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MIR: Material Info

The Material Information Affecting this Property

Tuesday 28th October 2025



GLEBE ROAD, CAMBRIDGE, CB1

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

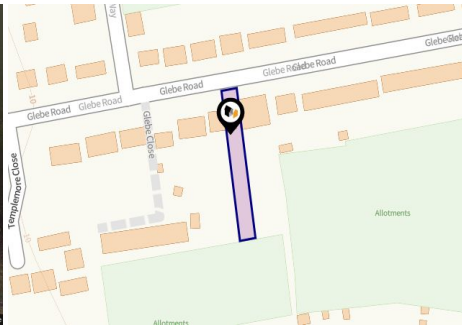
01223 508 050

jessica@cookecurtis.co.uk

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,140 ft ² / 106 m ²		
Plot Area:	0.25 acres		
Council Tax :	Band E		
Annual Estimate:	£2,879		
Title Number:	CB454471		

Local Area

Local Authority:	Cambridge	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	16 mb/s	61 mb/s	1000 mb/s
• Surface Water	Very low			

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

Planning records for: **20 Glebe Road Cambridge Cambridgeshire CB1 7SZ**

Reference - 08/1054/FUL	
Decision:	Decided
Date:	06th August 2008
Description:	Demolition of garage and erection of a two storey front and side extensions, and single storey rear extension.

Planning records for: **52 Glebe Road Cambridge Cambridgeshire CB1 7SZ**

Reference - 09/1015/FUL	
Decision:	Decided
Date:	30th October 2009
Description:	Replacement dwellinghouse following demolition

Reference - 09/0635/FUL	
Decision:	Decided
Date:	27th July 2009
Description:	Replacement dwellinghouse following demolition.

Planning records for: **22 Glebe Road Cambridge CB1 7SZ**

Reference - 12/0560/FUL	
Decision:	Decided
Date:	10th May 2012
Description:	Part two storey and single storey side and rear extension.

Planning records for: **40 Glebe Road Cambridge CB1 7SZ**

Reference - 19/1689/CL2PD	
Decision:	Withdrawn
Date:	09th December 2019
Description:	Certificate of Lawfulness under Section 192 for a loft conversion with rear dormer

Reference - 20/01352/PRI01A	
Decision:	Decided
Date:	10th February 2020
Description:	Single storey rear extension

Planning records for: **42 Glebe Road Cambridge CB1 7SZ**

Reference - 17/1031/CL2PD	
Decision:	Decided
Date:	13th June 2017
Description:	Certificate of lawfulness under Section 192 for loft conversion.

Planning records for: **46 Glebe Road Cambridge CB1 7SZ**

Reference - 17/0301/CL2PD	
Decision:	Withdrawn
Date:	22nd February 2017
Description:	Application for a certificate of lawfulness under Section 192 for a single storey rear extension.

Planning records for: **46 Glebe Road Cambridge CB1 7SZ**

Reference - 17/0839/FUL	
Decision:	Decided
Date:	11th May 2017
Description:	Single storey rear extension

Planning records for: **50 Glebe Road Cambridge Cambridgeshire CB1 7SZ**

Reference - 24/0461/TTPO	
Decision:	Decided
Date:	22nd April 2024
Description:	T1 Silver Birch: Crown lift to approximately 10m by removing lower branches back to main stem. Reason: enhance the structure and strength of the tree, minimize the risk of tree/branches falling caused by frequent extreme weather and reduce severely blocking out light to the extraordinarily close property.

Reference - 12/237/TTPO	
Decision:	Decided
Date:	06th July 2012
Description:	T1 - Silver Birch - to fell.

Reference - 22/01265/CONDA	
Decision:	Decided
Date:	20th July 2022
Description:	Submission of details required by conditions 4 (Traffic Management Plan), 9 (Dust), 11 (Soft Demolition Method Statement) of planning permission 22/01265/FUL

Planning records for: **50 Glebe Road Cambridge Cambridgeshire CB1 7SZ**

Reference - 12/0366/FUL
Decision: Decided
Date: 20th March 2012
Description: Single storey side and front extensions and single storey rear extension (conservatory).
Reference - 23/1576/TTPO
Decision: Decided
Date: 29th December 2023
Description: T1 Silver Birch: crown reduce by 3m in height and by 2m on the sides and remove the lower lateral branches overhanging the roof back to main and secondary stem. Reason: enhance the structure and strength of the tree, minimise the risk of branches falling caused by frequent extreme weather and allow more light to the extraordinarily close property.
Reference - 23/0581/TTPO
Decision: Decided
Date: 12th June 2023
Description: T1 Silver Birch: crown-reduce by 3.5m in height and by 2m on the sides and remove the lower lateral branches overhanging the roof back to main and secondary stem. Reason: enhance the tree's structure and strength, minimise the risk of tree/branches falling caused by frequent extreme weather and reduce severely blocking out light to the extraordinarily close property (1.5m). The work will be carried out by Ed Richardson from Richardson Tree Surgery (email: hello@richardsontreesurgery.co.uk, phone: 01954 203 836).
Reference - 23/02229/HFUL
Decision: Decided
Date: 12th June 2023
Description: Two storey rear extension

Planning records for: **50 Glebe Road Cambridge Cambridgeshire CB1 7SZ**

Reference - 22/03306/HFUL	
Decision:	Decided
Date:	20th July 2022
Description:	Erection of detached single storey garden room in the rear garden.

Reference - 24/00428/DEM	
Decision:	Awaiting decision
Date:	22nd April 2024
Description:	Demolition of cottage

Planning records for: **60 Glebe Road Cambridge Cambridgeshire CB1 7SZ**

Reference - 08/1131/FUL	
Decision:	Decided
Date:	15th August 2008
Description:	Single storey rear extension.

Planning records for: **66 Glebe Road Cambridge Cambridgeshire CB1 7SZ**

Reference - 18/0915/CL2PD	
Decision:	Decided
Date:	06th June 2018
Description:	Certificate of Lawfulness under section 192 to convert part of garage to Piano Room.

Planning records for: **66 Glebe Road Cambridge CB1 7SZ**

Reference - 17/0264/FUL
Decision: Decided
Date: 22nd February 2017
Description: Two storey front and side extension with front ground floor bay window and rear first floor bay window, and single-storey rear L shaped extension.
Reference - 17/1976/S73
Decision: Decided
Date: 30th November 2017
Description: Section 73 application to vary condition 2 of permission 17/0264/FUL (Two storey front and side extension with front ground floor bay window and rear first floor bay window and single-storey rear L shaped extension) to allow changes to fenestration (including removal of rear first floor bay window and bay window to rear extension), facade, rooflights and change of material cladding to east elevation.
Reference - 17/1976/NMA1
Decision: Decided
Date: 06th March 2018
Description: Non-material amendment on application 17/1976/S73 to complete the project in two phases including elevational changes to rear elevation.

Planning records for: **68 Glebe Road Cambridge Cambridgeshire CB1 7SZ**

Reference - 19/1701/GPE
Decision: Decided
Date: 11th December 2019
Description: Single storey rear extension

Planning records for: **68 Glebe Road Cambridge CB1 7SZ**

Reference - 18/0472/FUL	
Decision:	Decided
Date:	26th March 2018
Description:	Rear dormer and front rooflights

Reference - 14/1274/FUL	
Decision:	Decided
Date:	06th August 2014
Description:	Two storey rear extension, monopitch roof to existing rear addition.

Reference - 14/435/TTPO	
Decision:	Decided
Date:	07th October 2014
Description:	Silver Birch. (T1). 1 to 3 metre crown reduction proposed by tree surgeon (quotation attached) because no work has clearly been done for some time by the previous owner. We have just moved into the house. According to our surveyor, allowing the tree to grow further unchecked could lead to possible future subsidence.

Planning records for: **80 Glebe Road Cambridge CB1 7SZ**

Reference - 21/0715/TTPO	
Decision:	Decided
Date:	09th June 2021
Description:	Row of Sycamore adjacent to Greenhouse reduce spread on garden side only by up to 2m by pruning back to suitable branch unions taper into each end of group to retain current spread, taper into upper crowns to retain current height reasons - to reduce overhang to greenhouse and vegetable garden below.

Planning records for: **80 Glebe Road Cambridge Cambridgeshire CB1 7SZ**

Reference - 05/1140/FUL	
Decision:	Decided
Date:	26th October 2005
Description:	Single storey extension to rear of house, two storey extension to western side of house.

Reference - 18/258/TTPO	
Decision:	Decided
Date:	22nd June 2018
Description:	T8 - common lime - remove suckering growth and dead wood in crown T9 - common lime - remove deadwood in crown T12 - common lime - reduce height of crown by 4m - wound present on main stem at 300mm to north west, reaction wood on periphery of wound, onset of decay visible with rot present, another wound present to north east, also with decay visible . Location of wounds and height of tree increases risk of structural failure T13 - common lime - reduce height of crown by 5m. remove deadwood, remove ivy at base up to 1m - main stem partially covered in ivy. wound present at base of main stem to south west. exposed decayed woody tissue visible, wound 160mm wide by 1600mm height, tall slender stem with lean towards building to east

Planning records for: **64 Glebe Road Cambridge Cambridgeshire CB1 7SZ**

Reference - 15/1623/COND25	
Decision:	Decided
Date:	17th March 2016
Description:	Condition 25

Reference - 15/1623/COND3	
Decision:	Decided
Date:	17th March 2016
Description:	Condition 3

Planning records for: **64 Glebe Road Cambridge Cambridgeshire CB1 7SZ**

Reference - 16/0478/NMA
Decision: Decided
Date: 16th March 2016
Description: Section 73 application to vary condition 2 (Approved Drawings) of planning permission 15/1623/FUL to replace brickwork with render. Change the proportions of some of the windows to the north elevation from landscape format to portrait format.
Reference - 15/1623/COND23A
Decision: Decided
Date: 23rd August 2017
Description: Condition 23 - Drainage
Reference - 15/1623/COND11
Decision: Decided
Date: 17th March 2016
Description: Condition 11
Reference - 16/0742/NMA
Decision: Decided
Date: 22nd April 2016
Description: Non material amendment on application 15/1623/FUL to vary Condition 12 to permit smaller visibility splays.

Planning records for: **64 Glebe Road Cambridge Cambridgeshire CB1 7SZ**

Reference - 15/1623/FUL
Decision: Decided
Date: 27th August 2015
Description: Demolition of single storey dwelling and erection of 5 new dwellings

Reference - 15/1623/COND19
Decision: Decided
Date: 17th March 2016
Description: Condition 19

Reference - 21/03381/CONDA
Decision: Decided
Date: 28th May 2024
Description: Submission of details required by condition 3 (Privacy Screen) and 4 (Materials) of planning permission 21/03381/HFUL

Reference - 16/1897/NMA
Decision: Decided
Date: 26th October 2016
Description: Non-Material Amendment on application 16/0478/S73 for changing the roof covering on unit 5 from zinc to sedum; removing unit 5's kitchen window and adding a roof light to the kitchen; and adding a door and two windows to unit 5's garage.

Planning records for: **64 Glebe Road Cambridge Cambridgeshire CB1 7SZ**

Reference - 15/1623/COND17	
Decision:	Decided
Date:	17th March 2016
Description:	Condition 17

Reference - 16/0478/COND3	
Decision:	Decided
Date:	23rd December 2016
Description:	Condition 3

Reference - 15/1623/COND23	
Decision:	Decided
Date:	17th March 2016
Description:	Condition 23

Reference - 15/1623/COND26	
Decision:	Decided
Date:	17th March 2016
Description:	Condition 26

Planning records for: **64 Glebe Road Cambridge Cambridgeshire CB1 7SZ**

Reference - 15/1623/COND8
Decision: Awaiting decision
Date: 17th March 2016
Description: Condition 8

Reference - 15/1623/COND22
Decision: Decided
Date: 17th March 2016
Description: Condition 22

Reference - 15/1623/COND7
Decision: Decided
Date: 19th February 2016
Description: Condition 7

Reference - 15/1623/COND15
Decision: Decided
Date: 19th February 2016
Description: Condition 15

Planning records for: **64 Glebe Road Cambridge Cambridgeshire CB1 7SZ**

Reference - 15/1623/COND16
Decision: Decided
Date: 17th March 2016
Description: Condition 16

Reference - F/YR23/0810/CCSCOP
Decision: Decided
Date: 02nd October 2023
Description: Scoping Opinion - Environmental Impact Assessment Regulations

Reference - 15/1623/COND20
Decision: Decided
Date: 10th August 2016
Description: Condition 20 - tree protection

Reference - 21/03381/HFUL
Decision: Decided
Date: 21st July 2021
Description: Part single and part three storey rear extension including first and second floor balconies and ground floor canopies. Hip to gable roof extension with 3 dormer windows to the front and the addition of solar panels to the roof.

Planning records for: **64 Glebe Road Cambridge Cambridgeshire CB1 7SZ**

Reference - 16/0478/COND26	
Decision:	Decided
Date:	23rd December 2016
Description:	Condition 26

Reference - 16/0478/S73	
Decision:	Decided
Date:	16th March 2016
Description:	Section 73 application to vary condition 2 (Approved Drawings) of planning permission 15/1623/FUL to replace brickwork with render. Change the proportions of some of the windows to the north elevation from landscape format to portrait format.

Reference - 23/03722/HFUL	
Decision:	Decided
Date:	02nd October 2023
Description:	Single storey front extension. External staircase to first floor terrace. External insulation to existing house.

Planning records for: **14 Glebe Road Cambridge Cambridgeshire CB1 7SZ**

Reference - 15/0295/FUL	
Decision:	Decided
Date:	18th February 2015
Description:	Single storey side and rear extension.

Planning records for: **18 Glebe Road Cambridge CB1 7SZ**

Reference - 17/0504/FUL	
Decision:	Decided
Date:	16th March 2017
Description:	Single storey rear extension.

Reference - 17/0505/CL2PD	
Decision:	Decided
Date:	16th March 2017
Description:	Application for a Certificate of Lawfulness under section 192 for a roof extension incorporating a rear dormer window and velux windows to front.

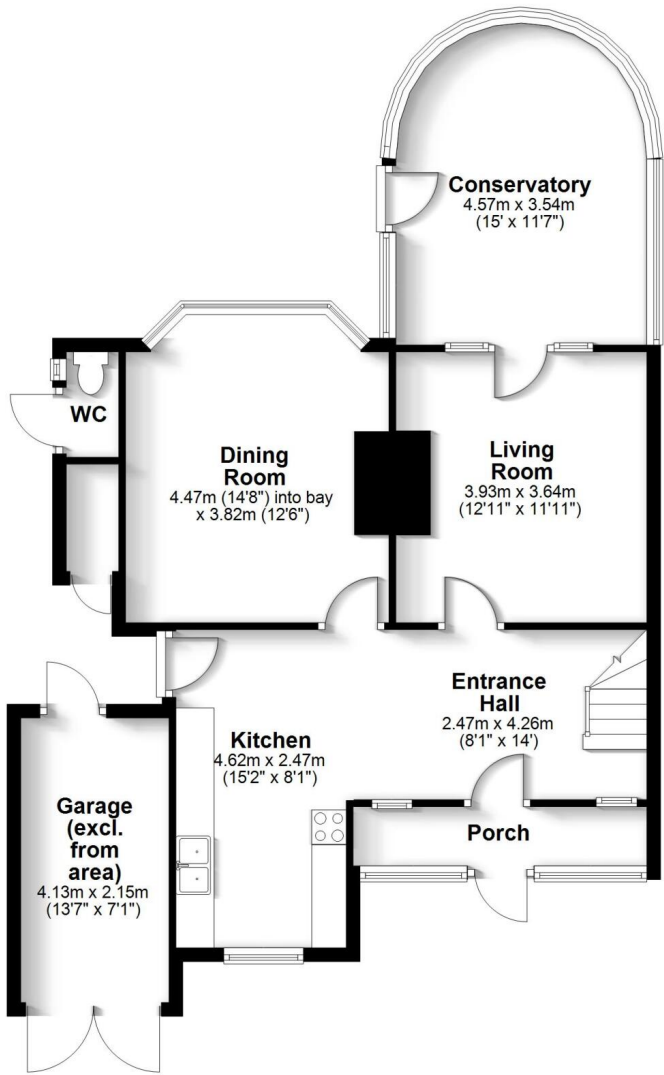




GLEBE ROAD, CAMBRIDGE, CB1

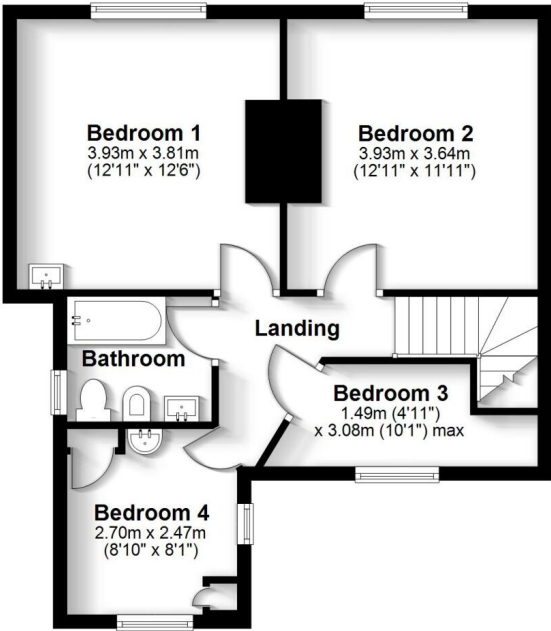
Ground Floor

Approx. 76.7 sq. metres (825.6 sq. feet)



First Floor

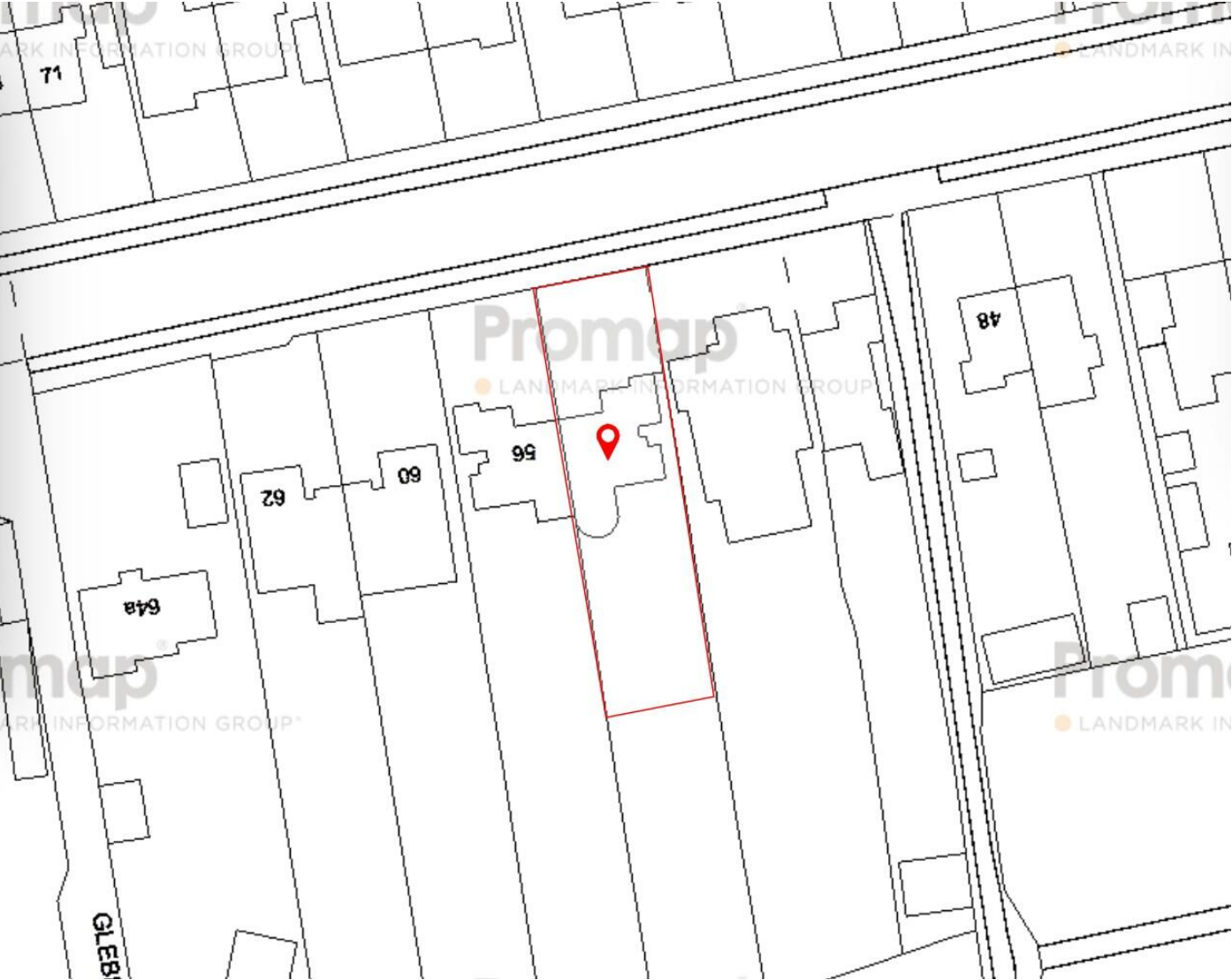
Approx. 52.5 sq. metres (565.5 sq. feet)

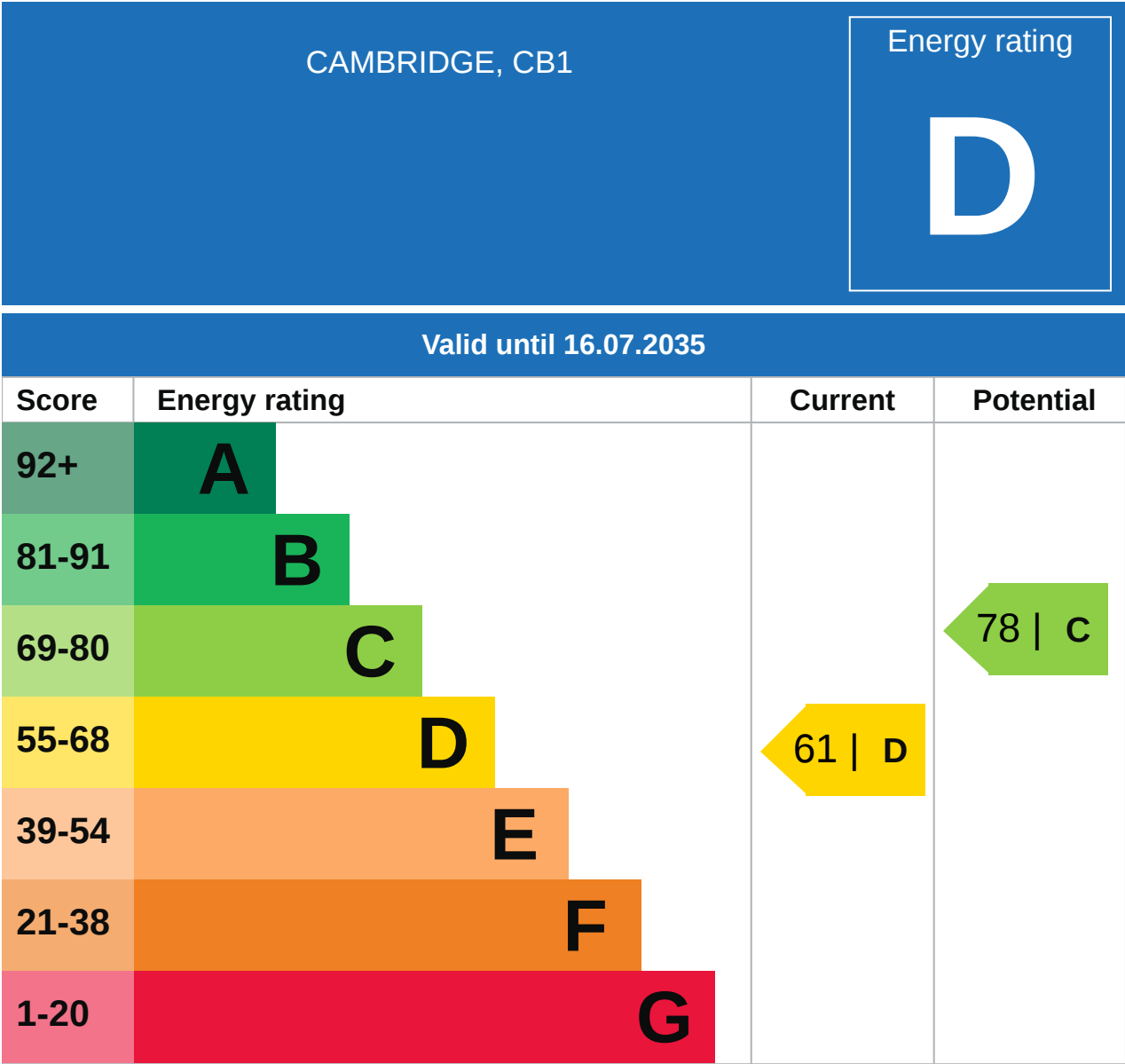


Total area: approx. 129.2 sq. metres (1391.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

GLEBE ROAD, CAMBRIDGE, CB1





Additional EPC Data

Property Type:	Semi-detached house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Very good
Window:	Mostly multiple glazing
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	106 m ²

Accessibility / Adaptations

Pantry removed to make kitchen open plan, work completed in the early 1970's

Construction Type

Early 1930's / brick with pitched tile roof

Electricity Supply

Scottish Power

Gas Supply

Scottish Power

Central Heating

Combi Boiler with radiator central heating

Water Supply

Cambridge Water Company

Drainage

Cambridge Water Company



Cooke Curtis & Co

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

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

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

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

Testimonial 1



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

Testimonial 2



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

Testimonial 3



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

Testimonial 4



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



/cookecurtisco



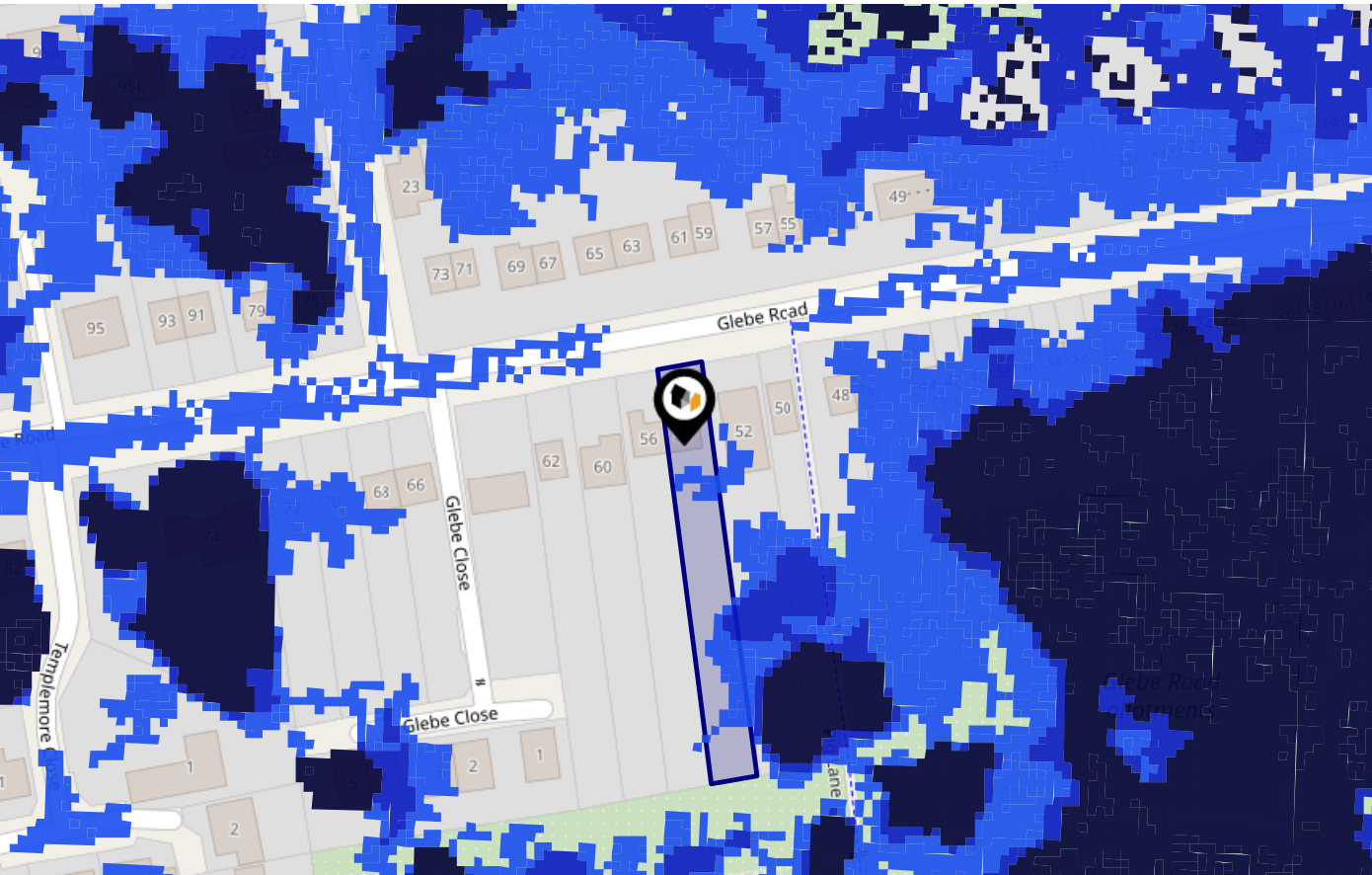
/cookecurtisco

Flood Risk

Surface Water - Flood Risk



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

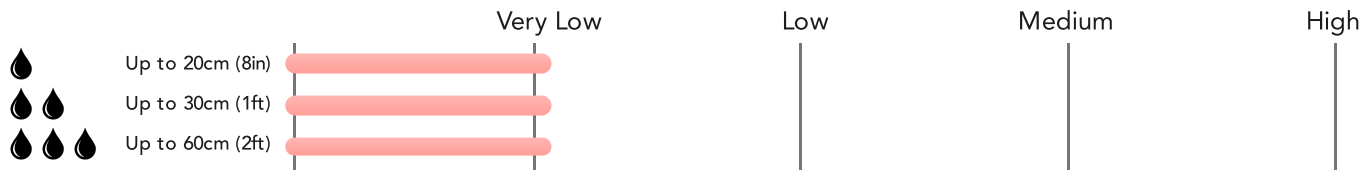


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

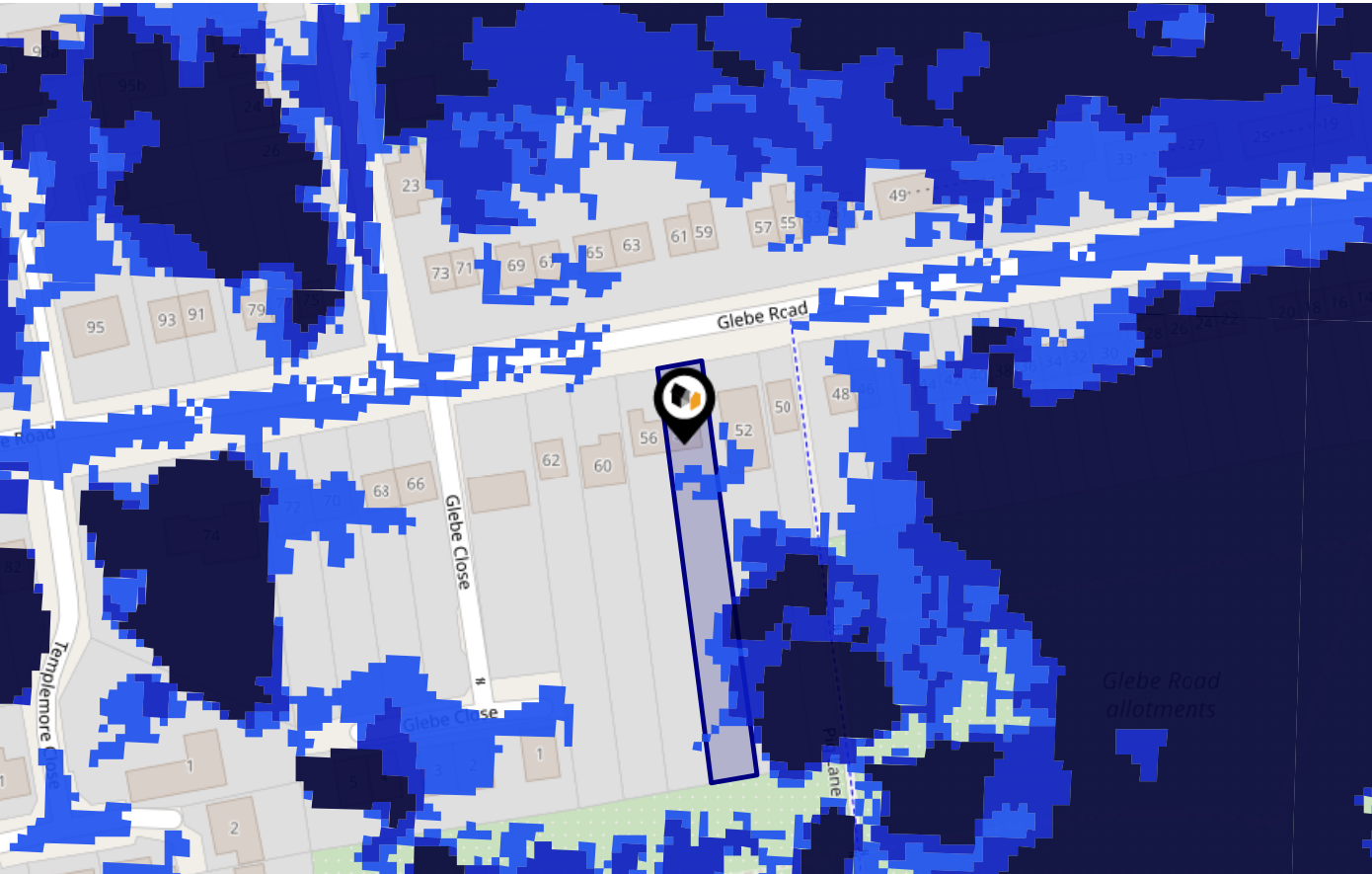


Flood Risk

Surface Water - Climate Change



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

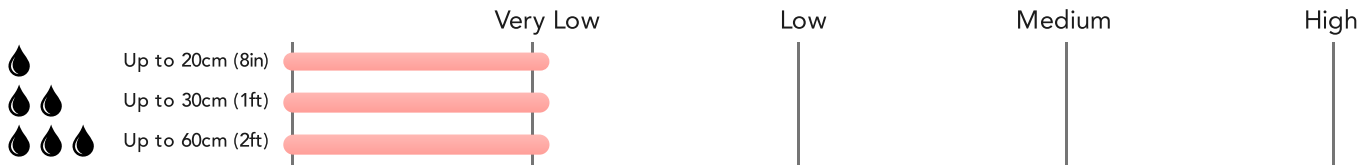


Risk Rating: Very low

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- 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:

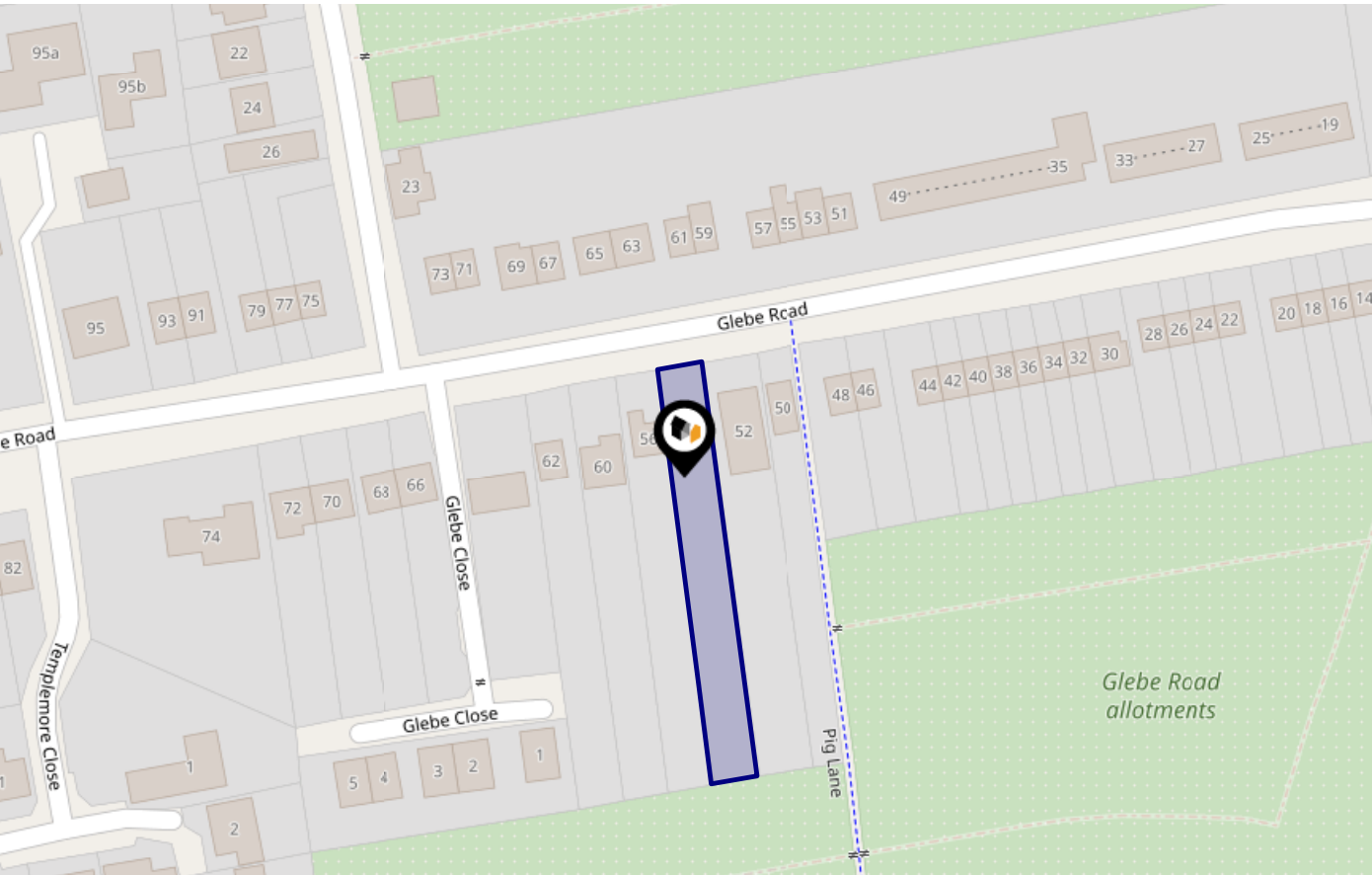


Flood Risk

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.

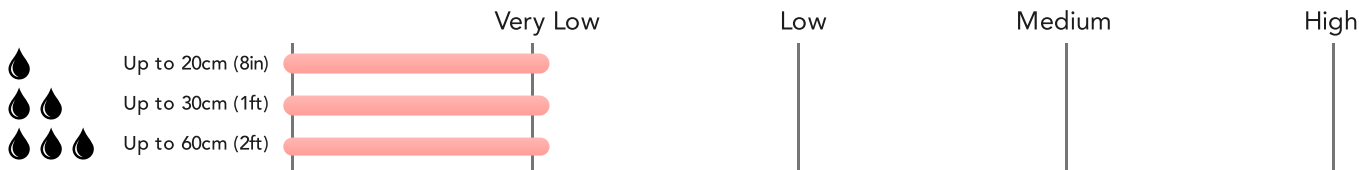


Risk Rating: Very low

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

Chance of flooding to the following depths at this property:

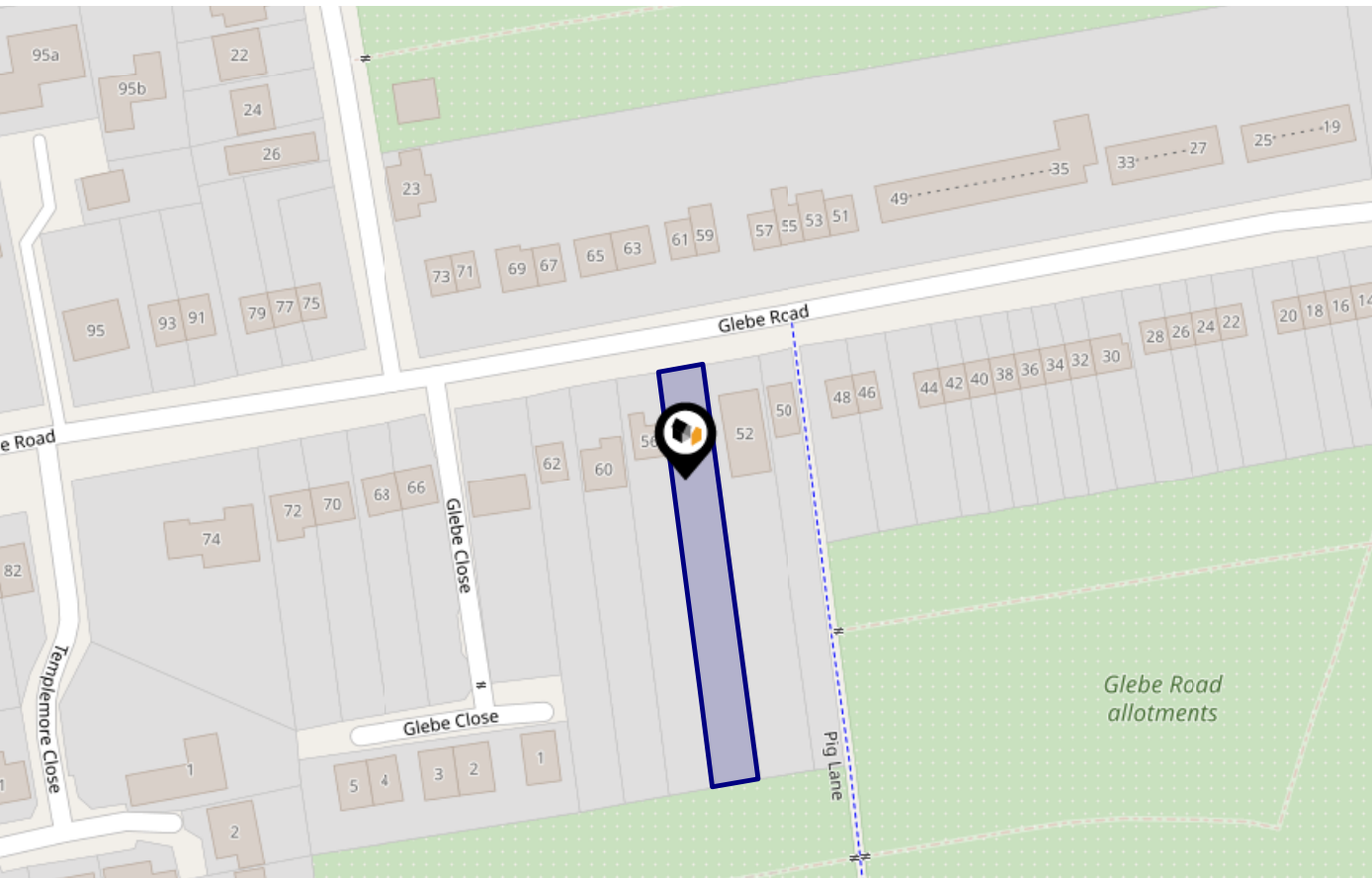


Flood Risk

Rivers & Seas - 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.

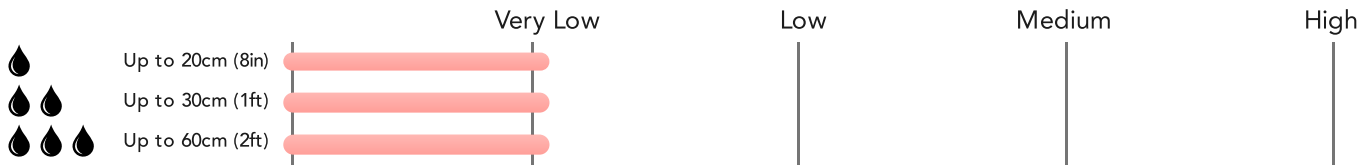


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

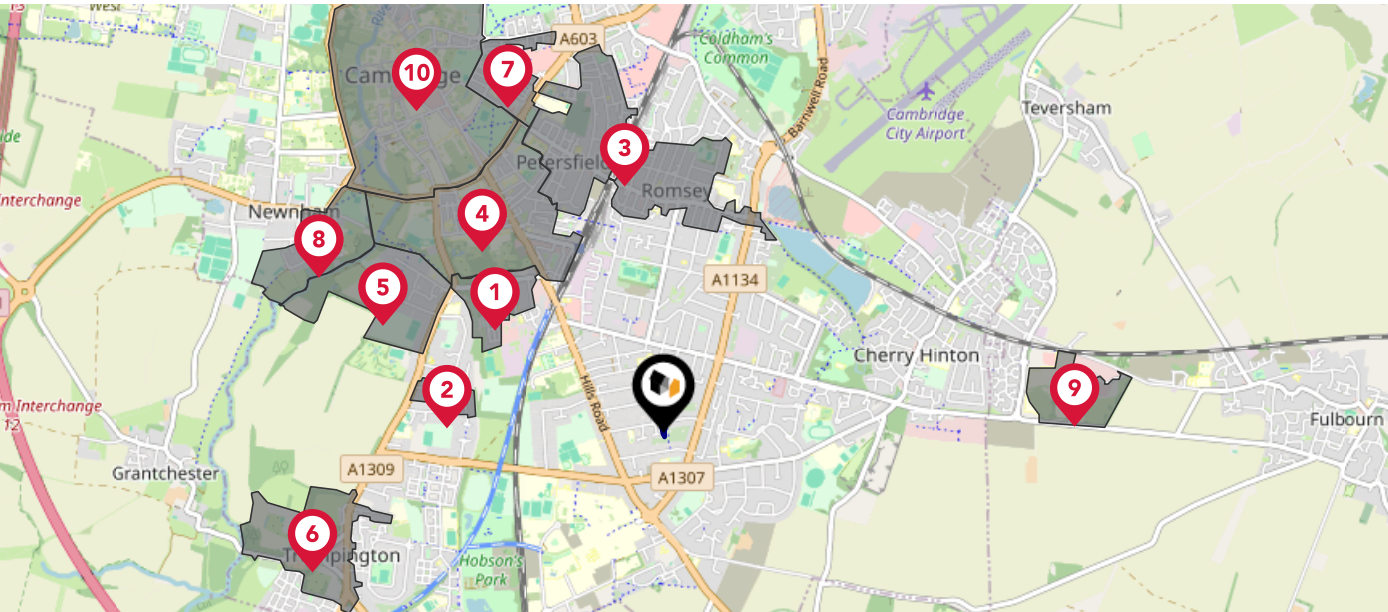


Maps

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 | Brooklands Avenue |
| 2 | Barrow Road |
| 3 | Mill Road |
| 4 | New Town and Glisson Road |
| 5 | Southacre |
| 6 | Trumpington |
| 7 | The Kite |
| 8 | Newnham Croft |
| 9 | Fulbourn Hospital |
| 10 | Central |

Maps

Landfill Sites

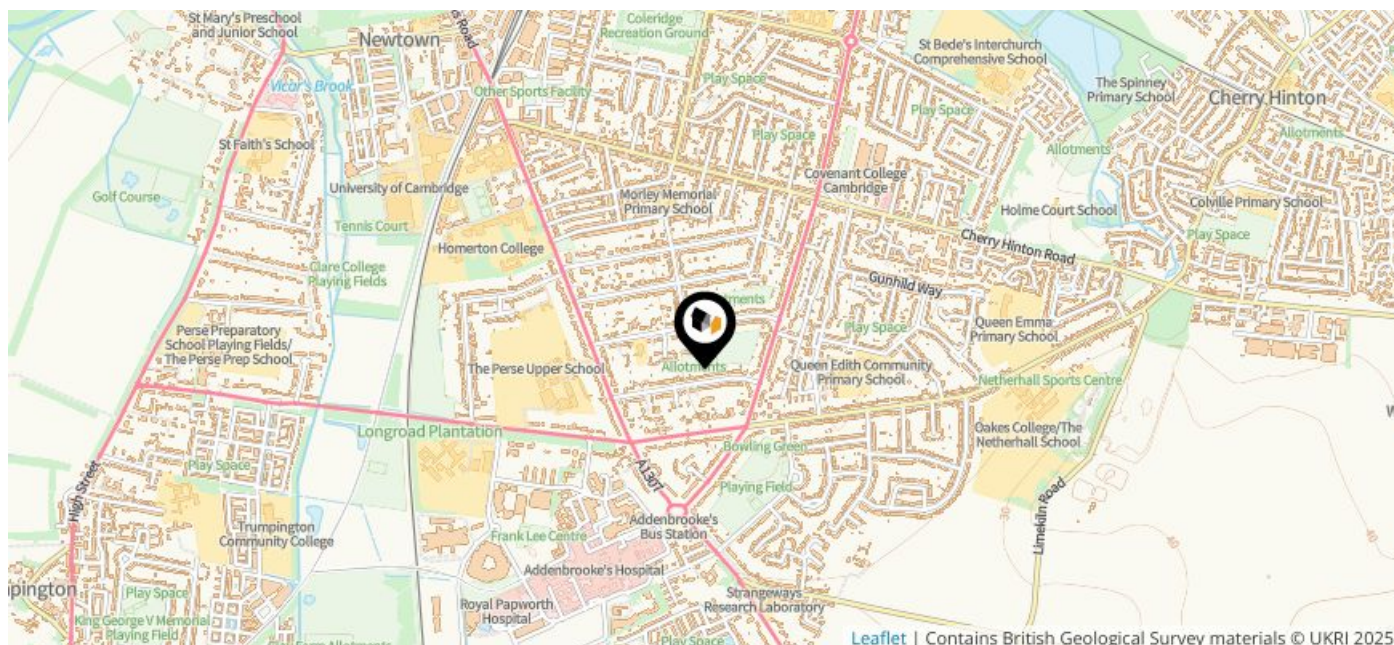


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
2	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
3	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
4	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
5	Hill Trees-Stapleford	Historic Landfill
6	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill
7	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
8	Quy Bridge-Quy	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.



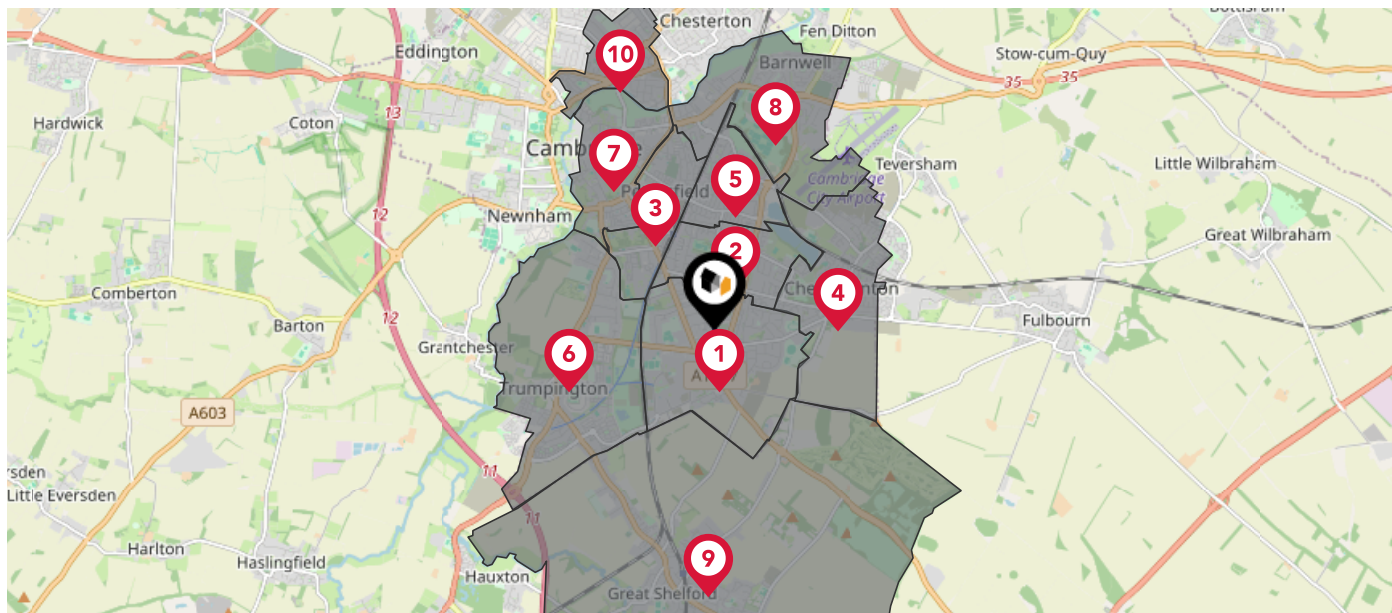
Mine Entry

- ✕ 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



Queen Edith's Ward



Coleridge Ward



Petersfield Ward



Cherry Hinton Ward



Romsey Ward



Trumpington Ward



Market Ward



Abbey Ward



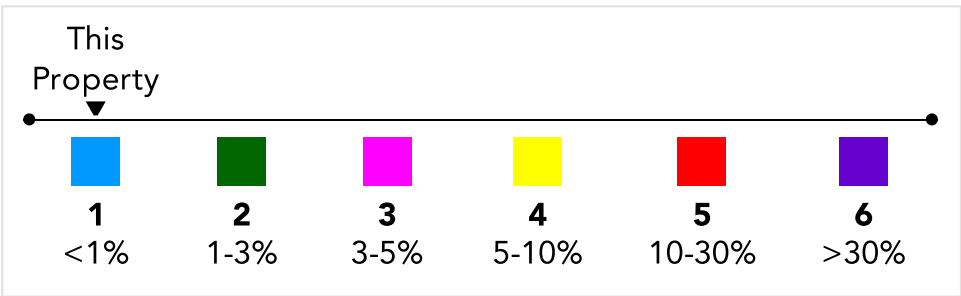
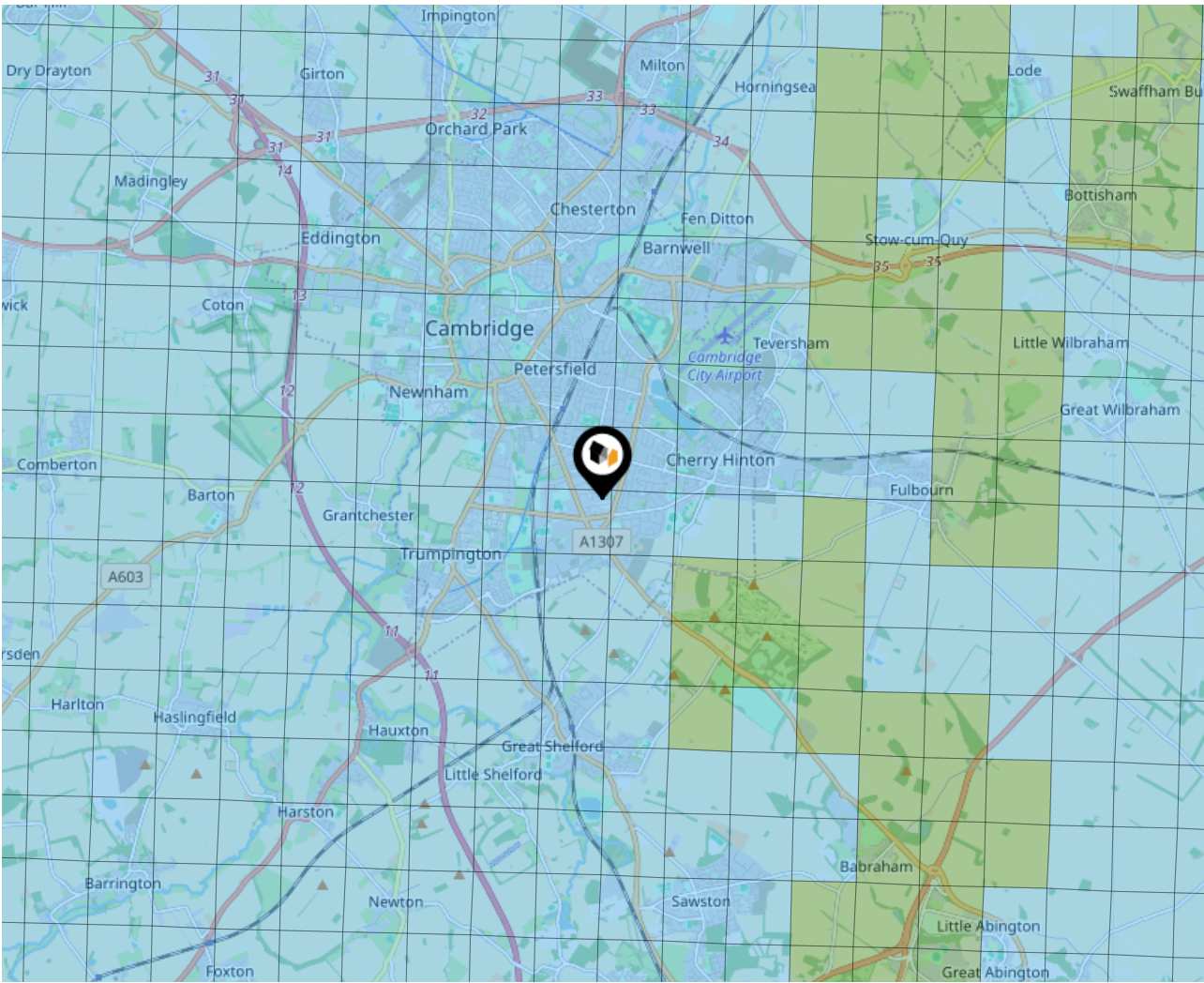
Shelford Ward



West Chesterton Ward

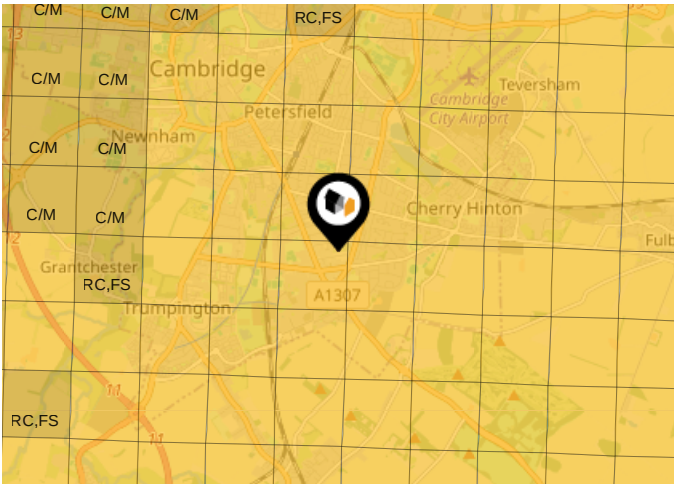
What is Radon?

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



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

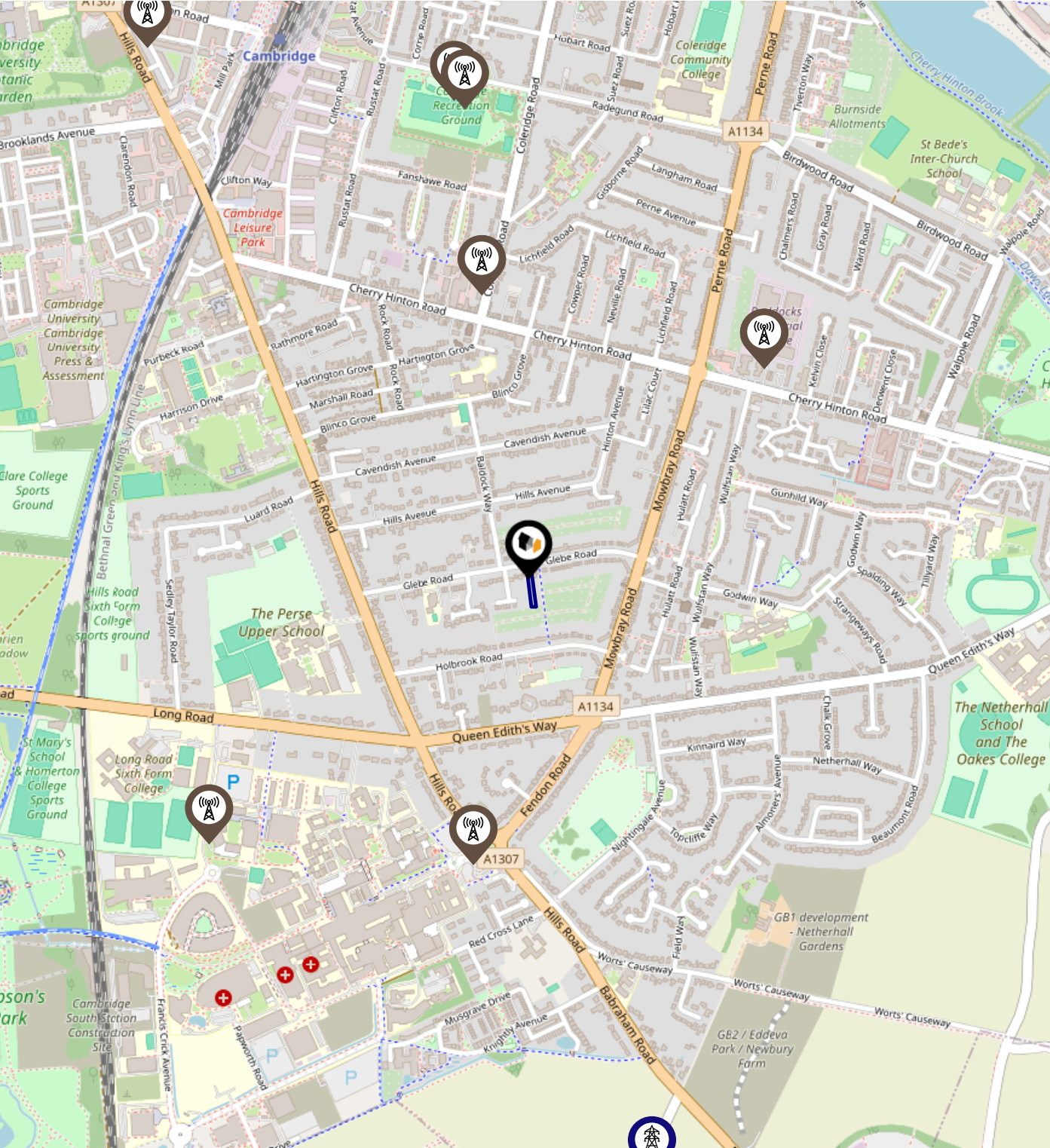
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

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

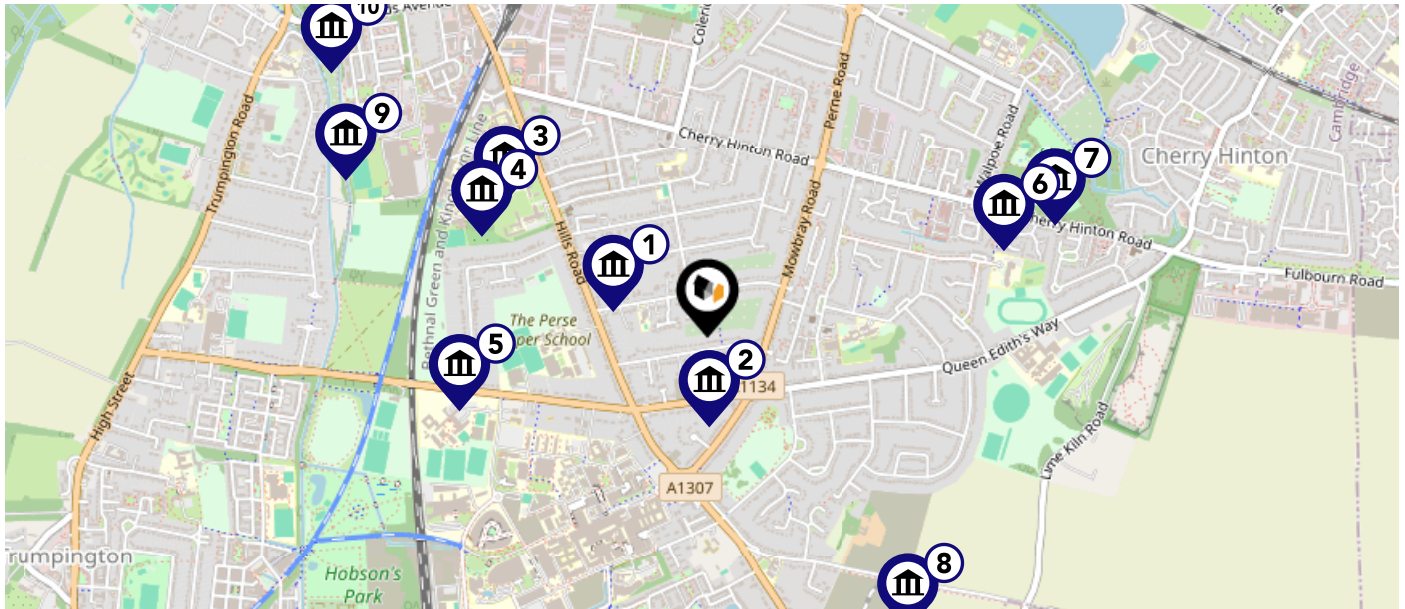
Local Area Masts & Pylons



Key:

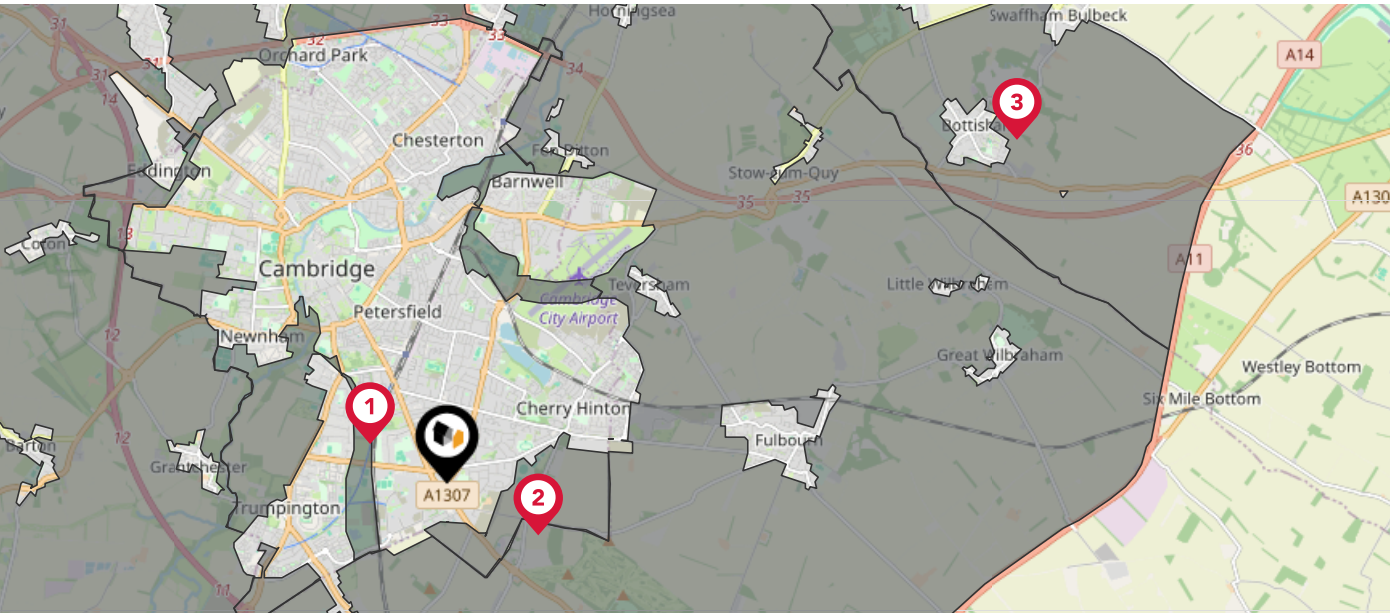
- Power Pylons
- Communication Masts

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

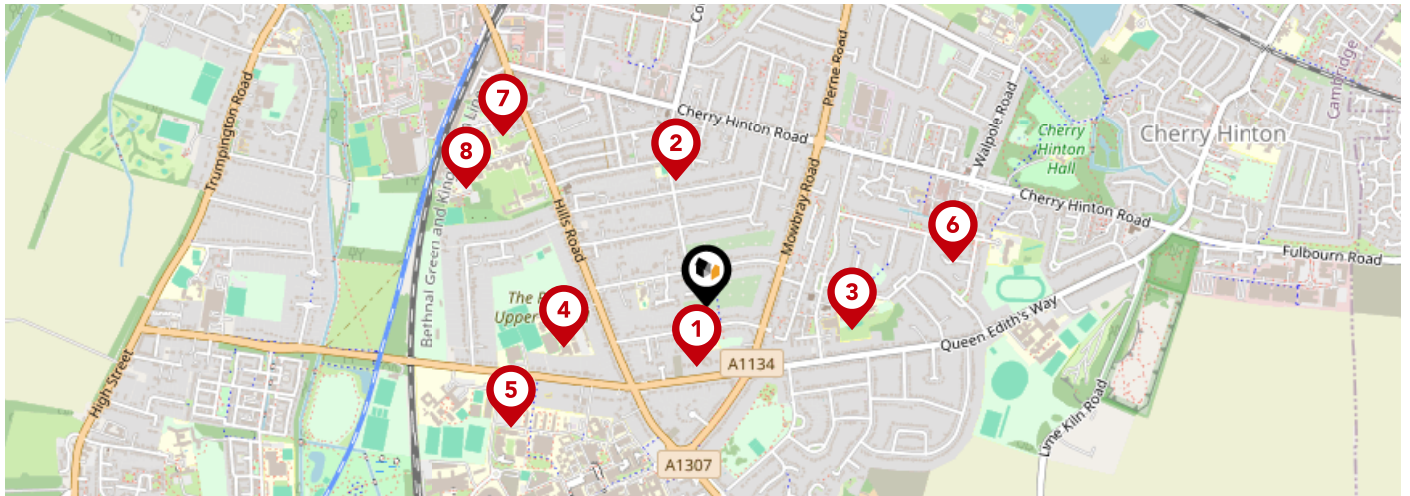


Listed Buildings in the local district		Grade	Distance
	1375672 - Keelson	Grade II	0.2 miles
	1268343 - The Sun House	Grade II	0.2 miles
	1331852 - Homerton College Trumpington House	Grade II	0.5 miles
	1126038 - Gymnasium And Art And Craft Studios Adjoining West Of Homerton College	Grade II	0.5 miles
	1246641 - Alcantara	Grade II	0.6 miles
	1031882 - The Lodge And Gatepiers And Gates At Cherry Hinton Hall	Grade II	0.7 miles
	1031881 - Cherry Hinton Hall	Grade II	0.8 miles
	1331933 - Old Milestone About 650 Yards South East From Red Cross	Grade II	0.8 miles
	1390525 - Regional Seat Of Government	Grade II	0.9 miles
	1126232 - Brooklands	Grade II	1.0 miles

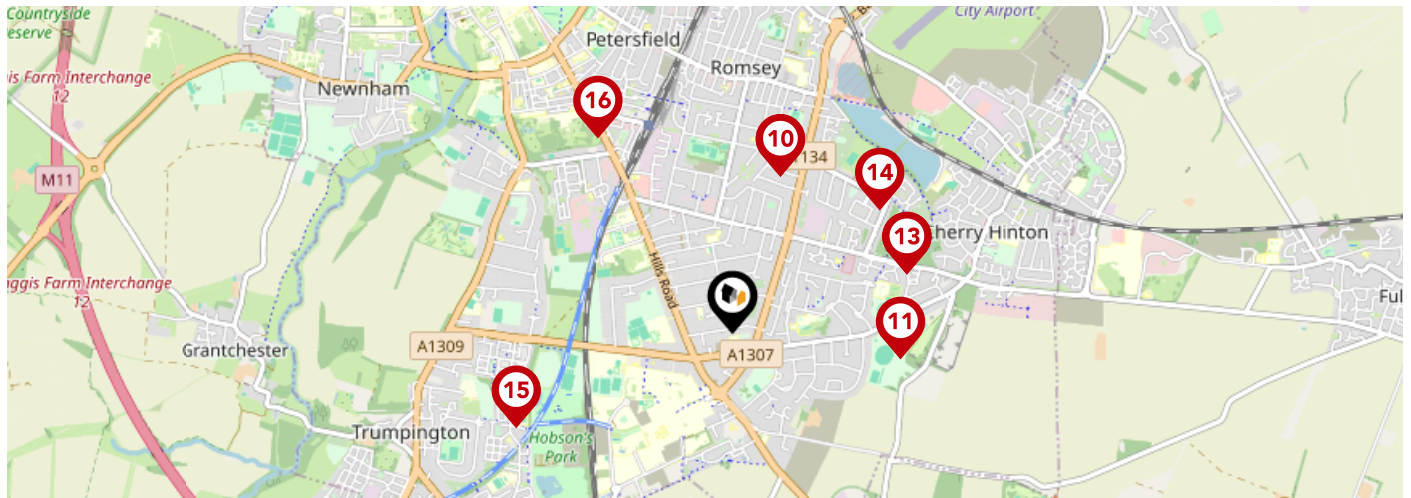
This map displays nearby areas that have been designated as Green Belt...



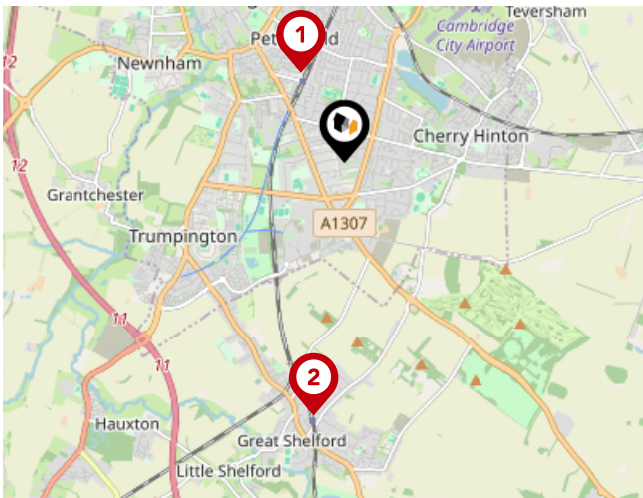
- Nearby Green Belt Land
- 1 Cambridge Green Belt - South Cambridgeshire
 - 2 Cambridge Green Belt - Cambridge
 - 3 Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:0.14	☒	☐	☐	☐	☐
	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:0.29	☐	☒	☐	☐	☐
	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:0.34	☐	☒	☐	☐	☐
	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:0.34	☐	☐	☒	☐	☐
	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:0.52	☐	☐	☒	☐	☐
	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:0.57	☐	☒	☐	☐	☐
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.6	☐	☐	☒	☐	☐
	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:0.61	☐	☐	☒	☐	☐

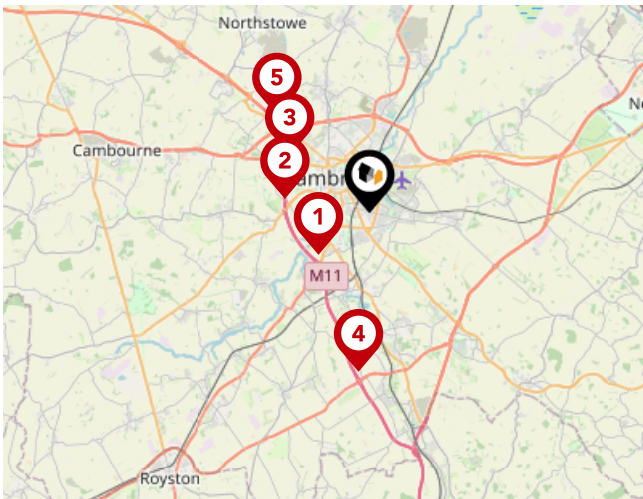


		Nursery	Primary	Secondary	College	Private
	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:0.75	☐	☒	☐	☐	☐
	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:0.75	☐	☐	☒	☐	☐
	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:0.78	☐	☐	☒	☐	☐
	Cambridge International School Ofsted Rating: Not Rated Pupils: 75 Distance:0.84	☐	☒	☐	☐	☐
	Holme Court School Ofsted Rating: Good Pupils: 50 Distance:0.84	☐	☐	☒	☐	☐
	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:0.87	☐	☐	☒	☐	☐
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:1.07	☐	☐	☒	☐	☐
	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:1.08	☐	☐	☒	☐	☐



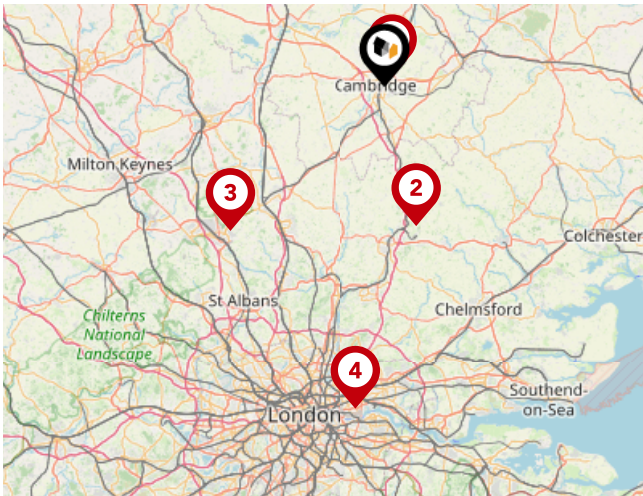
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.91 miles
2	Shelford (Cambs) Rail Station	2.32 miles
3	Cambridge North Rail Station	2.95 miles



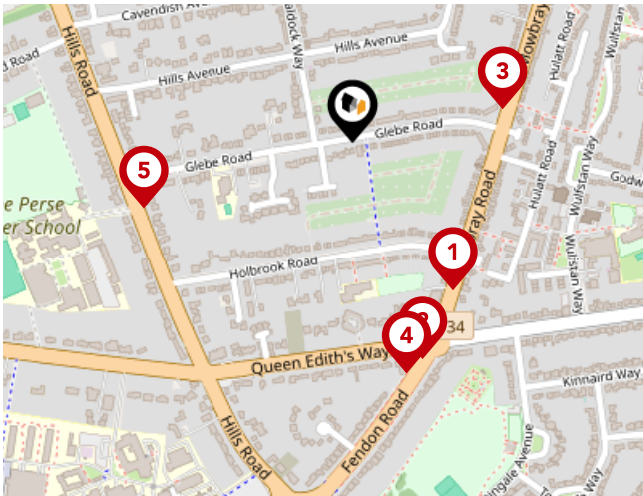
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.39 miles
2	M11 J12	3.1 miles
3	M11 J13	3.57 miles
4	M11 J10	5.81 miles
5	M11 J14	4.87 miles



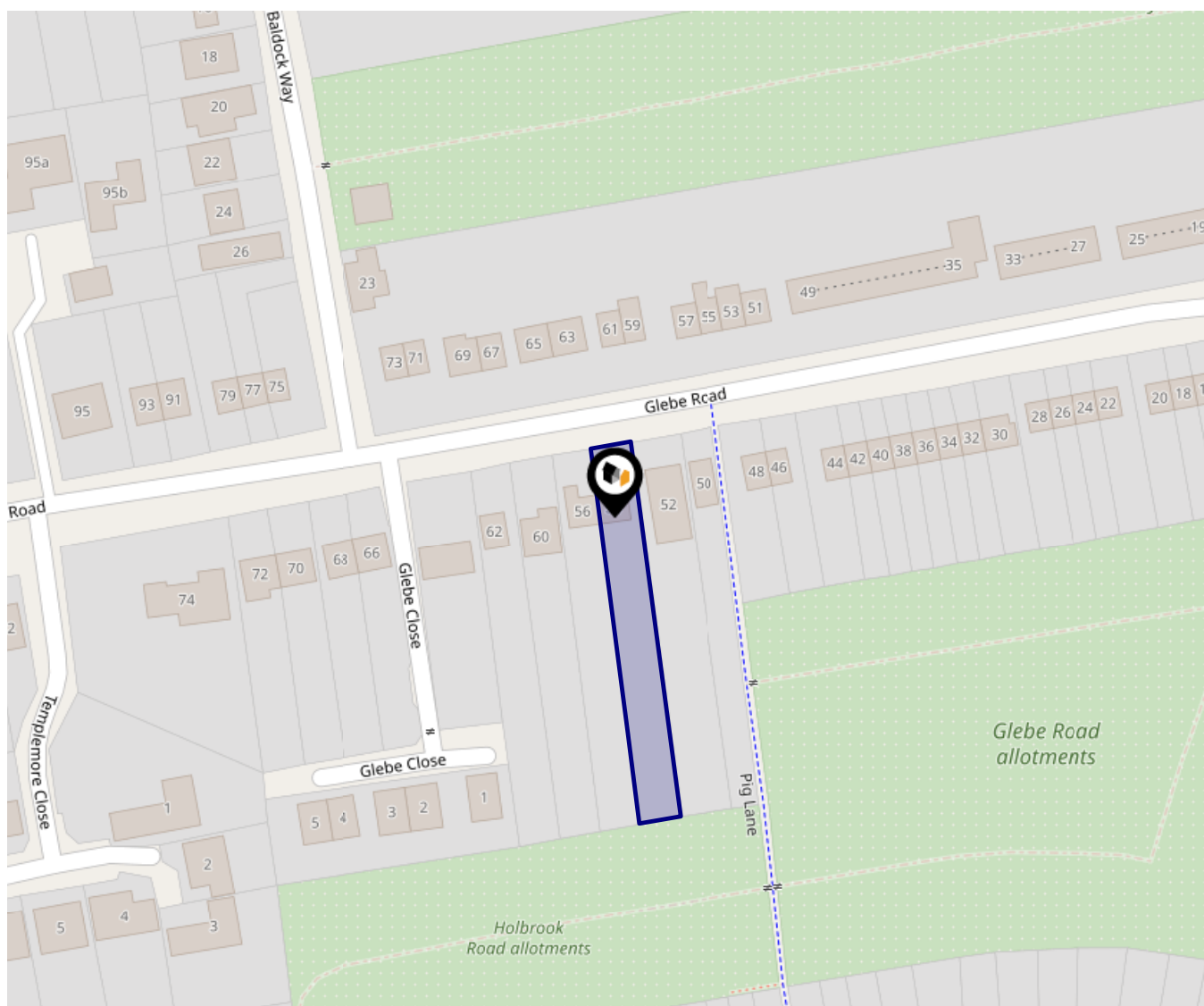
Airports/Helipads

Pin	Name	Distance
1	Cambridge	2.02 miles
2	Stansted Airport	20.76 miles
3	Luton Airport	30.59 miles
4	Silvertown	47.15 miles



Bus Stops/Stations

Pin	Name	Distance
1	Holbrook Road	0.2 miles
2	Fendon Close	0.26 miles
3	Glebe Road	0.18 miles
4	Fendon Close	0.27 miles
5	Perse School	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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