

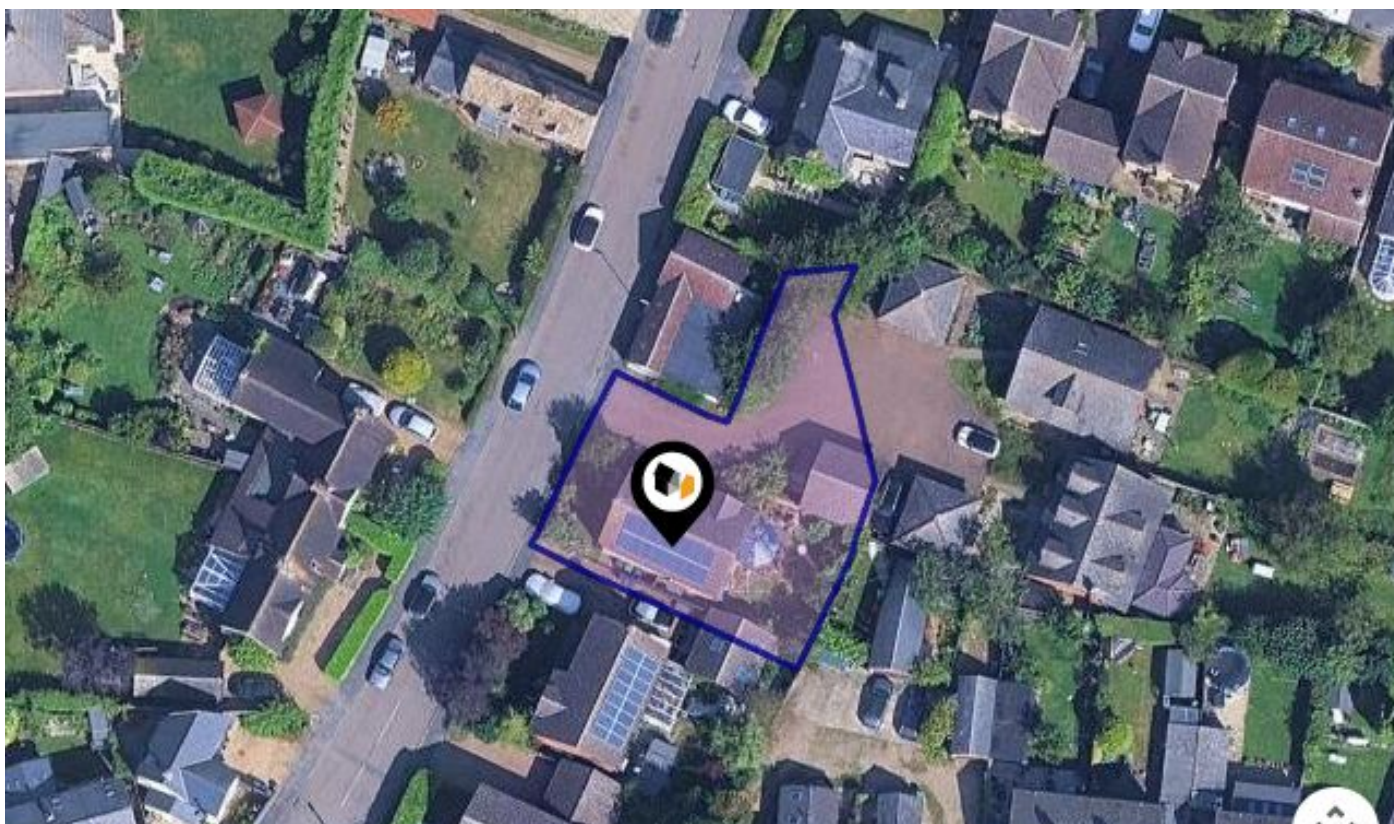


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 29th October 2025



BAR LANE, STAPLEFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,399 ft ² / 130 m ²		
Plot Area:	0.13 acres		
Year Built :	1996-2002		
Council Tax :	Band F		
Annual Estimate:	£3,488		
Title Number:	CB215579		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	1	80	1800
● Surface Water	Very low	mb/s	mb/s	mb/s
				

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

Planning records for: **2 Bar Lane Stapleford CB22 5BJ**

Reference - 21/03652/HFUL	
Decision:	Decided
Date:	10th August 2021
Description:	Single storey front extension to existing annex and integration of annex into main dwelling and single storey front porch extension to main dwelling.

Planning records for: **33A Bar Lane Stapleford Cambridgeshire CB22 5BJ**

Reference - 22/1120/TTPO	
Decision:	Decided
Date:	03rd October 2022
Description:	Sycamore - Reduce spread on house side by 2m to reduce overhang to house, taper into remainder of canopy to shape round and remove major deadwood above garden.

Reference - 22/1119/TTCA	
Decision:	Decided
Date:	03rd October 2022
Description:	Ash - Fell.

Planning records for: **1 Bar Lane Stapleford Cambridgeshire CB22 5BJ**

Reference - 24/03947/HFUL	
Decision:	Decided
Date:	22nd October 2024
Description:	Single storey side/rear extension following demolition of existing conservatory and Installation of pitched roof dormer window and velux roof window to front roof slope.

Planning records for: **1 Bar Lane Stapleford CB22 5BJ**

Reference - 21/00914/HFUL	
Decision:	Decided
Date:	26th February 2021
Description:	Two storey rear extension

Reference - 20/05003/HFUL	
Decision:	Decided
Date:	04th December 2020
Description:	Two storey rear extension

Planning records for: **7 Bar Lane Stapleford CB22 5BJ**

Reference - 20/04580/LBC	
Decision:	Decided
Date:	08th November 2020
Description:	Replace existing 75mm black uPVC soil pipe and 22mm white uPVC soil pipe, with new 100mm black cast iron soil pipe and 50mm waste water pipe . Relocate waste pipe approximately 3.5m to the east.

Planning records for: **14 Bar Lane Stapleford Cambridgeshire CB22 5BJ**

Reference - 23/02232/HFUL	
Decision:	Decided
Date:	12th June 2023
Description:	Single storey extension to rear. First floor extension to front.

Planning records for: **17 Bar Lane Stapleford Cambridge Cambridgeshire CB22 5BJ**

Reference - S/1763/15/FL	
Decision:	Decided
Date:	10th July 2015
Description:	Erection of single storey front and rear extensions rendering of the existing facade and reroofing in zinc.

Reference - S/1827/15/LD	
Decision:	-
Date:	10th July 2015
Description:	Lawful Development Certificate for a proposed rear extension.

Planning records for: **21 Bar Lane Stapleford Cambridge Cambridgeshire CB22 5BJ**

Reference - S/0467/15/FL	
Decision:	Decided
Date:	19th February 2015
Description:	External wall insulation

Planning records for: **25 Bar Lane Stapleford Cambridge Cambridgeshire CB22 5BJ**

Reference - S/2804/16/FL	
Decision:	Decided
Date:	17th October 2016
Description:	Single storey rear extension and Alteration

Planning records for: **25 Bar Lane Stapleford Cambridge Cambridgeshire CB22 5BJ**

Reference - S/0758/13/FL	
Decision:	Decided
Date:	11th April 2013
Description:	Single storey front & rear extension wall cladding/insulation

Planning records for: **26 Bar Lane Stapleford Cambridge Cambridgeshire CB22 5BJ**

Reference - 21/05223/HFUL	
Decision:	Decided
Date:	13th October 2021
Description:	Part two storey, part single storey side and rear extension

Reference - 21/02312/HFUL	
Decision:	Decided
Date:	18th May 2021
Description:	Two storey rear extension and alterations

Reference - S/1484/16/FL	
Decision:	Decided
Date:	30th May 2016
Description:	Erection of a fence

Planning records for: **32 Bar Lane Stapleford Cambridge Cambridgeshire CB22 5BJ**

Reference - S/1023/17/FL	
Decision:	Decided
Date:	16th March 2017
Description:	Single storey side extension

Reference - 21/03523/CL2PD	
Decision:	Decided
Date:	30th July 2021
Description:	Certificate of lawfulness under Section 192 for the construction of a Garden room to rear garden.

Planning records for: **33 Bar Lane Stapleford Cambridge Cambridgeshire CB22 5BJ**

Reference - S/4426/17/FL	
Decision:	Decided
Date:	15th December 2017
Description:	Demolition of existing house and erection of one replacement dwelling and two new dwellings

Reference - S/1543/19/DC	
Decision:	Decided
Date:	30th April 2019
Description:	Discharge of Condition 3 (Materials) 4 (Hard and Soft Landscaping Details) 6 (Screens) 7 (Contractor Access Storage and Parking) 9 (Arboricultural Method statement and Tree Protection Strategy) 10 (Surface and Foul Water) 12 (Contamination Phase 1 desk study) 13 (Biodiversity enhancement) of planning permission S/4426/17/FL

Planning records for: **33 Bar Lane Stapleford Cambridge Cambridgeshire CB22 5BJ**

Reference - S/0484/17/TP
Decision: Decided
Date: 13th February 2017
Description: Sycamore remove low limb as it is in the garden and too low. Has become a hazard. Large London Plane reduce by approx.20% and remove deadwood as tree has become too large.
Reference - 23/0258/TTPO
Decision: Decided
Date: 06th March 2023
Description: T1 - London Plane, deadwood and raise canopy by 2-3m. Tree is encroaching on other trees and shrubs in the garden.
Reference - 24/02373/CONDA
Decision: Decided
Date: 23rd July 2025
Description: Submission of details required by condition 11 (contamination) of planning permission 24/02373/S73
Reference - 24/02373/S73
Decision: Decided
Date: 21st June 2024
Description: S73 to vary Conditions 2 (Approved plans), 3 (Materials), 4 (Landscaping), 7 (Contractor access/storage/parking), 9 (Arboricultural Method Statement), 10 (Drainage), 12 (Contamination assessment), 13 (Biodiversity) and the removal of condition 6 (Balconies) of ref: S/4426/17/FL (Demolition of existing house and erection of one replacement dwelling and two new dwellings).

Planning records for: **33 Bar Lane Stapleford Cambridge Cambridgeshire CB22 5BJ**

Reference - S/2238/19/DC	
Decision:	Decided
Date:	26th June 2019
Description:	Discharge of Conditions 4 (hard & soft landscaping) 7 (parking for contractors) & 9 (arboricultural statement method) of planning application S.442617.FL -demolition of existing house and erection of one replacement dwelling and two new dwellings.

Planning records for: **34 Bar Lane Stapleford Cambridge Cambridgeshire CB22 5BJ**

Reference - S/1574/12/FL	
Decision:	Decided
Date:	30th July 2012
Description:	Replace flat roof with hipped roof and two storey extension

Planning records for: **35 Bar Lane Stapleford Cambridgeshire CB22 5BJ**

Reference - 24/1172/TTPO	
Decision:	Decided
Date:	17th October 2024
Description:	T1 Horse chestnut - Remove lowest branch and pollard to crown break by removing 7m.

Reference - 20/1694/TTPO	
Decision:	Decided
Date:	28th July 2020
Description:	TPO 0010 (2020) T14 and T15: Horse Chestnut (T15 on TPO) (T001 on Haydens plan) Remove deadwood and Ivy. Crown lift to 2.5 metres over footpath. Horse Chestnut (T14 on TPO) (T002 on Haydens plan) Remove deadwood and dropping limb at top of crown on south eastern side over footpath. Crown lift to 2.5 metres over footpath

Planning records for: **37 Bar Lane Stapleford Cambridgeshire CB22 5BJ**

Reference - 22/03377/HFUL	
Decision:	Decided
Date:	25th July 2022
Description:	Loft conversion with gable build up and rooflights to front roofslope with dormer extension to rear roofslope.

Reference - S/3528/19/FL	
Decision:	Decided
Date:	10th October 2019
Description:	Proposed garden room

Reference - S/2731/18/TP	
Decision:	Decided
Date:	16th July 2018
Description:	*5 DAY NOTICE* TPO 0010 (2002) T10 - Horse chestnut to fell (due to bleeding canker and honey fungus)

Reference - S/0131/12/FL	
Decision:	Decided
Date:	20th January 2012
Description:	Double storey extension to the rear of property

Planning records for: **37 Bar Lane Stapleford CB22 5BJ**

Reference - 21/1099/TTCA	
Decision:	Decided
Date:	31st August 2021
Description:	T1 ASH AND WHITEBEAM WITHIN GROUNDS OF STAPLEFORD PRIMARY SCHOOL ~ cut back overhanging canopy on both trees by 1.5m back to boundary and up to height of 4 to 5ms to where previously and regularly pruned;

Reference - 22/03376/HFUL	
Decision:	Decided
Date:	25th July 2022
Description:	Single storey front extension

Planning records for: **51 Bar Lane Stapleford Cambridgeshire CB22 5BJ**

Reference - 25/00816/HFUL	
Decision:	Decided
Date:	04th March 2025
Description:	Front gable extensions, alteration to front porch, two storey rear extension, roof extension including rear dormer and raising of ridge height. External cladding, replacement tiles and alterations to doors and fenestration.

Planning records for: **53 Bar Lane Stapleford Cambridge Cambridgeshire CB22 5BJ**

Reference - S/4748/18/TP	
Decision:	Decided
Date:	14th December 2018
Description:	TPO 0009 (2002) T1: Ash - fell reasons - Honey Fungus around rooting System

Planning records for: **53 Bar Lane Stapleford Cambridge Cambridgeshire CB22 5BJ**

Reference - S/3061/16/FL	
Decision:	Decided
Date:	07th November 2016
Description:	Erection of two storey rear extension and single storey front extension including remedial works to rear windows and previous extension.

Reference - S/3439/18/TP	
Decision:	Decided
Date:	11th September 2018
Description:	TPO 0009 (2002): The tree is an mature Ash tree on the frontage of house no. 53 Bar Lane (TPO 09/02/SC). Proposed works - Removal of two minor sub branches each approximately 2 inches in diameter at point of junction with the main branch. Over the years the ash tree has regularly shed branches and has now become unbalanced in appearance. The two minor branches overhang the adjacent driveway and I wish to take action to try an avoid a potential problem (safety).

Planning records for: **57 Bar Lane Stapleford Cambridgeshire CB22 5BJ**

Reference - 25/00517/FUL	
Decision:	Withdrawn
Date:	12th February 2025
Description:	Erection of a one and a half storey dwelling following the demolition of existing bungalow and garage.

Reference - 20/03071/HFUL	
Decision:	Decided
Date:	15th July 2020
Description:	Loft and garage conversion

Planning records for: **57 Bar Lane Stapleford Cambridgeshire CB22 5BJ**

Reference - S/0636/16/FL	
Decision:	Decided
Date:	07th March 2016
Description:	Erection of a new dwellinghouse following the demolition of a garage/store. Construction of a new vehicular and pedestrian access and the provision of 2No. new parking spaces on loose gravel paving.

Reference - 25/02373/FUL	
Decision:	Awaiting decision
Date:	18th June 2025
Description:	Erection of a self-build/ custom build one and a half storey dwelling following the demolition of existing bungalow and garage.

Planning records for: **59 Bar Lane Stapleford Cambridgeshire CB22 5BJ**

Reference - 23/00773/LBC	
Decision:	Decided
Date:	01st March 2023
Description:	Works to outbuilding and link to include underpinning and damp proof course insertion, installation of purlins to support the roof, damp proof membrane and raising the floor level to the workshop only, antiworm treatment to all timbers, recladding the gable end above the greenhouse like for like, salvaging existing materials wherever possible, replacing the timber window frame identified as suffering from wet rot decay, repairing damaged external render and repainting, lining and insulation of the ceiling but retaining a vaulted ceiling with original rafters visible, and lining of the walls to the link between the kitchen and the utility room only.

Reference - S/0438/18/DC	
Decision:	Decided
Date:	05th February 2018
Description:	Discharge of condition 2 (Precise manufacturer's details) of listed building consent S/4060/17/LB

Planning records for: **59 Bar Lane Stapleford Cambridge CB22 5BJ**

Reference - S/4060/17/LB	
Decision:	Decided
Date:	14th November 2017
Description:	Retrospective consent for internal works to a shower room. Consent for internal works to a bathroom and drainage arrangements.

Planning records for: **2 Bar Lane Stapleford Cambridge Cambridgeshire CB22 5BJ**

Reference - S/1807/14/FL	
Decision:	Decided
Date:	28th July 2014
Description:	Conversion of a garage to a studio flat

Planning records for: **The Tree 9 Bar Lane Stapleford Cambridge Cambridgeshire CB22 5BJ**

Reference - S/2674/14/FL	
Decision:	-
Date:	23rd October 2014
Description:	Alterations and Conversion of Public House to Dwelling following Demolition of Existing Extension and Erection of New Dwelling following Demolition of Existing Outbuilding.

Reference - S/1630/17/FL	
Decision:	Decided
Date:	02nd May 2017
Description:	Erection of a new Public House building along with a pair of residential dwellings following demolition of existing buildings on the site.

Planning records for: *The Tree Public House 9 Bar Lane Stapleford Cambridge Cambridgeshire CB22 5BJ*

Reference - S/0877/08/F	
Decision:	Decided
Date:	16th May 2008
Description:	Erection of Timber Shelter

Reference - S/1782/19/FL	
Decision:	Decided
Date:	20th May 2019
Description:	Demolition of existing outbuilding and construction of 3 bed detached dwelling retention of existing public house and alterations to the internal layout at ground and first floor

Reference - S/2233/16/OL	
Decision:	Withdrawn
Date:	05th September 2016
Description:	Outline planning permission with all matters reserved for the demolition of the former public house and erection of two dwellings.

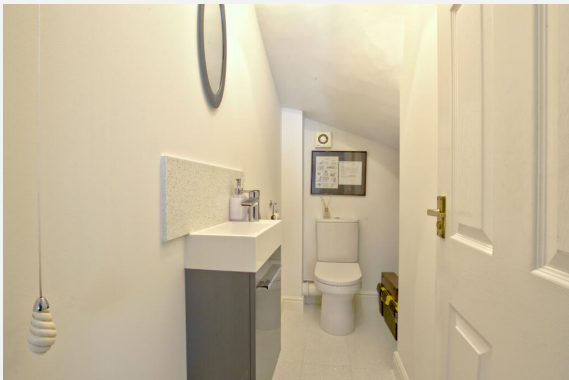
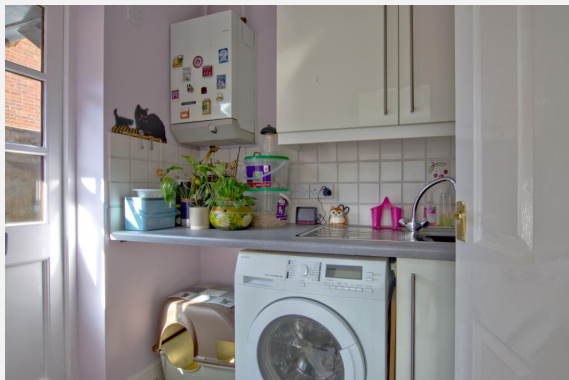
Planning records for: *4 Bar Lane Stapleford Cambridge Cambridgeshire CB22 5BJ*

Reference - S/0814/11	
Decision:	Decided
Date:	18th April 2011
Description:	Part Change of Use from Shop to Beauty Salon (Retrospective Application)

Planning records for: **4 Bar Lane Stapleford Cambridge Cambridgeshire CB22 5BJ**

Reference - S/2357/16/FL	
Decision:	Decided
Date:	05th September 2016
Description:	Change of use from carpet cleaning business to Beauty business



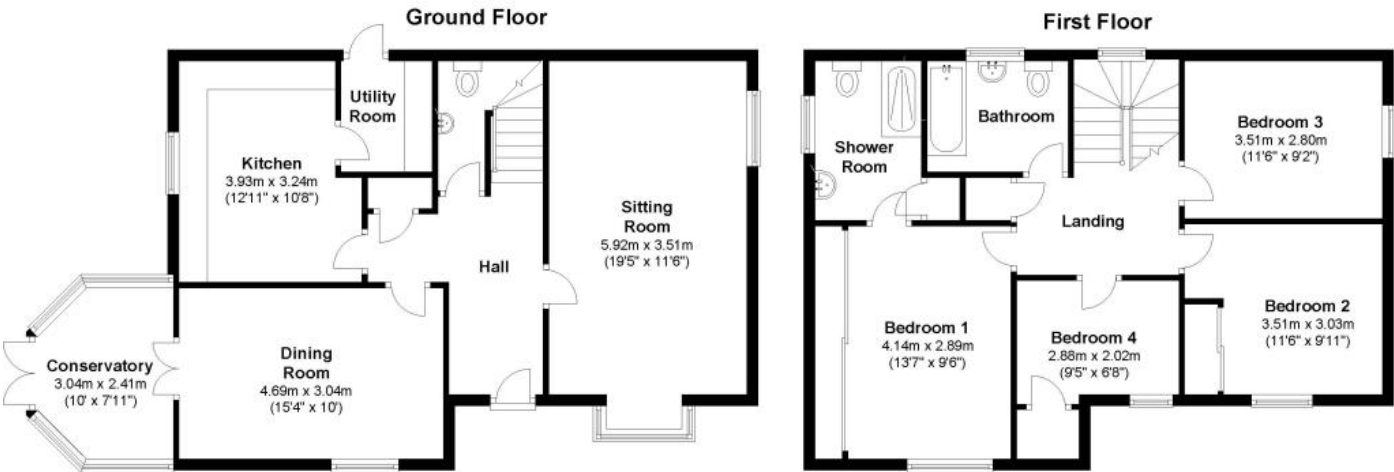




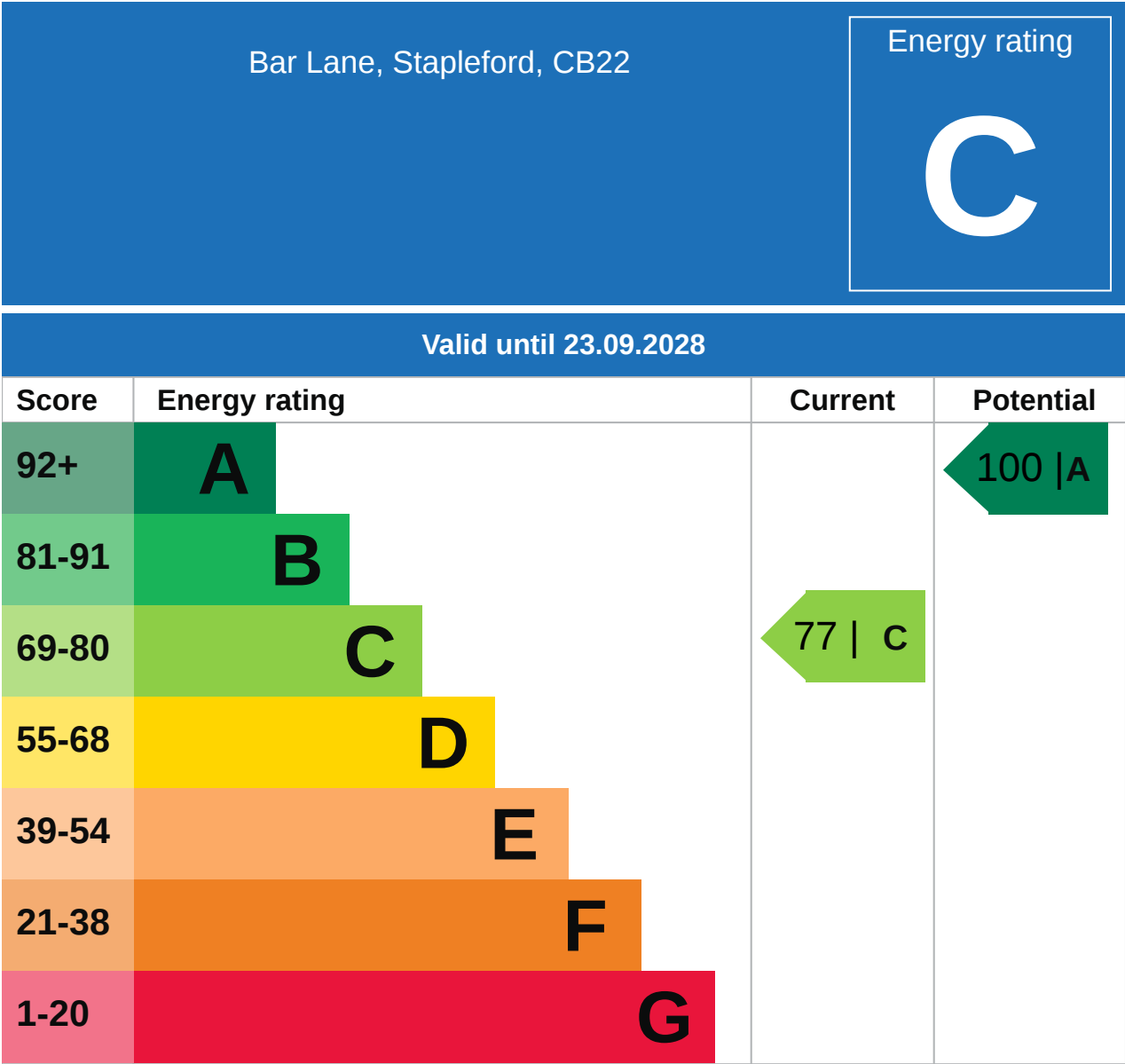
BAR LANE, STAPLEFORD, CAMBRIDGE, CB22



Brantwood, Bar Lane, Stapleford



Approx. gross internal floor area 137 sqm (1475 sqft)



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 33% of fixed outlets
Floors:	Solid, limited insulation (assumed)
Total Floor Area:	130 m ²

Accessibility / Adaptations

Conservatory - 2009

Construction Type

1998 - brick

Other

Solar panels installed 2013

Electricity Supply

Eon

Gas Supply

Eon

Central Heating

Gas

Water Supply

Cambridge Water

Drainage

Cambridge Water



Cooke Curtis & Co

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

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

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

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

Testimonial 1



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

Testimonial 2



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

Testimonial 3



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

Testimonial 4



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



/cookecurtisco



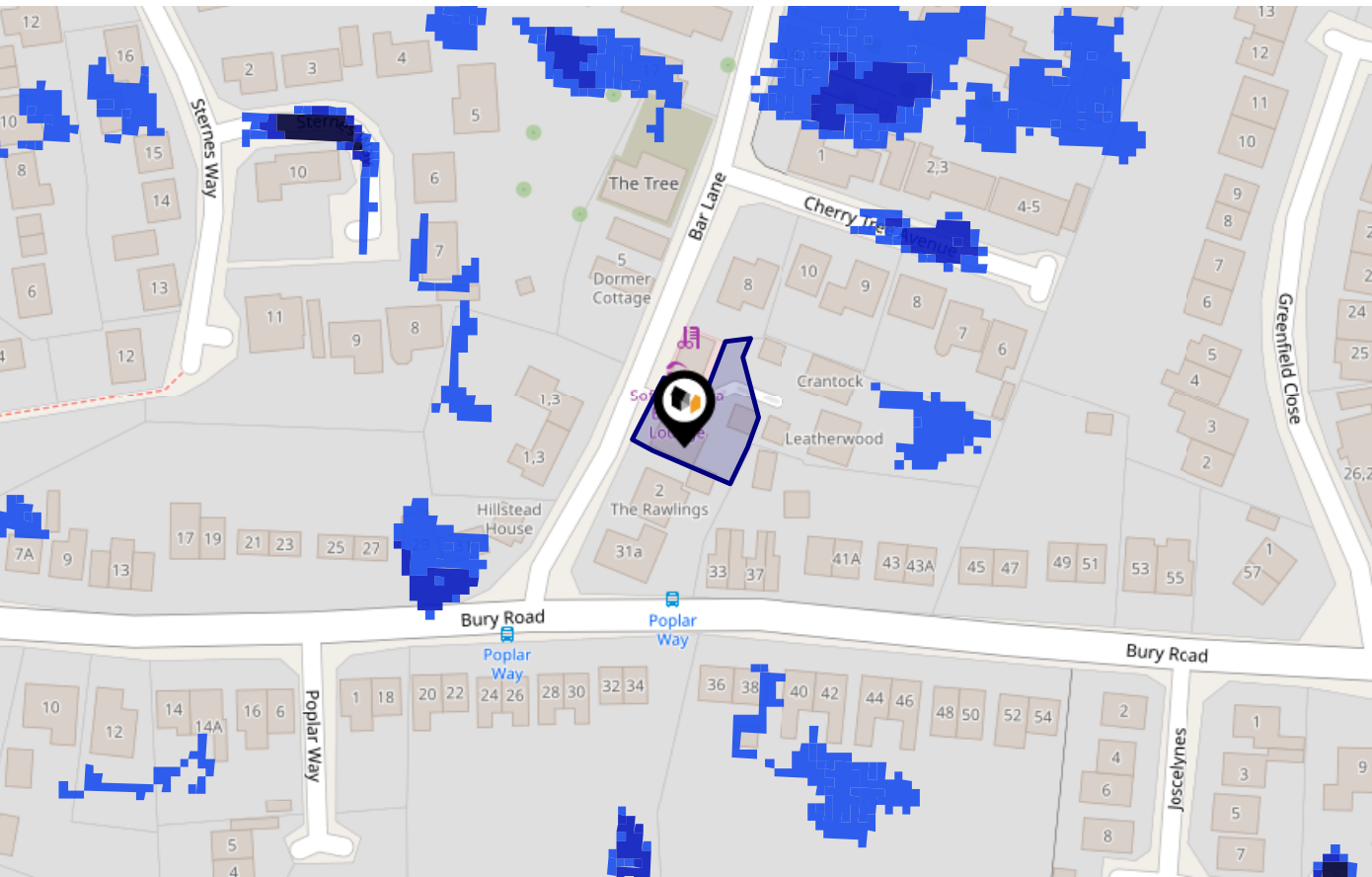
/cookecurtisco

Flood Risk

Surface Water - Flood Risk



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

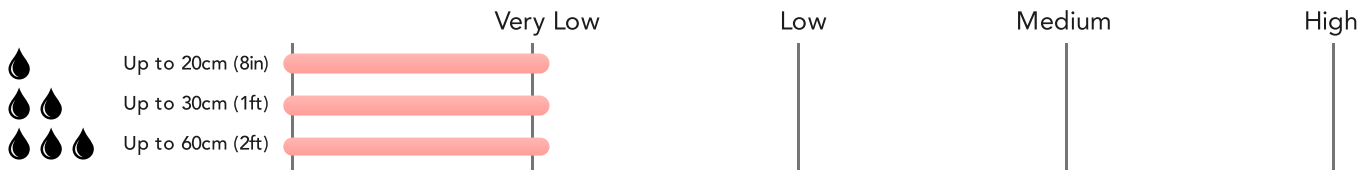


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

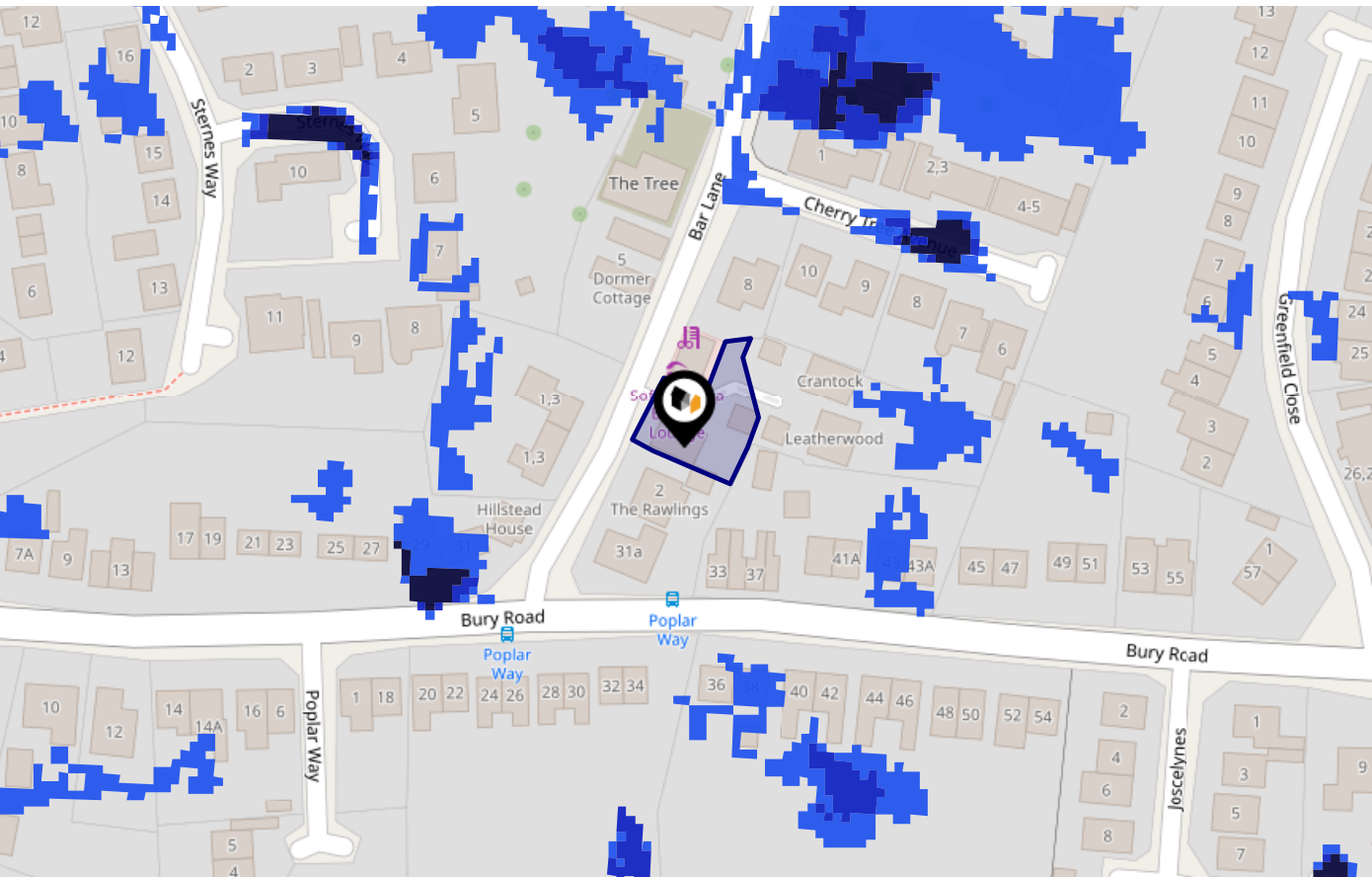


Flood Risk

Surface Water - Climate Change



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

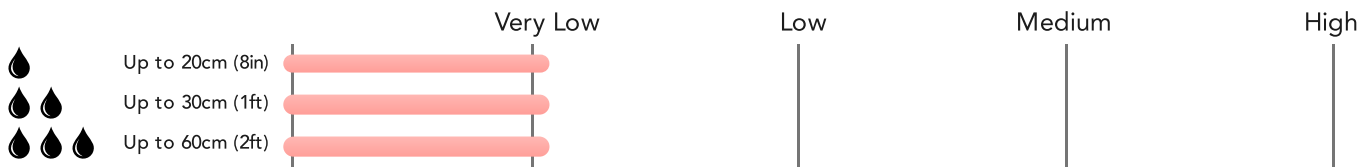


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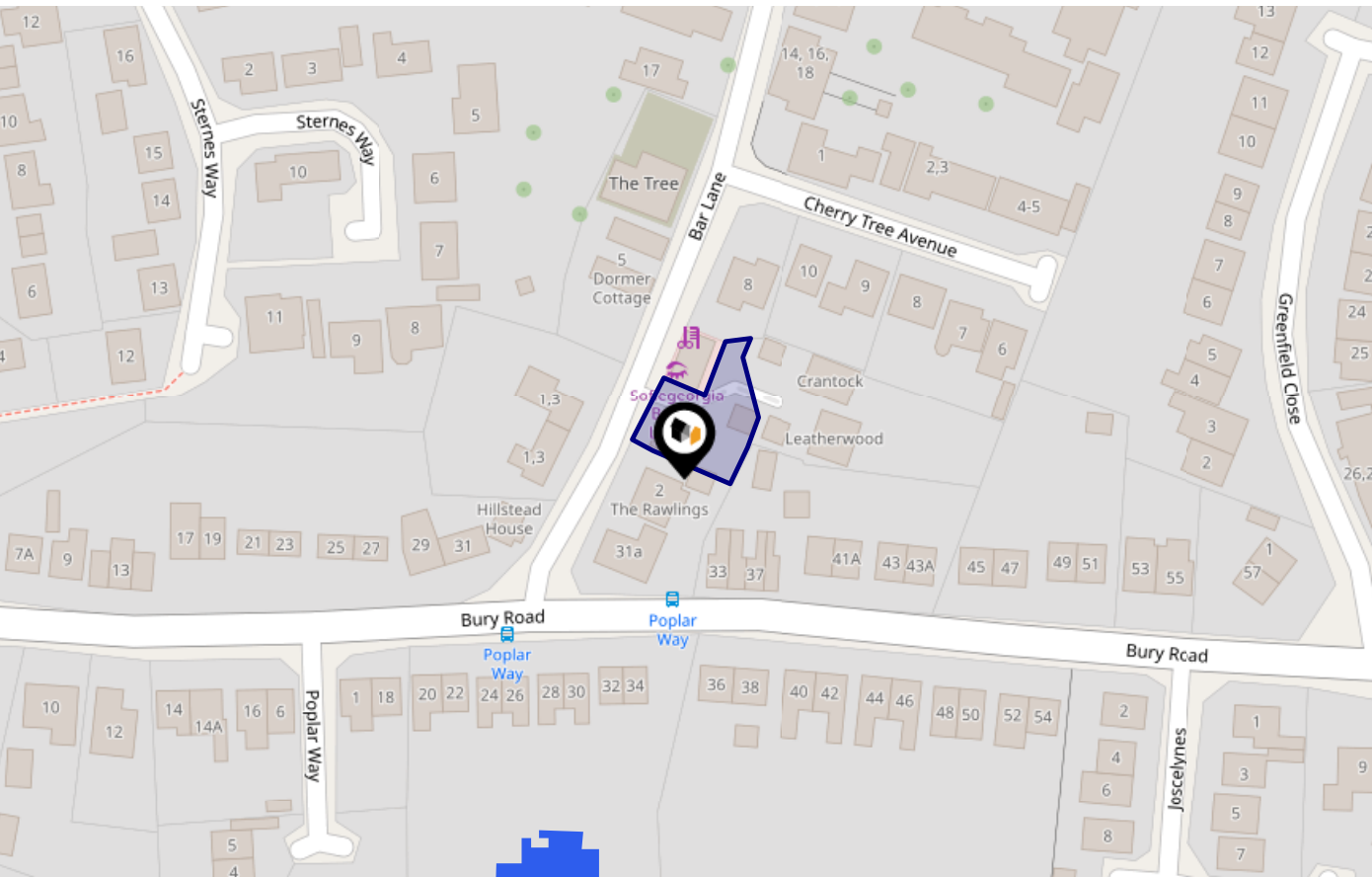


Flood Risk

Rivers & Seas - Flood Risk



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

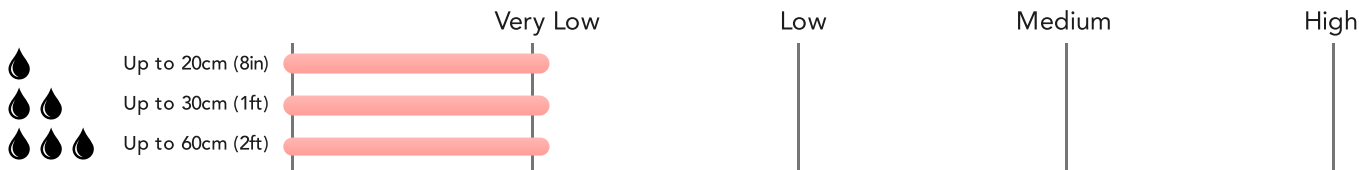


Risk Rating: Very low

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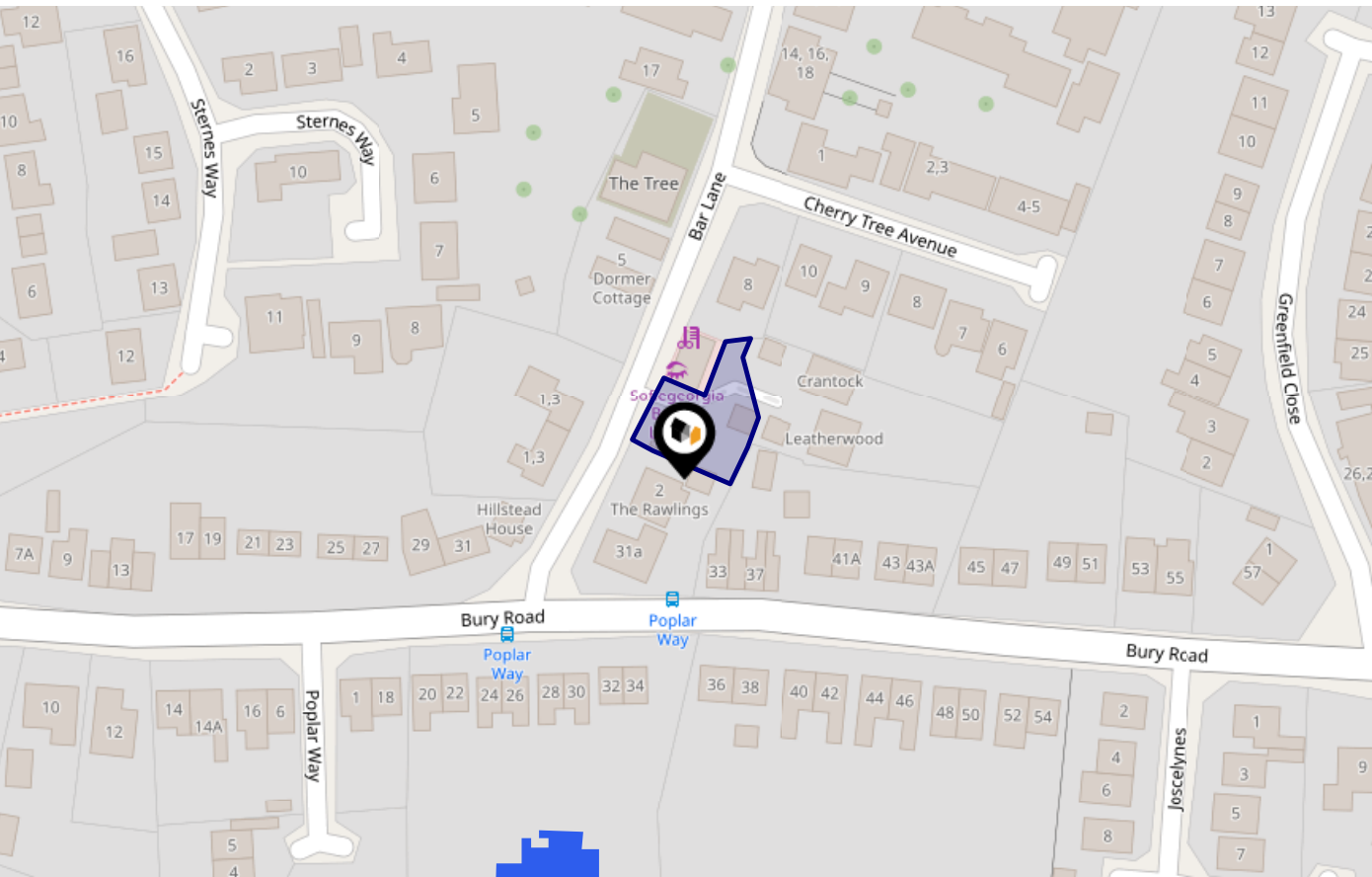


Flood Risk

Rivers & Seas - Climate Change



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

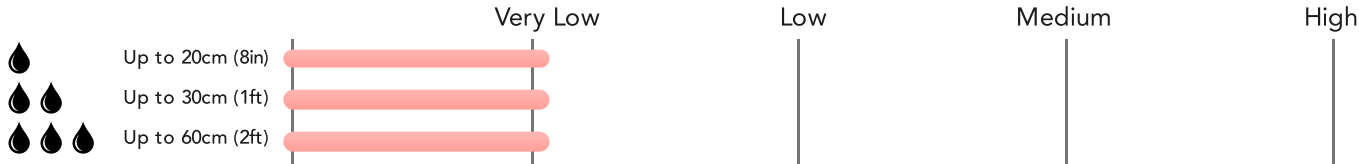


Risk Rating: Very low

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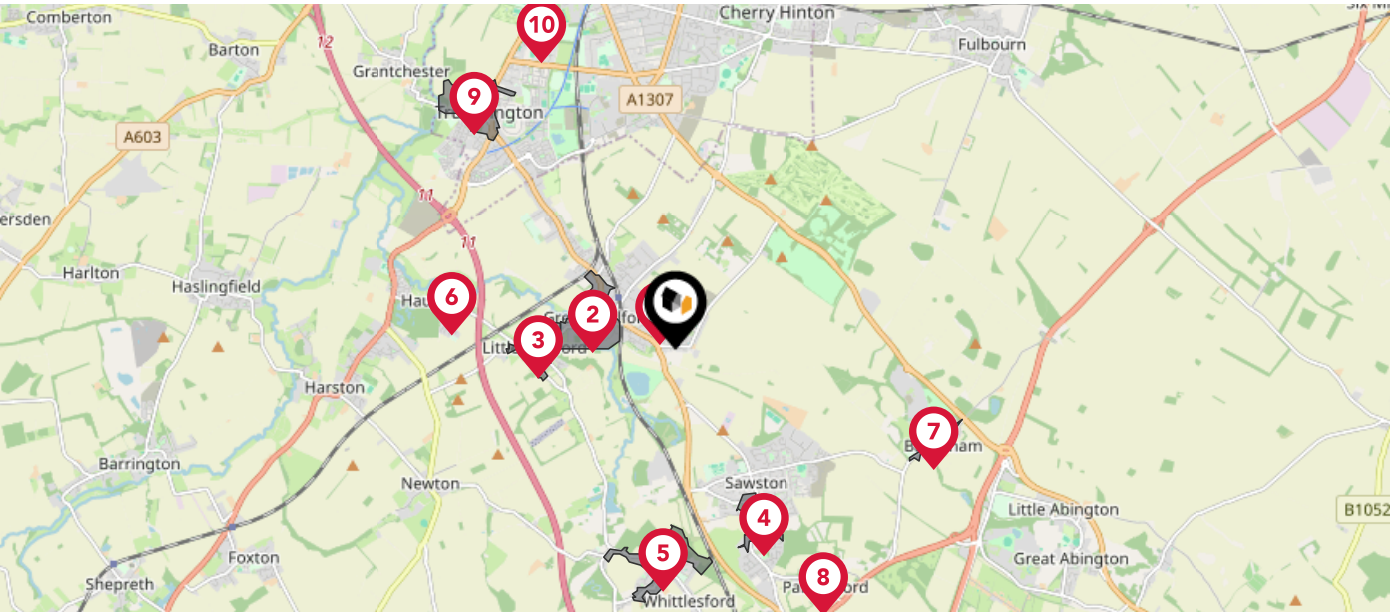


Maps

Conservation Areas

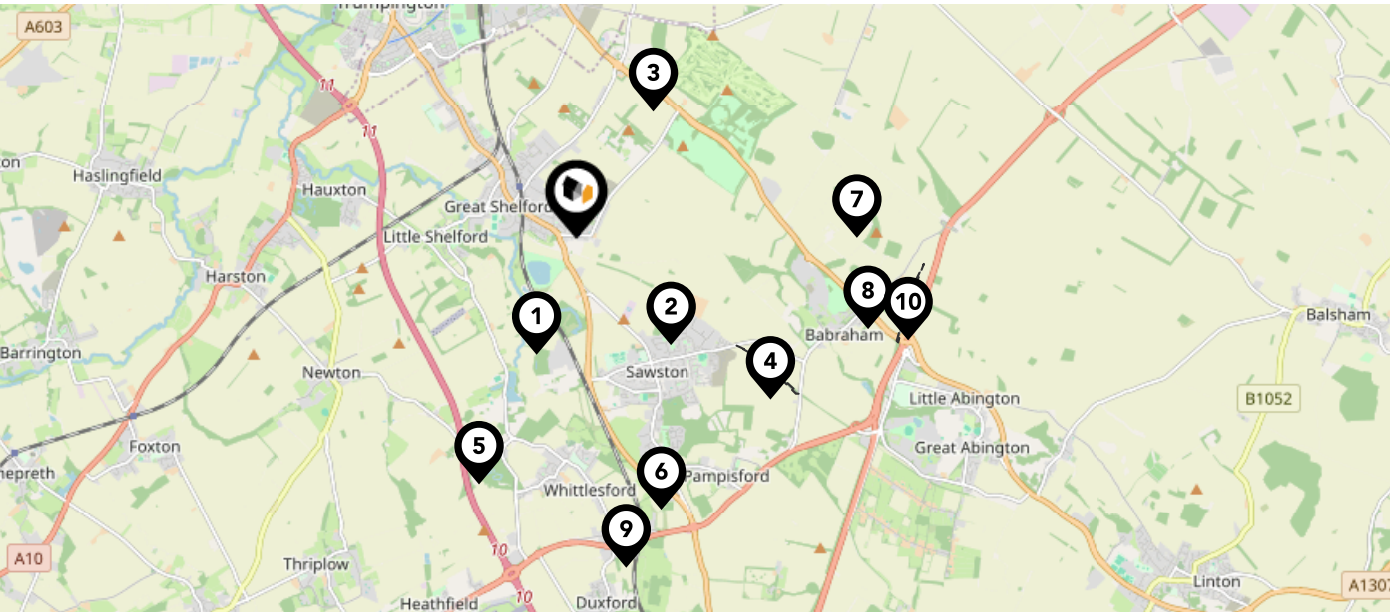


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Stapleford
2	Great Shelford
3	Little Shelford
4	Sawston
5	Whittlesford
6	Hauxton
7	Babraham
8	Pampisford
9	Trumpington
10	Barrow Road

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	Shelford Tip-Shelford	Historic Landfill
2	Sindalls-Sawston	Historic Landfill
3	Hill Trees-Stapleford	Historic Landfill
4	Home Farm-Babraham, Cambridge	Historic Landfill
5	Newton Road-Whittlesford	Historic Landfill
6	Eastern County Leather-Sawston	Historic Landfill
7	Home Farm-Babraham	Historic Landfill
8	Home Farm-Babraham	Historic Landfill
9	Land off Station Road West-Station Road, Whittlesford	Historic Landfill
10	Home Farm-Babraham	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



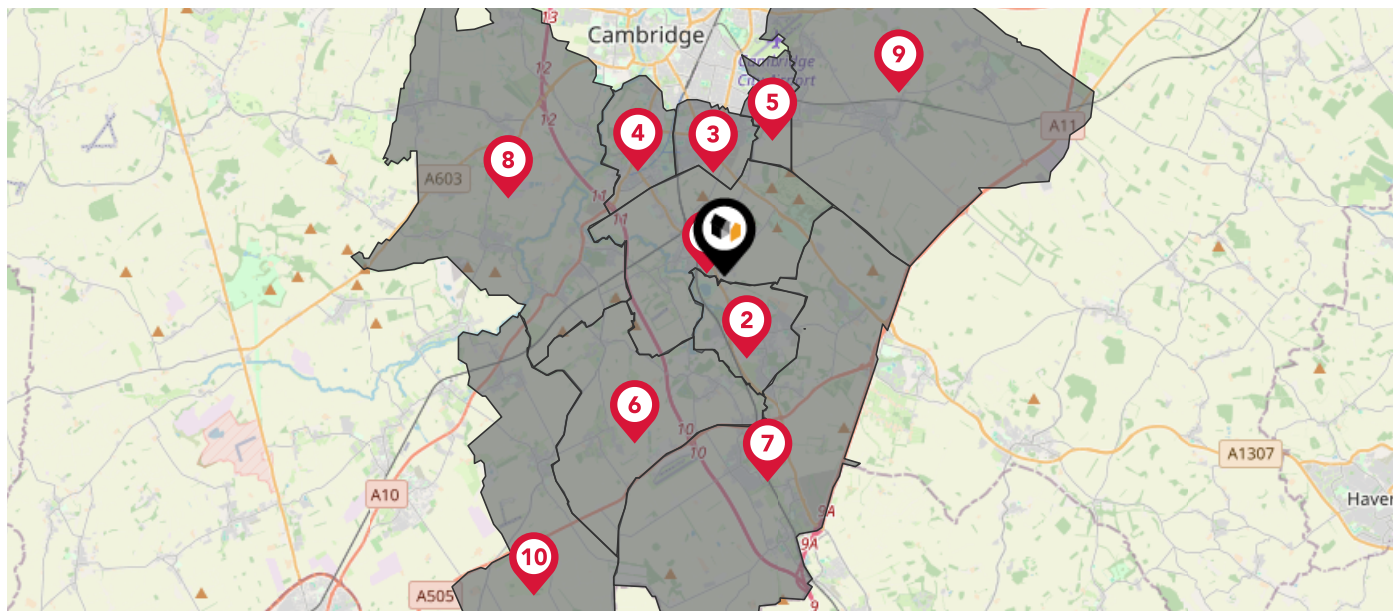
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

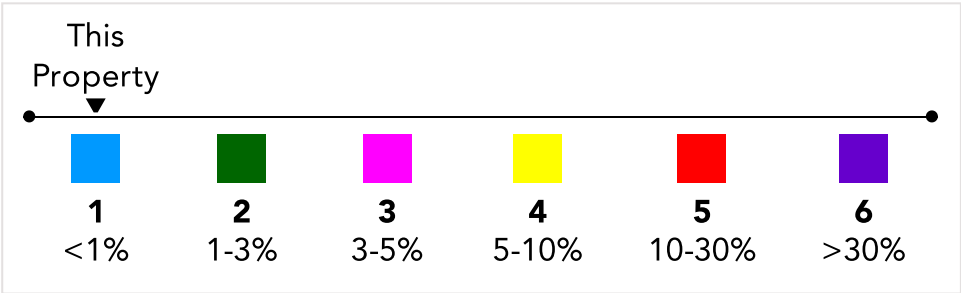
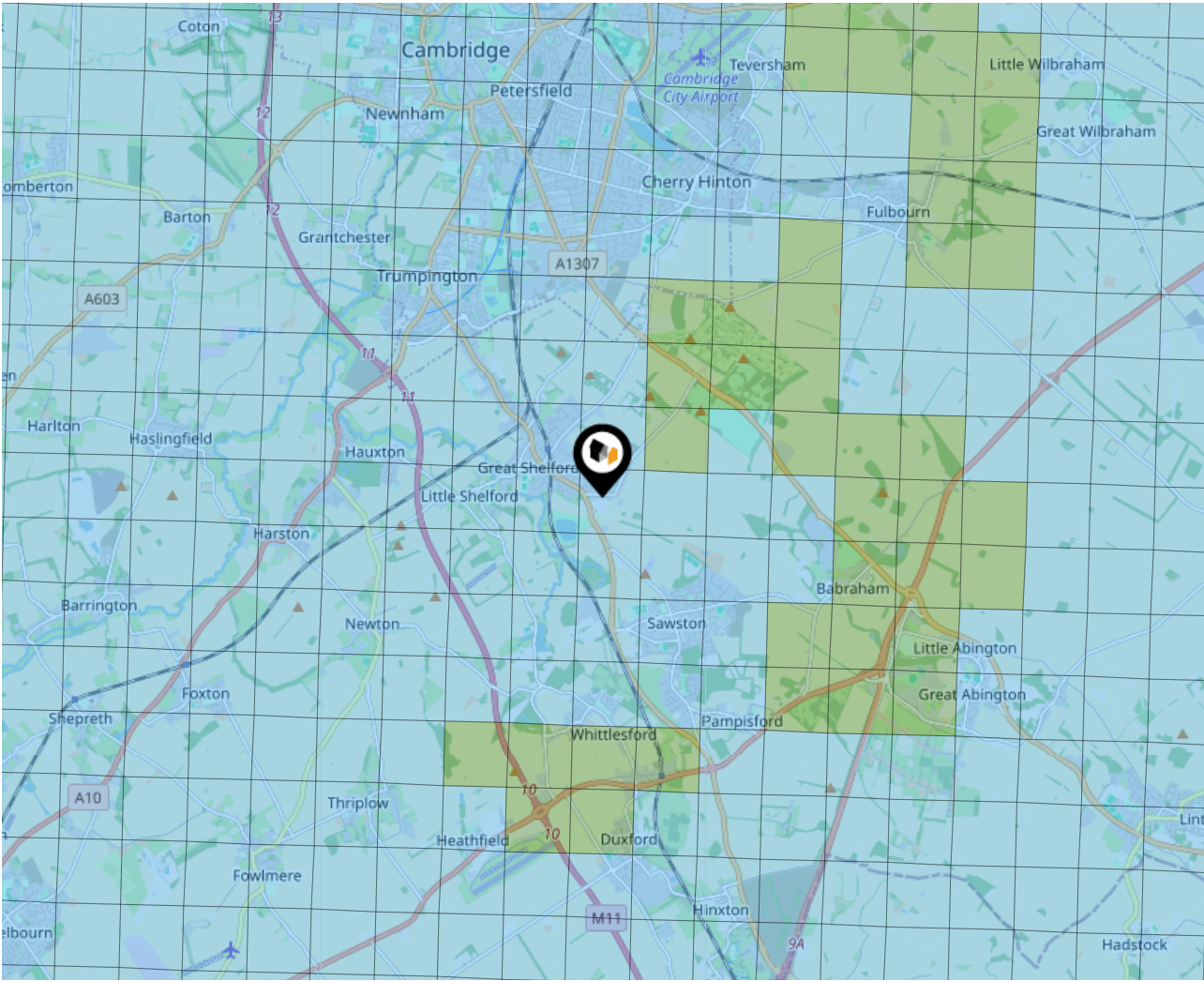


Nearby Council Wards

- | | |
|----|----------------------------|
| 1 | Shelford Ward |
| 2 | Sawston Ward |
| 3 | Queen Edith's Ward |
| 4 | Trumpington Ward |
| 5 | Cherry Hinton Ward |
| 6 | Whittlesford Ward |
| 7 | Duxford Ward |
| 8 | Harston & Comberton Ward |
| 9 | Fen Ditton & Fulbourn Ward |
| 10 | Foxton Ward |

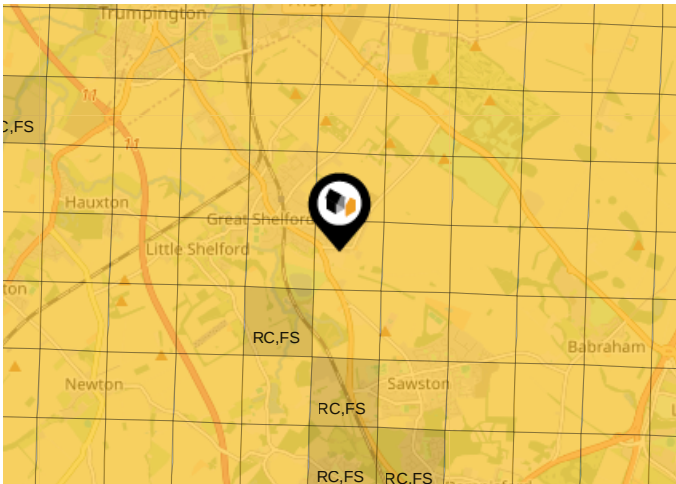
What is Radon?

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



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

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

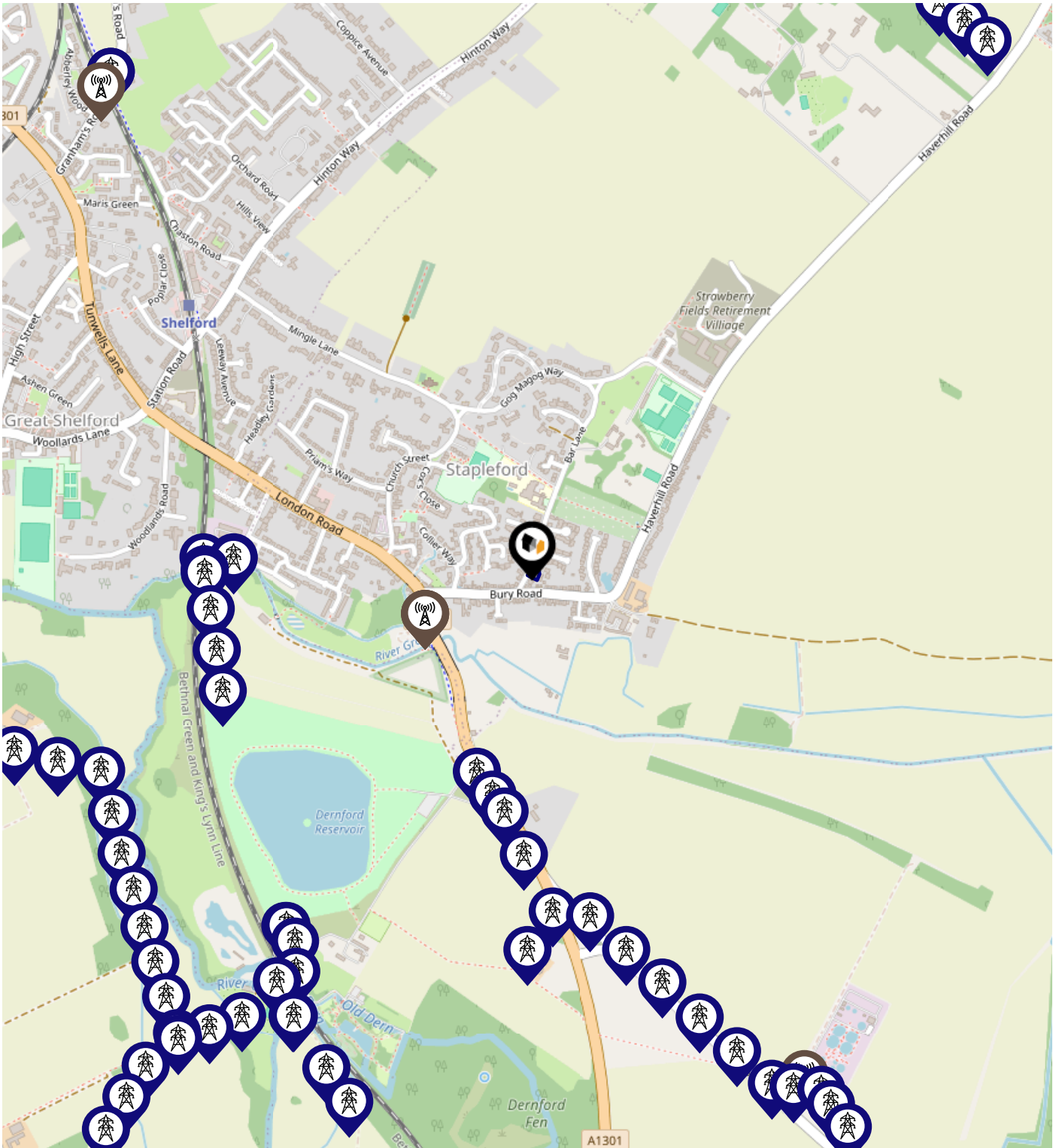


Primary Classifications (Most Common Clay Types)

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

Local Area

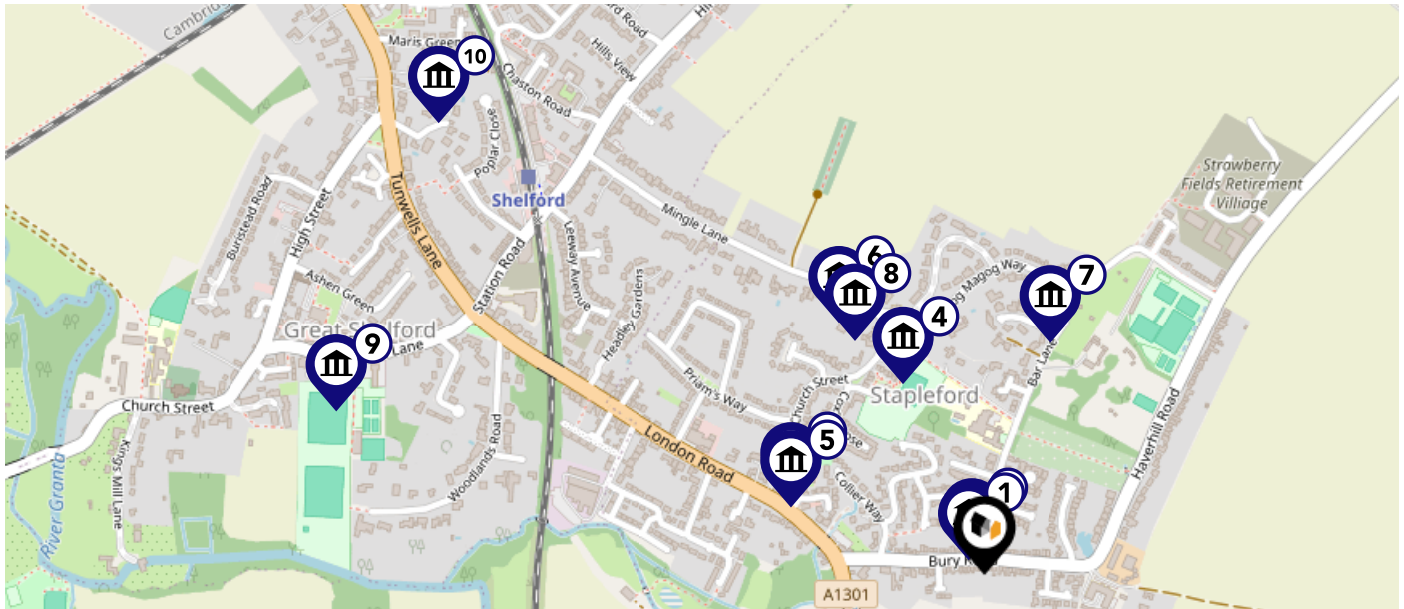
Masts & Pylons



Key:

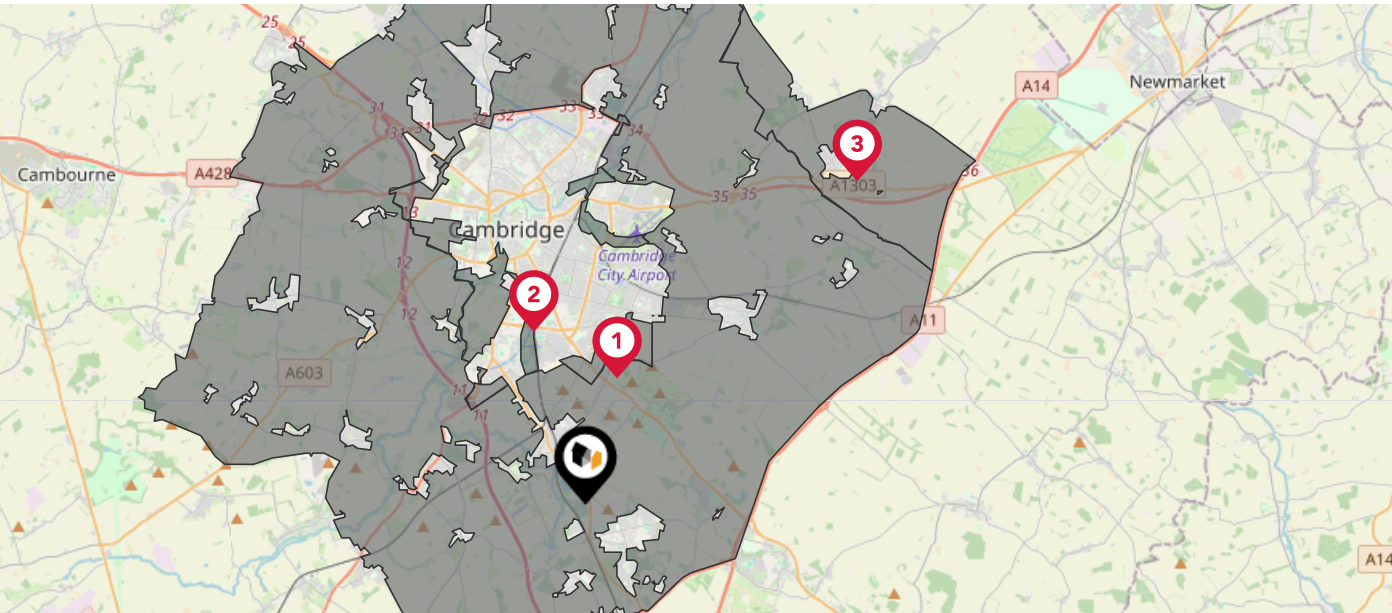
-  Power Pylons
-  Communication Masts

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



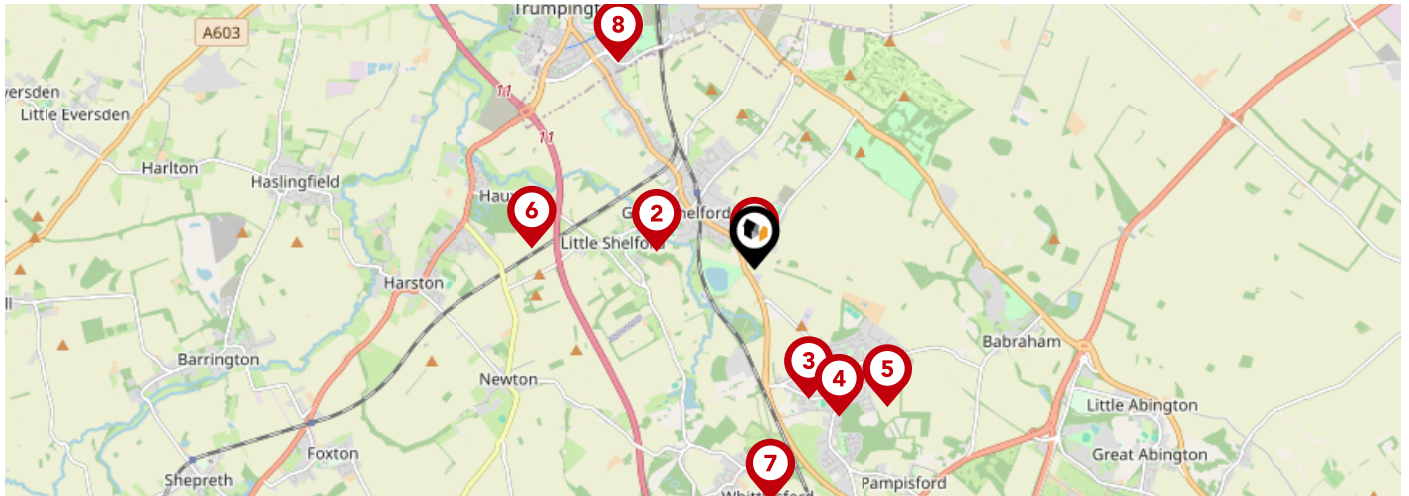
Listed Buildings in the local district		Grade	Distance
	1127818 - Dormer Cottage	Grade II	0.0 miles
	1317424 - 7, Bar Lane	Grade II	0.0 miles
	1127819 - 2 And 4, Church Street	Grade II	0.2 miles
	1165205 - Dove Cottage	Grade II	0.2 miles
	1317428 - The Slaughter House	Grade II	0.2 miles
	1165349 - Church Of St Andrew	Grade II	0.3 miles
	1331071 - Stapleford Hall	Grade II	0.3 miles
	1127823 - The White House	Grade II	0.3 miles
	1127861 - 11 And 13, Woollards Lane	Grade II	0.8 miles
	1317838 - Spanyolds	Grade II	0.8 miles

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

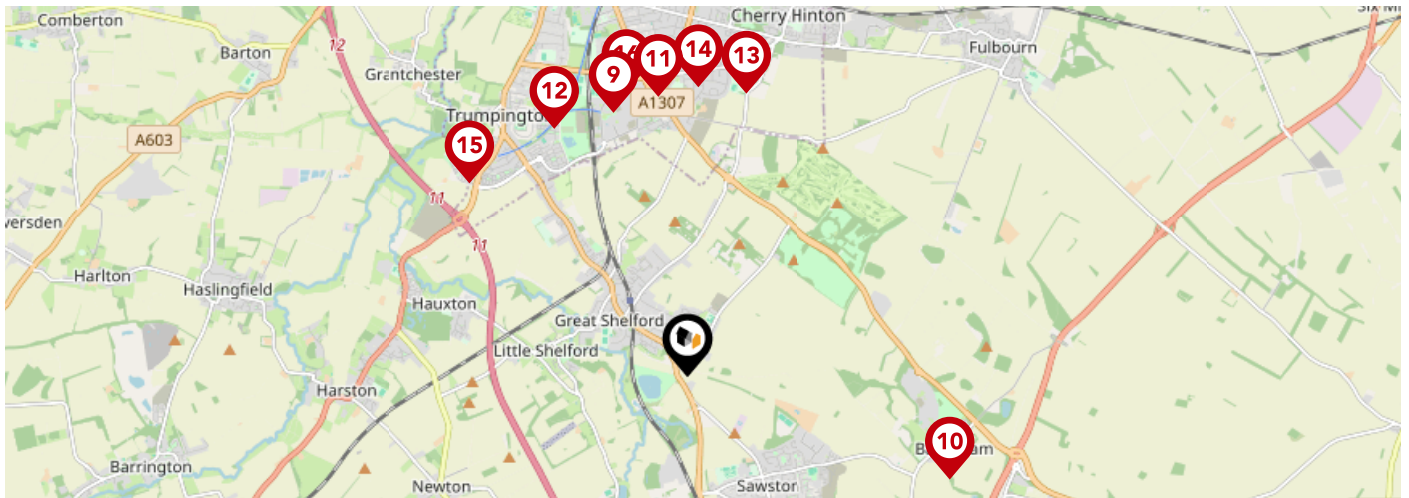


Nearby Green Belt Land

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



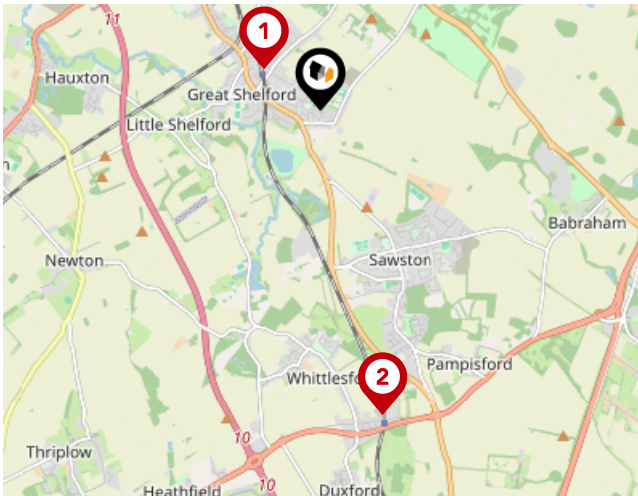
		Nursery	Primary	Secondary	College	Private
1	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:0.09	☐	☒	☐	☐	☐
2	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:0.91	☐	☒	☐	☐	☐
3	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:1.28	☐	☐	☒	☐	☐
4	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:1.55	☐	☒	☐	☐	☐
5	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:1.73	☐	☒	☐	☐	☐
6	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:2.04	☐	☒	☐	☐	☐
7	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:2.11	☐	☒	☐	☐	☐
8	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:2.26	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:2.51	☐	☐	☒	☐	☐
	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:2.56	☐	☒	☐	☐	☐
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:2.57	☒	☐	☐	☐	☐
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:2.57	☐	☐	☒	☐	☐
	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:2.63	☐	☐	☒	☐	☐
	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:2.64	☐	☒	☐	☐	☐
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:2.65	☐	☒	☐	☐	☐
	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:2.66	☐	☐	☒	☐	☐

Area

Transport (National)



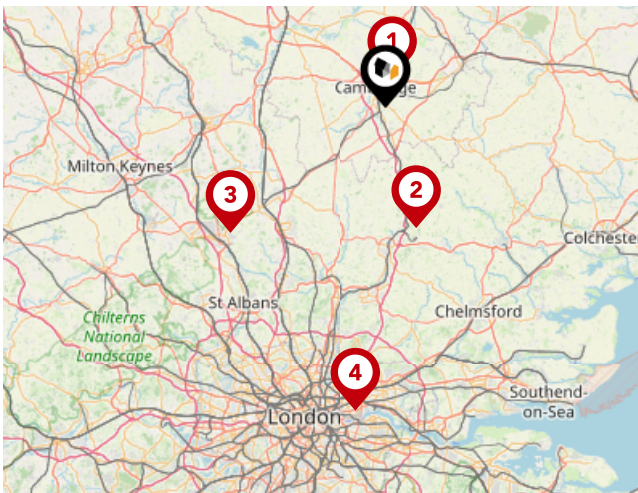
National Rail Stations

Pin	Name	Distance
1	Shelford (Cambs) Rail Station	0.64 miles
2	Whittlesford Parkway Rail Station	2.82 miles
3	Cambridge Rail Station	3.56 miles



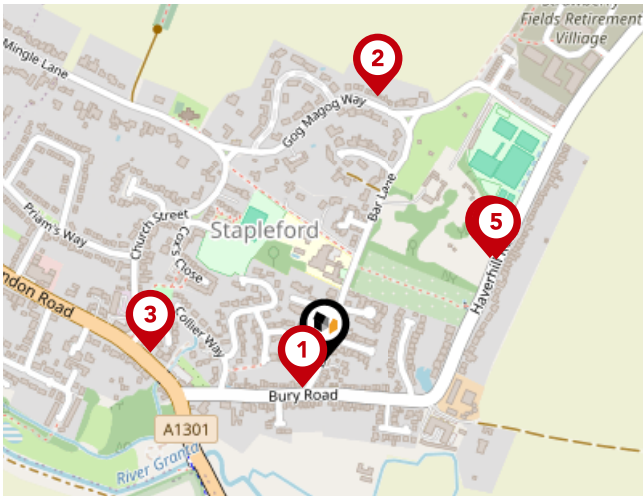
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	3.16 miles
2	M11 J11	2.37 miles
3	M11 J9	5.66 miles
4	M11 J12	4.59 miles
5	M11 J13	5.71 miles



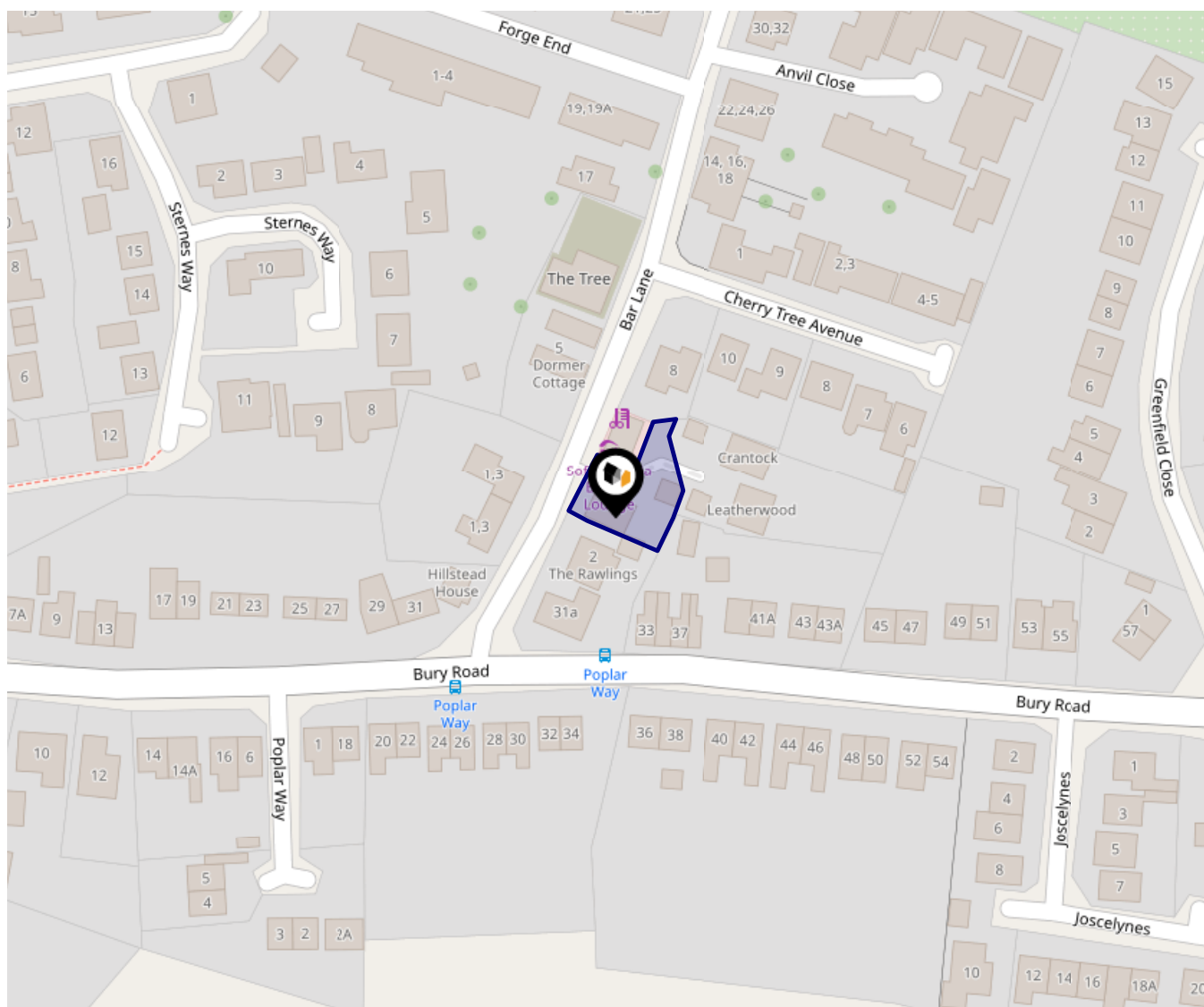
Airports/Helipads

Pin	Name	Distance
1	Cambridge	4.42 miles
2	Stansted Airport	18.09 miles
3	Luton Airport	29 miles
4	Silvertown	44.49 miles



Bus Stops/Stations

Pin	Name	Distance
1	Poplar Way	0.04 miles
2	Bar Lane	0.31 miles
3	Church Street	0.2 miles
4	Haverhill Road	0.22 miles
5	Haverhill Road	0.23 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

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Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk

