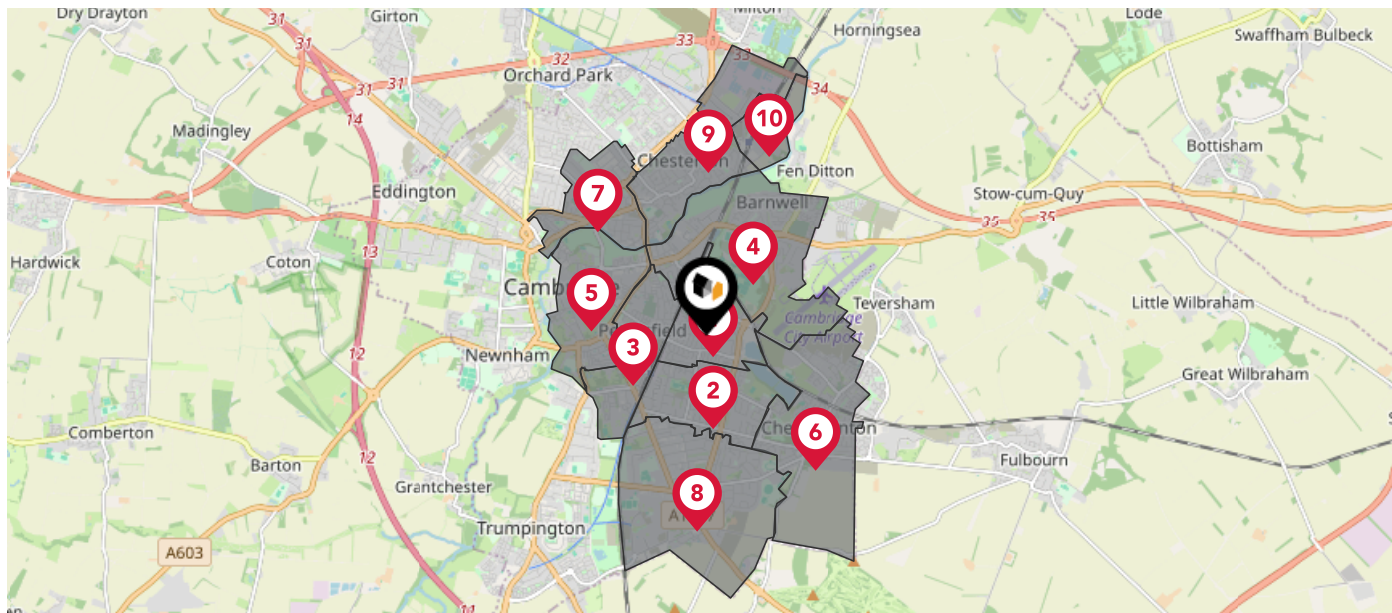
### Mine Entry

- ✕ 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



Romsey Ward



Coleridge Ward



Petersfield Ward



Abbey Ward



Market Ward



Cherry Hinton Ward



West Chesterton Ward



Queen Edith's Ward



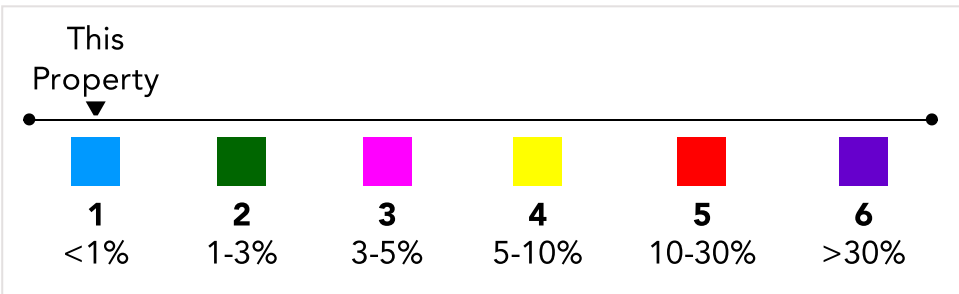
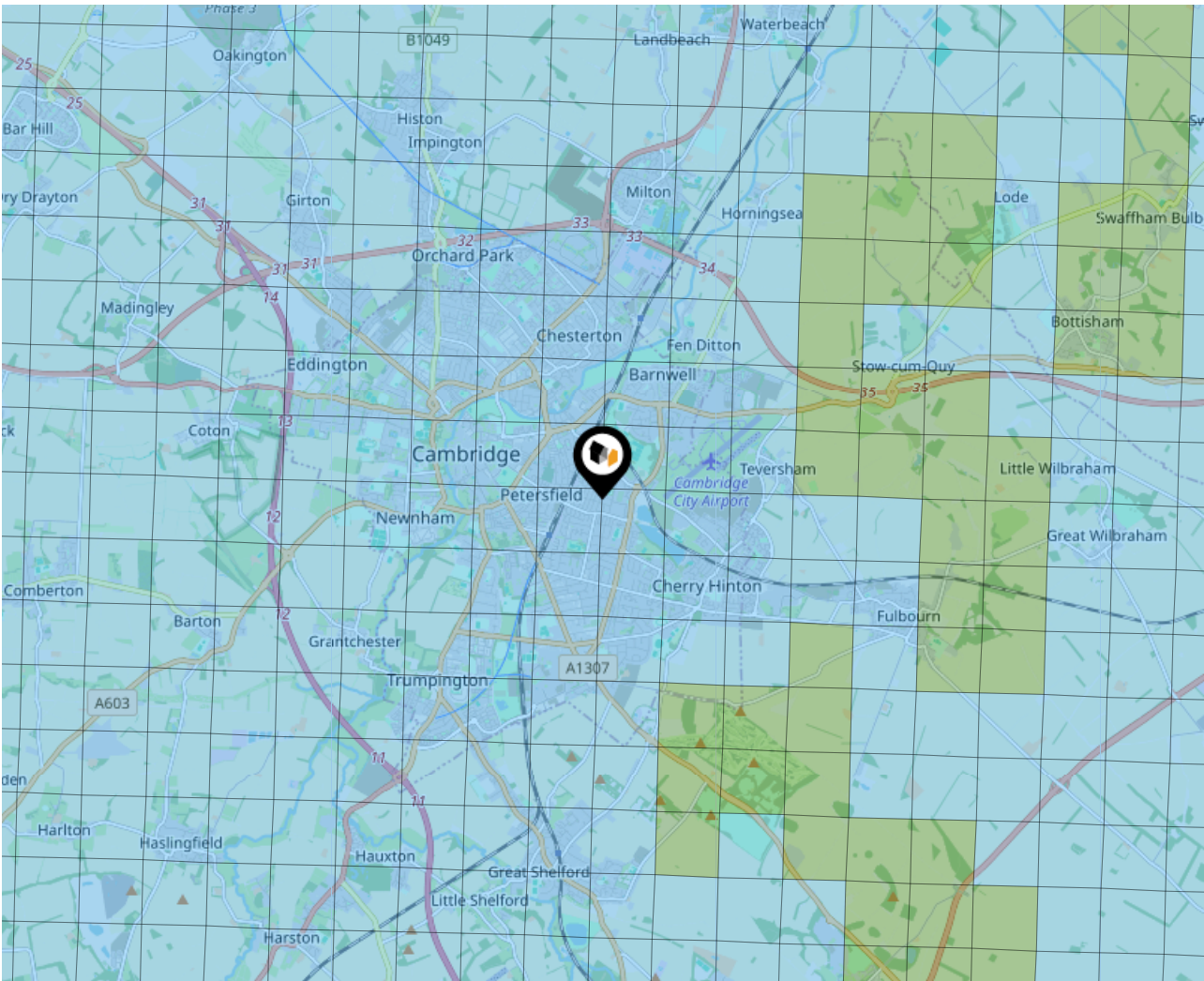
East Chesterton Ward



Milton & Waterbeach Ward

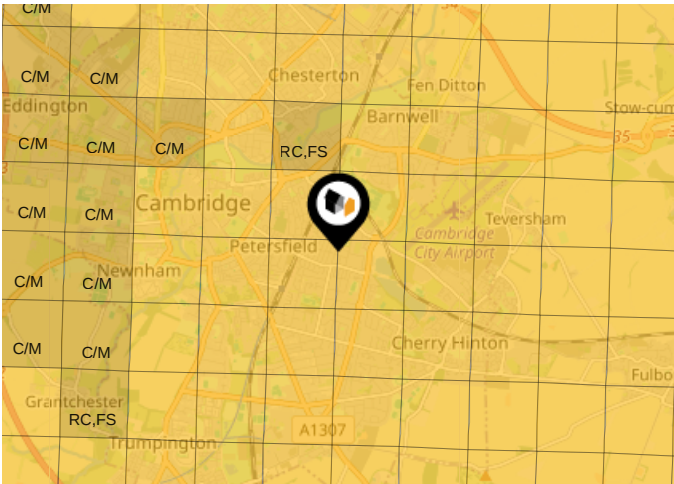
### What is Radon?

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



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

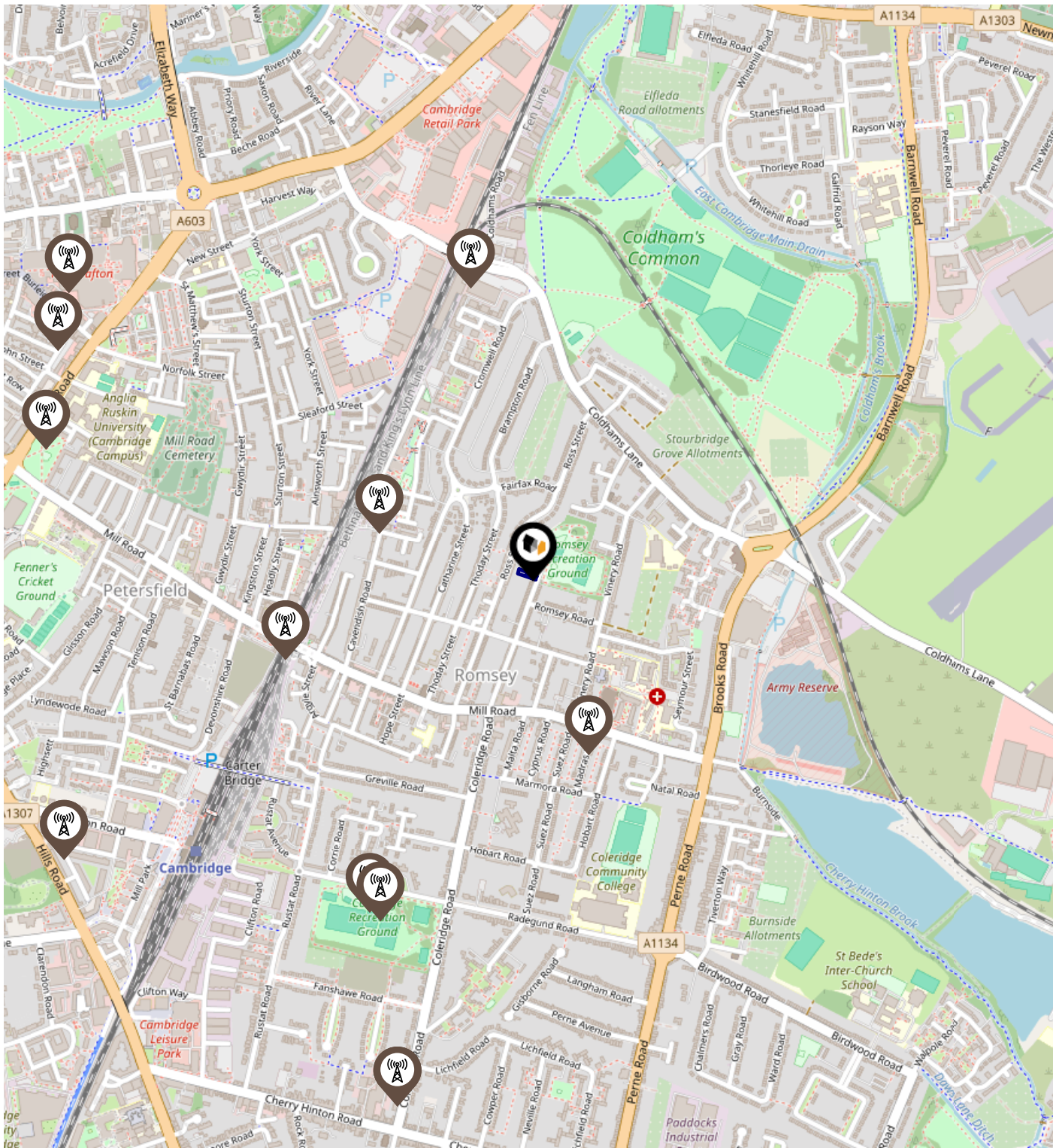
|                               |                                  |                      |                    |
|-------------------------------|----------------------------------|----------------------|--------------------|
| <b>Carbon Content:</b>        | NONE                             | <b>Soil Texture:</b> | SAND TO SANDY LOAM |
| <b>Parent Material Grain:</b> | ARENACEOUS -<br>RUDACEOUS        | <b>Soil Depth:</b>   | DEEP               |
| <b>Soil Group:</b>            | LIGHT(SILTY) TO<br>MEDIUM(SILTY) |                      |                    |



### Primary Classifications (Most Common Clay Types)

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

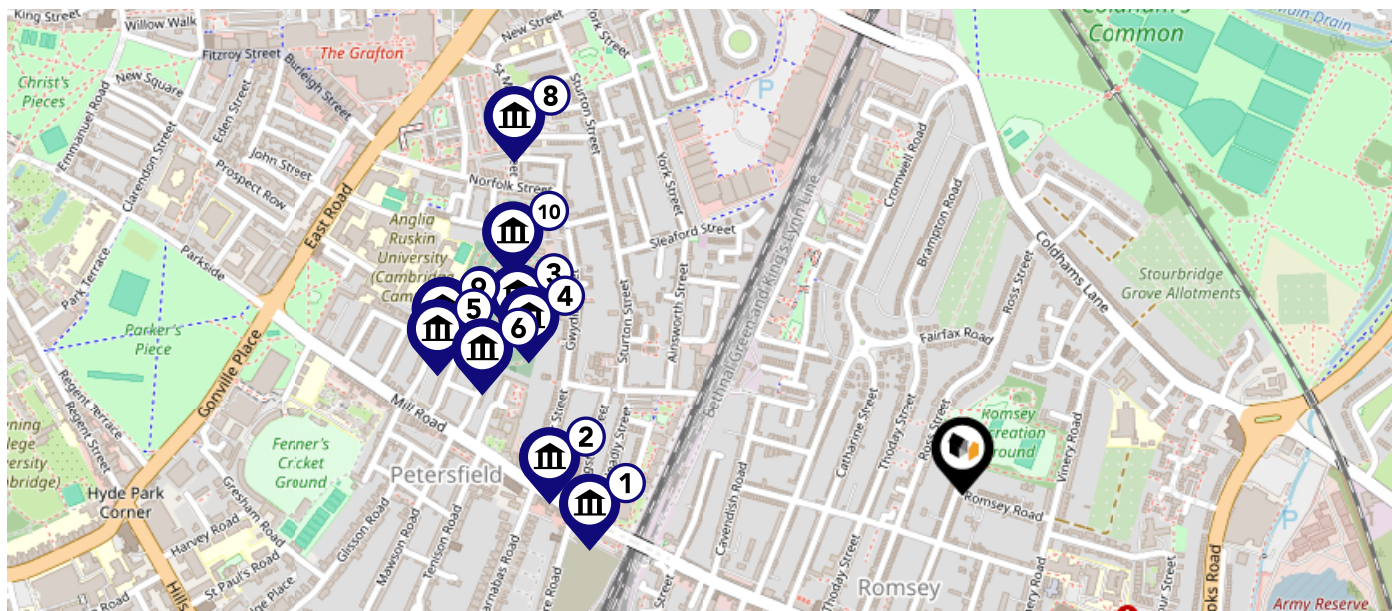
# Local Area Masts & Pylons



## Key:

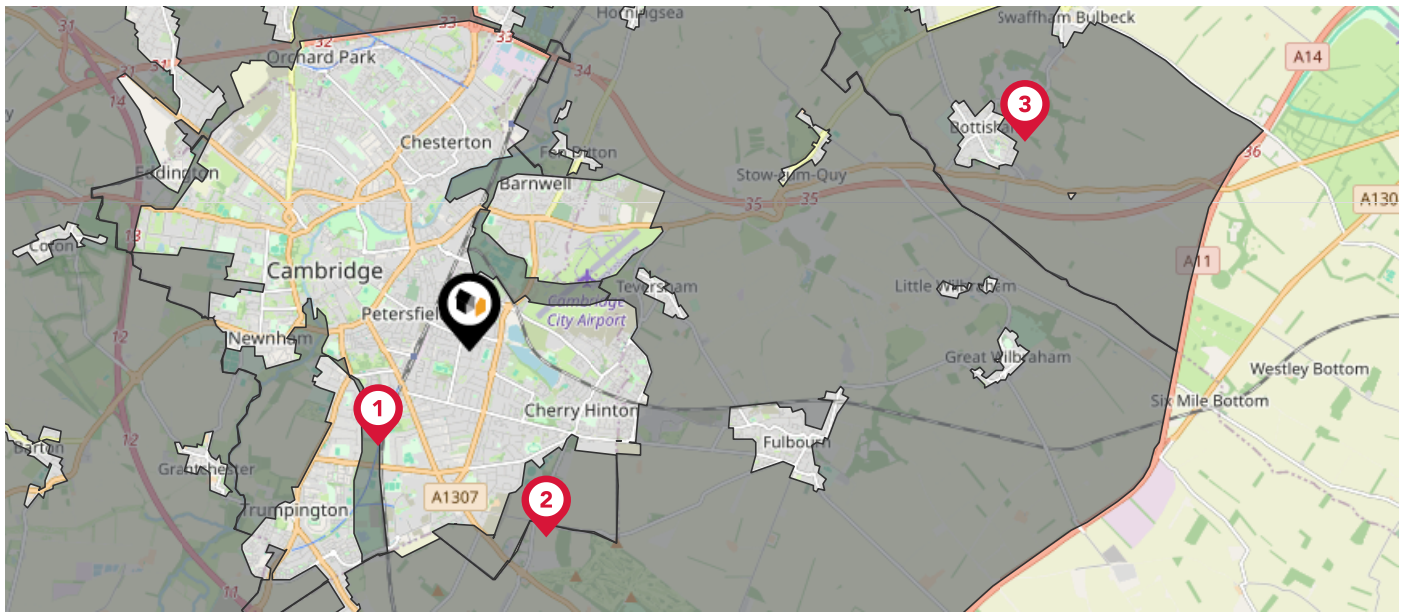
-  Power Pylons
-  Communication Masts

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



| Listed Buildings in the local district                                              |                                                                            | Grade    | Distance  |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------|----------|-----------|
|  | 1126141 - Cambridge City Branch Library                                    | Grade II | 0.4 miles |
|  | 1470294 - The David Parr House                                             | Grade II | 0.5 miles |
|  | 1380304 - Tomb Of Hermann Bernard At Mill Road Cemetery                    | Grade II | 0.5 miles |
|  | 1380305 - Tomb Of Edward And Elizabeth Rist Lawrence At Mill Road Cemetery | Grade II | 0.5 miles |
|  | 1083564 - Custodian's House Mill Road Cemetery                             | Grade II | 0.6 miles |
|  | 1380306 - Tomb Of William Crowe At Mill Road Cemetery                      | Grade II | 0.6 miles |
|  | 1380300 - Tomb Of James Rattee At Mill Road Cemetery                       | Grade II | 0.6 miles |
|  | 1268345 - Church Of St Matthew                                             | Grade II | 0.6 miles |
|  | 1350396 - Tomb Of George And Sarah Kett At Mill Road Cemetery              | Grade II | 0.6 miles |
|  | 1380303 - Tomb Of James Reynolds At Mill Road Cemetery                     | Grade II | 0.6 miles |

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



### Nearby Green Belt Land



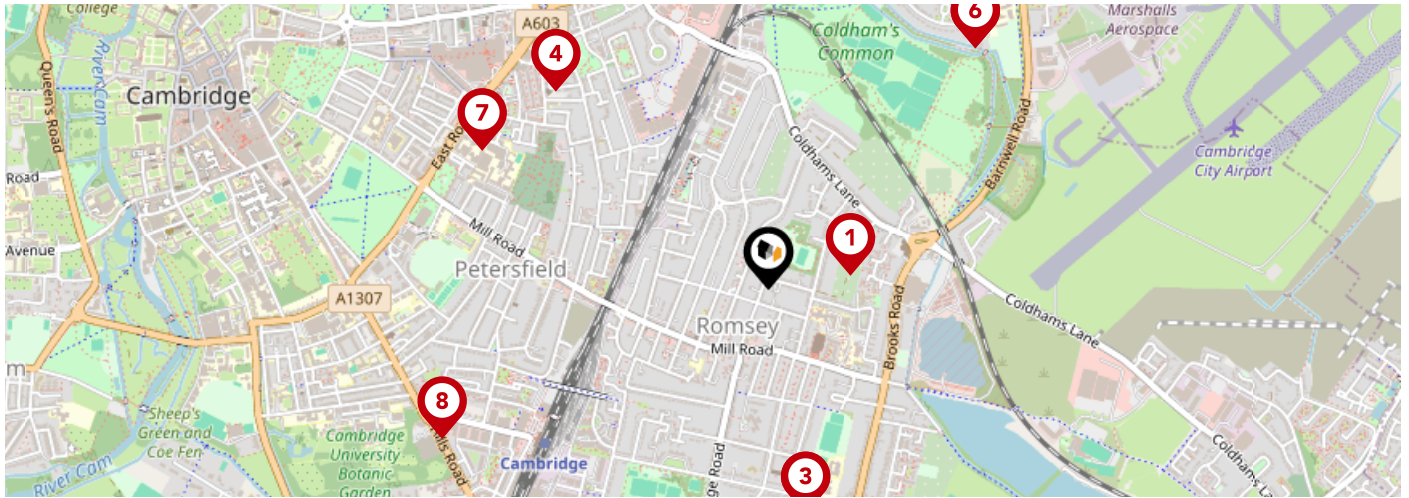
Cambridge Green Belt - South Cambridgeshire



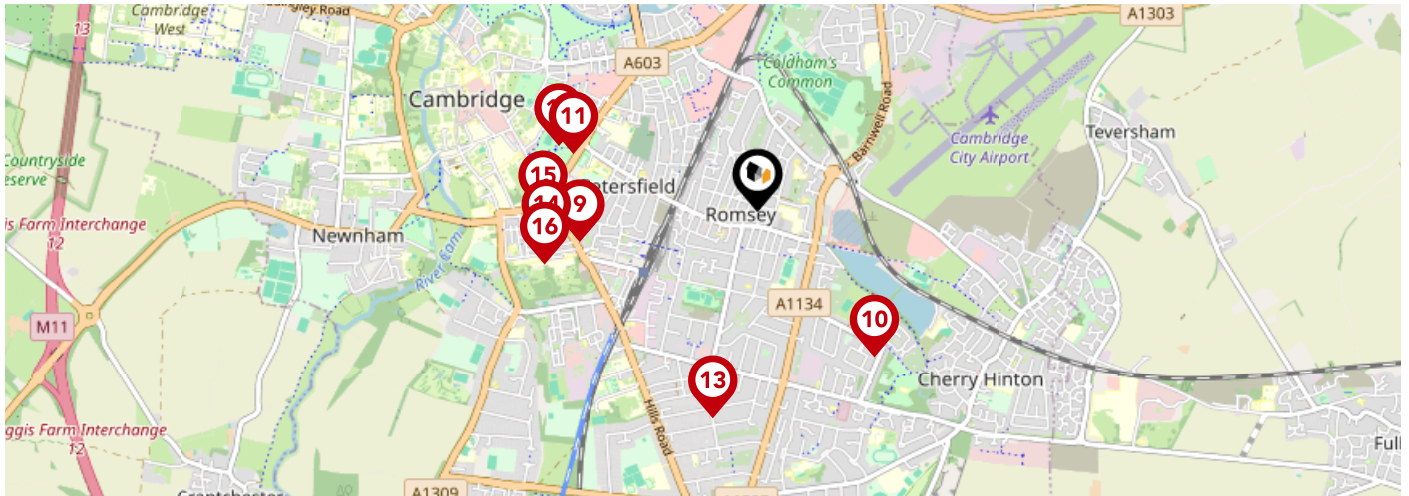
Cambridge Green Belt - Cambridge



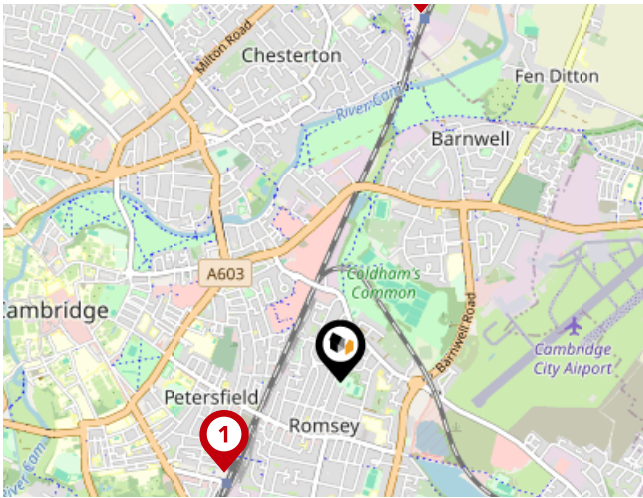
Cambridge Green Belt - East Cambridgeshire



|          |                                                                                                   | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|----------|---------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>St Philip's CofE Aided Primary School</b><br>Ofsted Rating: Good   Pupils: 259   Distance:0.19 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Ridgefield Primary School</b><br>Ofsted Rating: Good   Pupils: 232   Distance:0.52             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Coleridge Community College</b><br>Ofsted Rating: Good   Pupils: 568   Distance:0.52           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Brunswick Nursery School</b><br>Ofsted Rating: Outstanding   Pupils: 70   Distance:0.66        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>The Fields Nursery School</b><br>Ofsted Rating: Good   Pupils: 57   Distance:0.72              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>The Galfrid School</b><br>Ofsted Rating: Good   Pupils: 267   Distance:0.72                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>St Matthew's Primary School</b><br>Ofsted Rating: Good   Pupils: 664   Distance:0.73           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>St. Andrew's College Cambridge</b><br>Ofsted Rating: Not Rated   Pupils: 146   Distance:0.82   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

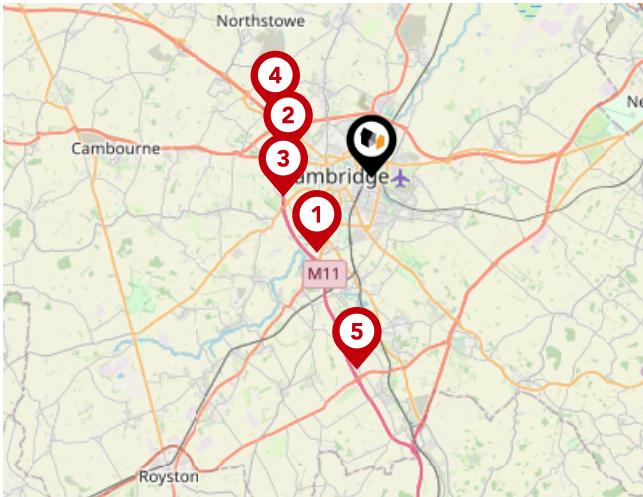


|                                                                                     |                                                                                                        | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Sancton Wood School</b><br>Ofsted Rating: Not Rated   Pupils: 397   Distance:0.82                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>St Bede's Inter-Church School</b><br>Ofsted Rating: Outstanding   Pupils: 924   Distance:0.85       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Red Balloon Learner Centre - Cambridge</b><br>Ofsted Rating: Not Rated   Pupils: 34   Distance:0.87 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Parkside Community College</b><br>Ofsted Rating: Outstanding   Pupils: 735   Distance:0.95          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Morley Memorial Primary School</b><br>Ofsted Rating: Good   Pupils: 390   Distance:0.96             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Alban's Catholic Primary School</b><br>Ofsted Rating: Outstanding   Pupils:0   Distance:0.97     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Cardiff Sixth Form College, Cambridge</b><br>Ofsted Rating: Good   Pupils: 74   Distance:0.97       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Pauls CofE VA Primary School</b><br>Ofsted Rating: Good   Pupils: 161   Distance:0.99            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



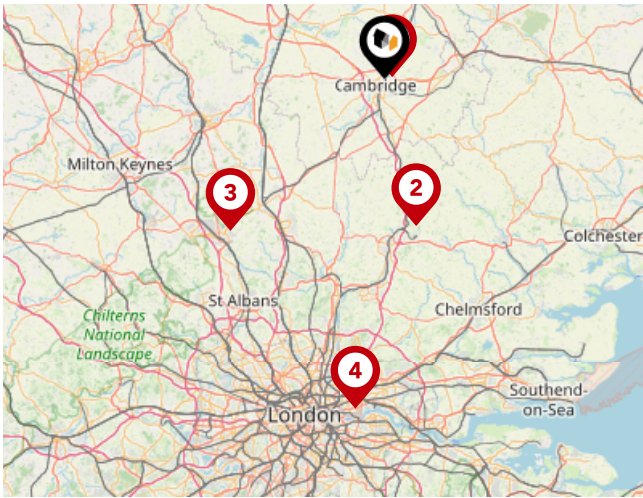
National Rail Stations

| Pin | Name                          | Distance   |
|-----|-------------------------------|------------|
| 1   | Cambridge Rail Station        | 0.67 miles |
| 2   | Cambridge North Rail Station  | 1.73 miles |
| 3   | Shelford (Cambs) Rail Station | 3.55 miles |



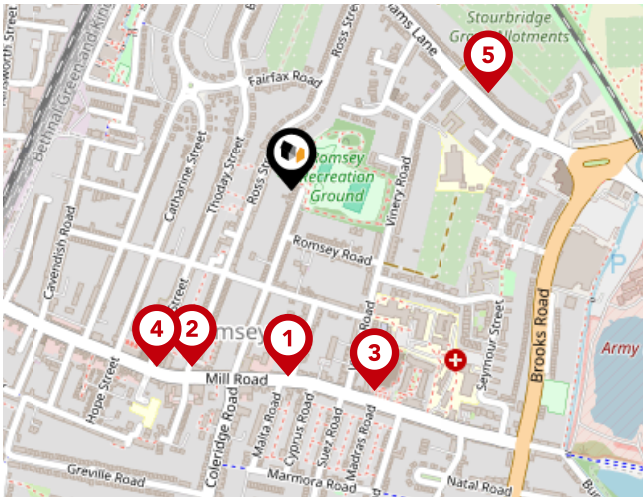
Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M11 J11 | 3.38 miles |
| 2   | M11 J13 | 3.17 miles |
| 3   | M11 J12 | 3.27 miles |
| 4   | M11 J14 | 4.18 miles |
| 5   | M11 J10 | 7.04 miles |



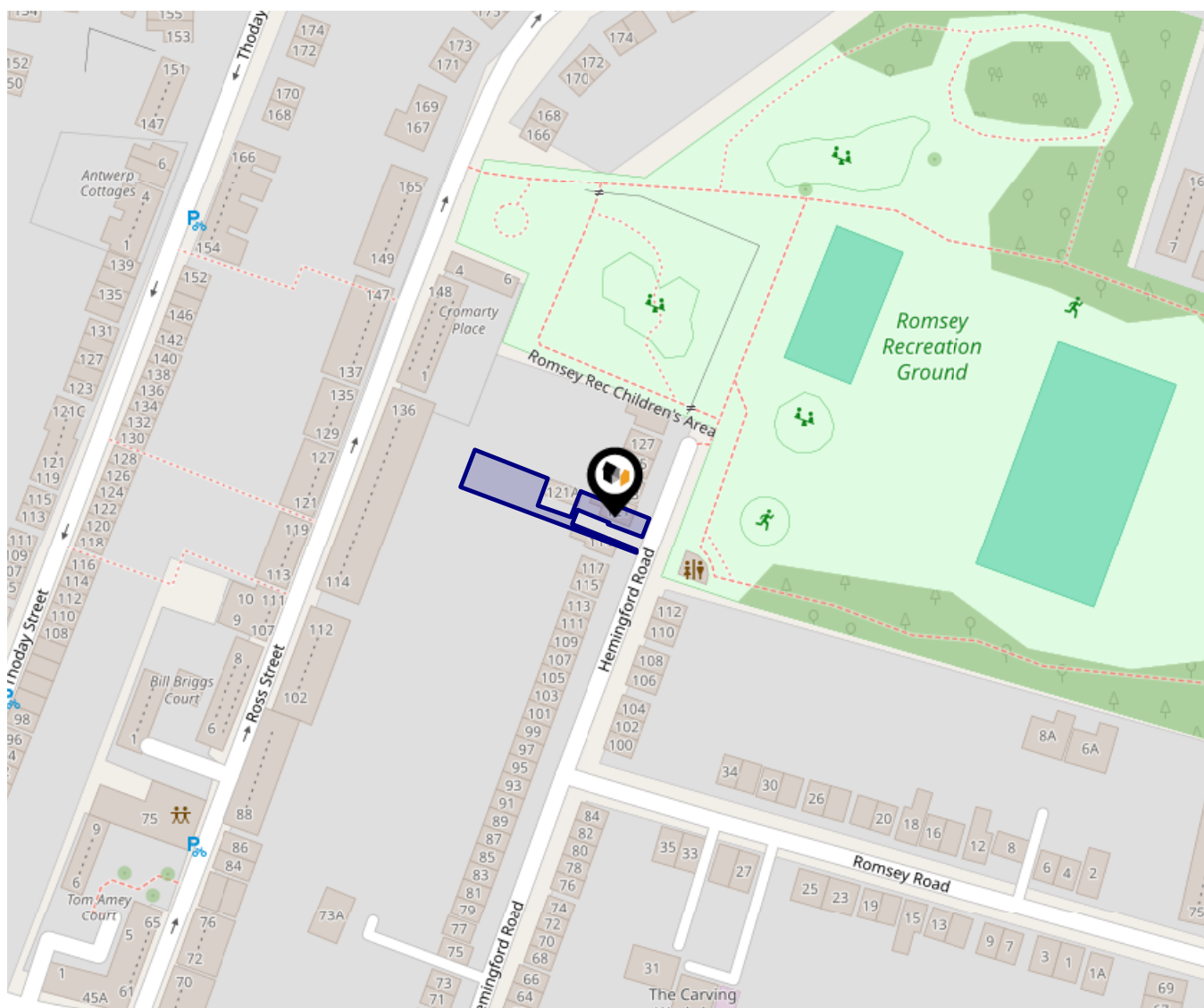
Airports/Helipads

| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Cambridge        | 1.14 miles  |
| 2   | Stansted Airport | 21.92 miles |
| 3   | Luton Airport    | 31.53 miles |
| 4   | Silvertown       | 48.38 miles |



Bus Stops/Stations

| Pin | Name           | Distance   |
|-----|----------------|------------|
| 1   | Vinery Road    | 0.21 miles |
| 2   | Romsey Terrace | 0.23 miles |
| 3   | Vinery Road    | 0.25 miles |
| 4   | Romsey Terrace | 0.25 miles |
| 5   | Vinery Way     | 0.25 miles |



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

# Cooke Curtis & Co

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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