

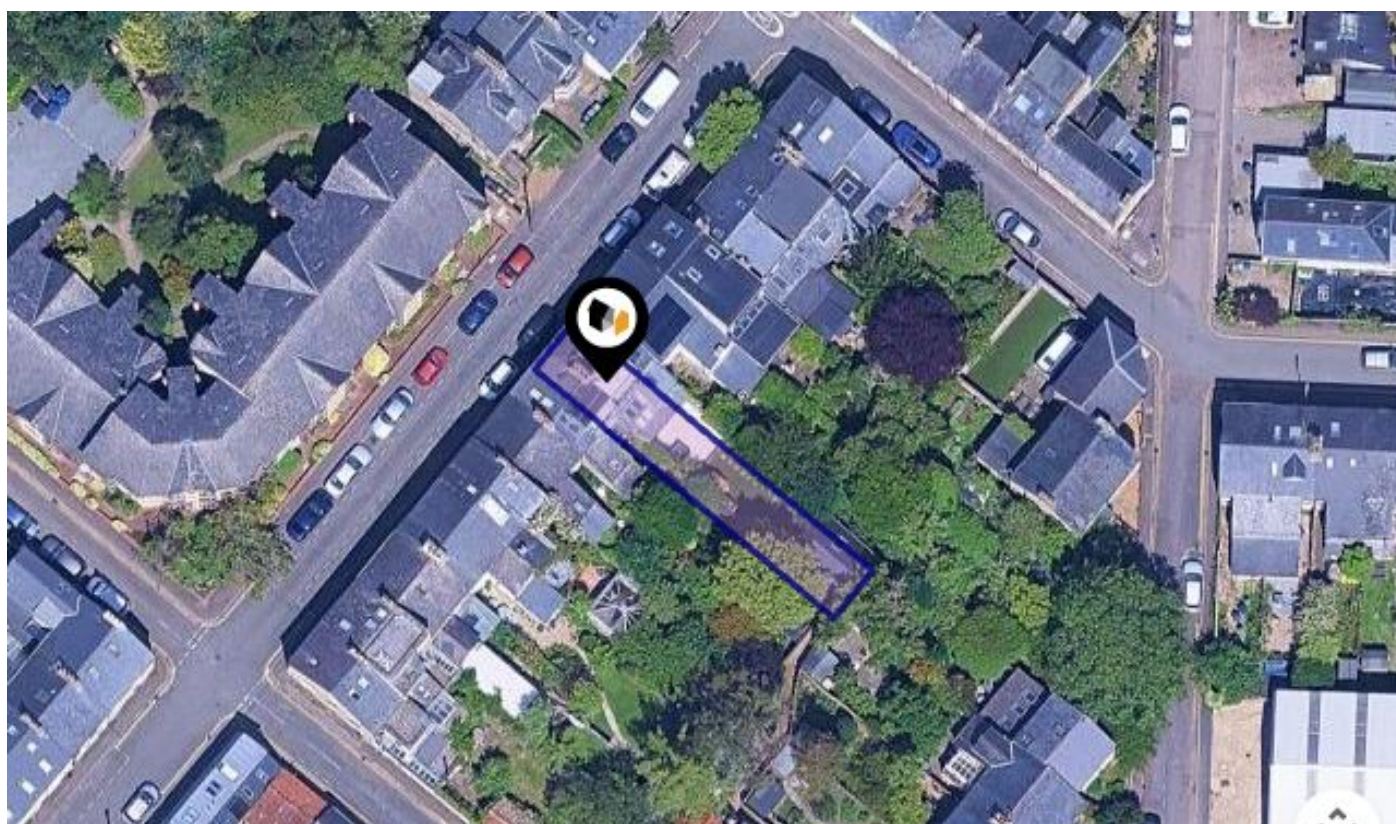


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 29th October 2025



BENSON STREET, CAMBRIDGE, CB4

Cooke Curtis & Co

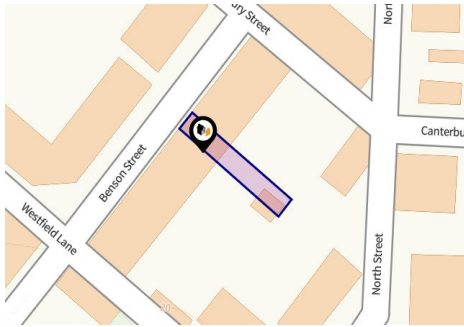
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,194 ft ² / 111 m ²		
Plot Area:	0.04 acres		
Year Built :	Before 1900		
Council Tax :	Band E		
Annual Estimate:	£2,879		
Title Number:	CB149313		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	Castle and Victoria Road	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	8	132	1000
• Surface Water	Low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

Planning History

This Address



Planning records for: ***Benson Street, Cambridge, CB4***

Reference - 15/1195/FUL	
Decision:	Decided
Date:	25th June 2015
Description:	Erection of garden studio and bike/bin store following demolition of existing outbuilding

Planning records for: **10 Benson Street Cambridge CB4 3QJ**

Reference - 18/347/TTCA	
Decision:	Decided
Date:	07th August 2018
Description:	T2: Eucalyptus - Re-reduce the crown height by up to 3 metres.

Reference - 22/0925/TTCA	
Decision:	Decided
Date:	18th August 2022
Description:	T1 Eucalyptus - Reduce height by approximately 2m and laterals by 2m to rebalance crown; remove deadwood from remaining crown; raise limbs over shed to give clearance of 1.5m and remove rubbing limb.

Reference - 22/0924/TTPO	
Decision:	Decided
Date:	18th August 2022
Description:	T10 - Lime tree, Low branches over parking spaces - Crown raise to 2.5m.

Planning records for: **14 Benson Street Cambridge Cambridgeshire CB4 3QJ**

Reference - 22/04235/CL2PD	
Decision:	Decided
Date:	26th September 2022
Description:	Certificate of lawfulness under S192 for Revert the property to the original use as a single dwellinghouse within use class C3

Planning records for: **14 Benson Street Cambridge Cambridgeshire CB4 3QJ**

Reference - 22/1086/TTCA
Decision: Decided
Date: 26th September 2022
Description: T1 Prunus - crown-reduce by 3mT2 Laburnum - crown-reduce by 2mT3 Holly - crown-reduce by 1.5m and reduce the width by 0.5m
Reference - 16/359/TTCA
Decision: Decided
Date: 05th September 2016
Description: 3. Ash Leafed Maple tree - reduce lower limb over summerhouse by 2 to 3 metres5. Cherry Plum - reduce two stems by approximately 2 metres
Reference - 19/172/TTCA
Decision: Decided
Date: 12th April 2019
Description: Holly (T1) - re-trim, taking no more than 0.5m off the crownAsh-leaf Maple (T2) - Crown reduction by 1m, on average (up to 1.5m from a few longer branches)
Reference - 18/037/TTCA
Decision: Decided
Date: 09th February 2018
Description: 2. Plum - remove overhanging stem entirely5. Plum - reduce overhang by 3m.

Planning records for: **18 Benson Street Cambridge CB4 3QJ**

Reference - 18/036/TTCA
Decision: Decided
Date: 19th January 2018
Description: Yew on right hand side - fell Plum on right hand side - remove overhanging stem and retain sucker
Reference - 18/164/TTCA
Decision: Decided
Date: 16th April 2018
Description: 1. Yew on right hand side - reduce height by 2m, crown reduce sides by approximately 1m and remove all overhang 2. Plum on right hand side- remove overhanging stem and retain sucker 3. Laburnum - remove dead stems 4. Yew further from house - reduce from adjacent house to give 1.5m clearance and reduce height by approximately 2m
Reference - 14/572/TTCA
Decision: Decided
Date: 15th December 2014
Description: T1 - Apple - Remove dead stem on fence side T2 - Pear - Remove 1 low dead branch T3 - Yew x2 - Crown reduce by 0.5m T4 - Bay - Shorten lower branches by 0.5m (up to 4m) T5 - Holly and Elder - Shorten low branches over garden by 1.5m T6 - Laburnum - Remove one dead peg
Reference - 22/0958/TTCA
Decision: Decided
Date: 25th August 2022
Description: 1. Yew (closest to house) - reduce spread into garden to within 1m of trunk; reduce height by 2.5m and prune to liberate the adjacent Plum. 2. Bay - reduce height by 2.5m and prune in sides by up to 1.5-2m to create a pleasing shape. 4. 2nd Yew - Crown reduce 1-1.5m giving as much clearance to neighbours house as possible whilst retaining a balanced tree.

Planning records for: **20 Benson Street Cambridge Cambridgeshire CB4 3QJ**

Reference - 15/314/TTCA	
Decision:	Decided
Date:	17th July 2015
Description:	T1 - Ash: remove stem leaning on adjacent garage

Reference - 05/0886/FUL	
Decision:	Decided
Date:	11th August 2005
Description:	Roof extension and single storey rear extension.

Reference - 05/1196/FUL	
Decision:	Decided
Date:	11th November 2005
Description:	Rear roof extension and two storey rear extension.

Planning records for: **22 Benson Street Cambridge Cambridgeshire CB4 3QJ**

Reference - 25/0843/TTCA	
Decision:	Decided
Date:	19th August 2025
Description:	T1 - Plum tree - lift low branches by approximately 1-1.5m to raise canopy.

Planning records for: **22 Benson Street Cambridge CB4 3QJ**

Reference - C/02/0960	
Decision:	Decided
Date:	09th September 2002
Description:	Erection of rear roof dormer.

Planning records for: **24 Benson Street Cambridge Cambridgeshire CB4 3QJ**

Reference - 20/01972/COND23A	
Decision:	Awaiting decision
Date:	29th February 2024
Description:	Submission of details required by condition 23 (Ground Works) of outline planning permission 20/01972/OUT

Reference - 10/0651/FUL	
Decision:	Decided
Date:	26th July 2010
Description:	Dormer windows to rear and single storey rear extension.

Reference - 24/00416/LBC	
Decision:	Awaiting decision
Date:	29th February 2024
Description:	Erection of a flat roof extension, Kitchen room, store & dining room and alterations.

Planning records for: **24 Benson Street Cambridge Cambridgeshire CB4 3QJ**

Reference - 24/01314/CL2PD
Decision: Decided
Date: 05th April 2024
Description: Certificate of lawfulness under S192 for a proposed garden studio ancillary to the dwellinghouse.

Reference - 25/0842/TTCA
Decision: Decided
Date: 19th August 2025
Description: T1 - Magnolia, reduce back to previous points (approximately 2-3m).

Reference - 24/00763/HFUL
Decision: Decided
Date: 29th February 2024
Description: Demolition of existing single storey rear extension and the erection of a replacement single storey rear extension.

Reference - F/YR24/0293/A
Decision: Awaiting decision
Date: 05th April 2024
Description: Display of 8 x advertisements (2 x internally illuminated fascia signs and 6 x vinyl signs)

Planning records for: **24 Benson Street Cambridge Cambridgeshire CB4 3QJ**

Reference - F/YR24/0289/PANR	
Decision:	Awaiting decision
Date:	05th April 2024
Description:	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus- 1x 9m Light Pole

Reference - 20/006/TTCA	
Decision:	Decided
Date:	06th January 2020
Description:	T1 - Magnolia, Overall crown reduction of 2mT2 - Cherry, Overall crown reduction of 1m.

Reference - C/02/0963	
Decision:	Decided
Date:	09th September 2002
Description:	Erection of single storey rear extension and boxed dormer to rear of existing dwellinghouse.

Planning records for: **25 Benson Street Cambridge Cambridgeshire CB4 3QJ**

Reference - 06/0960/CLUED	
Decision:	Decided
Date:	31st August 2006
Description:	Application for a Certificate of Lawfulness under Section 191 for an existing use of 25 Benson Street as a house in multiple occupation.

Planning records for: **26 Benson Street Cambridge Cambridgeshire CB4 3QJ**

Reference - 11/0601/FUL	
Decision:	Decided
Date:	31st May 2011
Description:	Single storey rear extension to form sun lounge.

Planning records for: **29 Benson Street Cambridge Cambridgeshire CB4 3QJ**

Reference - 14/1409/FUL	
Decision:	Decided
Date:	08th September 2014
Description:	Rear roof extension and part two and part single storey rear extension.

Reference - 14/0611/FUL	
Decision:	Withdrawn
Date:	23rd April 2014
Description:	Rear roof extension and part two storey part single storey rear extension

Reference - 15/0773/NMA	
Decision:	Decided
Date:	27th April 2015
Description:	Non material amendment on application 14/1409/FUL to reduce the width of the rear single storey extension to avoid manhole.

Planning records for: **29 Benson Street Cambridge CB4 3QJ**

Reference - 16/0955/FUL	
Decision:	Withdrawn
Date:	09th June 2016
Description:	External insulation and render to front and Western front wall.

Reference - 14/1131/FUL	
Decision:	Decided
Date:	25th June 2014
Description:	Rear roof extension and part two storey part single storey rear extensions

Planning records for: **4 Benson Street Cambridge Cambridgeshire CB4 3QJ**

Reference - 13/0919/FUL	
Decision:	Decided
Date:	24th June 2013
Description:	Garden room in-fill extension.

Reference - 21/0854/TTCA	
Decision:	Decided
Date:	14th July 2021
Description:	T1 - BAY - FELL. T2 - PRUNUS - CROWN LIFT TO 1M AWAY FROM ROOF, REMOVE EPICORMIC AND DEADWOOD.

Planning records for: **5 Benson Street Cambridge Cambridgeshire CB4 3QJ**

Reference - 13/0228/FUL
Decision: Decided
Date: 28th February 2013
Description: Garage conversion to a two bedroom dwelling.
Reference - 17/561/TTCA
Decision: Decided
Date: 08th November 2017
Description: Reduce Hight by approx 2m and sides by 1-2m of one Robinia
Reference - 17/466/TTCA
Decision: Decided
Date: 22nd December 2017
Description: Robinia - Prune by approx. 2m in height and 1-2m on sides.
Reference - 15/165/TTCA
Decision: Decided
Date: 23rd March 2015
Description: Large Acacia tree - prune

Planning records for: **5 Benson Street Cambridge Cambridgeshire CB4 3QJ**

Reference - 14/526/TTCA	
Decision:	Decided
Date:	13th November 2014
Description:	Maple - Fell

Reference - 19/450/TTCA	
Decision:	Decided
Date:	18th September 2019
Description:	Robinia - Reduce height by approx 2m and reduce sides by approx 1m.

Planning records for: **6 Benson Street Cambridge CB4 3QJ**

Reference - 21/1669/TTCA	
Decision:	Decided
Date:	07th December 2021
Description:	Larch (T3) - crown reduce by 3m from height

Planning records for: **7 Benson Street Cambridge Cambridgeshire CB4 3QJ**

Reference - 17/1842/COND3	
Decision:	Decided
Date:	20th November 2018
Description:	Condition 3 - Facing Materials

Planning records for: **7 Benson Street Cambridge Cambridgeshire CB4 3QJ**

Reference - 17/1842/COND4	
Decision:	Decided
Date:	04th December 2018
Description:	Condition 4 - Traffic Management

Reference - 17/1842/FUL	
Decision:	Decided
Date:	25th October 2017
Description:	Extension of existing dwellinghouse to form new ground floor kitchen area and first floor bedroom/bathroom

Reference - 17/0051/FUL	
Decision:	Withdrawn
Date:	20th January 2017
Description:	Extension of existing dwellinghouse to form new ground floor kitchen area and first floor bedroom/bathroom

Planning records for: **8 Benson Street Cambridge Cambridgeshire CB4 3QJ**

Reference - 18/346/TTCA	
Decision:	Decided
Date:	07th August 2018
Description:	T1: Magnolia - Crown reduction by 1.5 metres all round. The crown reduction would be to inner crown growth points.

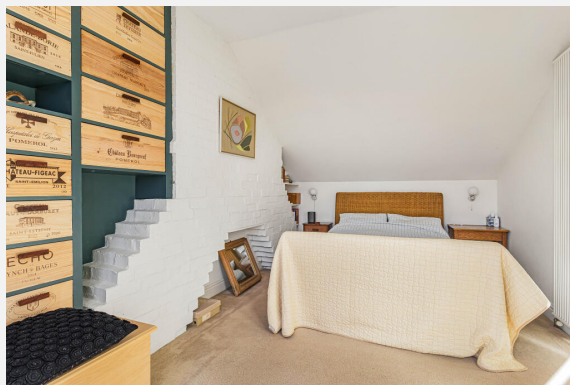
Planning records for: **8 Benson Street Cambridge CB4 3QJ**

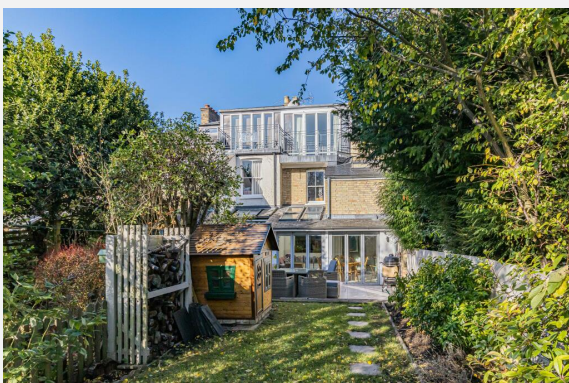
Reference - 21/1670/TTCA	
Decision:	Decided
Date:	07th December 2021
Description:	Magnolia (T1) - fell Silver Birch (T2) - crown reduce by 3m from height and 1m from sides

Planning records for: **27 Benson Street Cambridge CB4 3QJ**

Reference - 12/1072/FUL	
Decision:	Decided
Date:	04th September 2012
Description:	Construct basement flat under existing flats. Construct new concrete stairwell to the rear to first and second floor flats. Remove existing ground floor 9" brick extension and replace. Extend first floor flat to the rear.









BENSON STREET, CAMBRIDGE, CB4

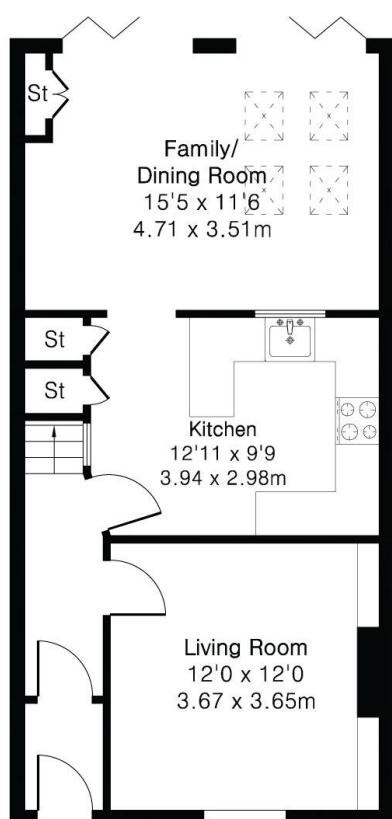
**Approximate Gross Internal Area 1198 sq ft - 111 sq m
(Excluding Outbuilding)**

Ground Floor Area 539 sq ft – 50 sq m

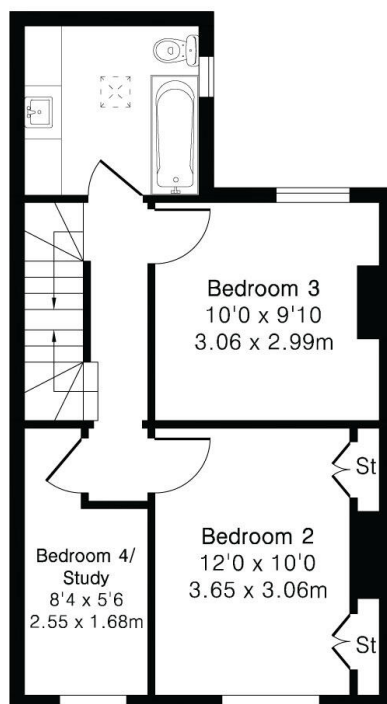
First Floor Area 412 sq ft – 38 sq m

Second Floor Area 247 sq ft – 23 sq m

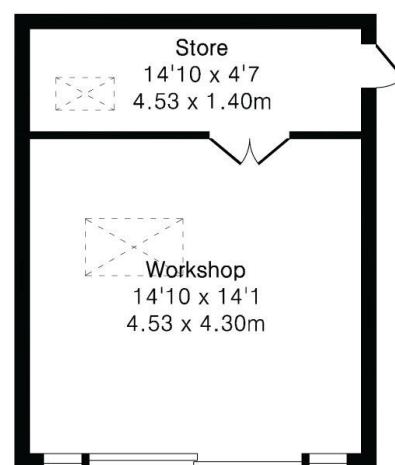
Outbuilding Area 283 sq ft – 26 sq m



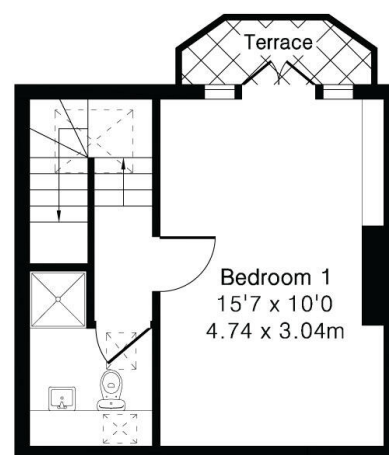
Ground Floor



First Floor

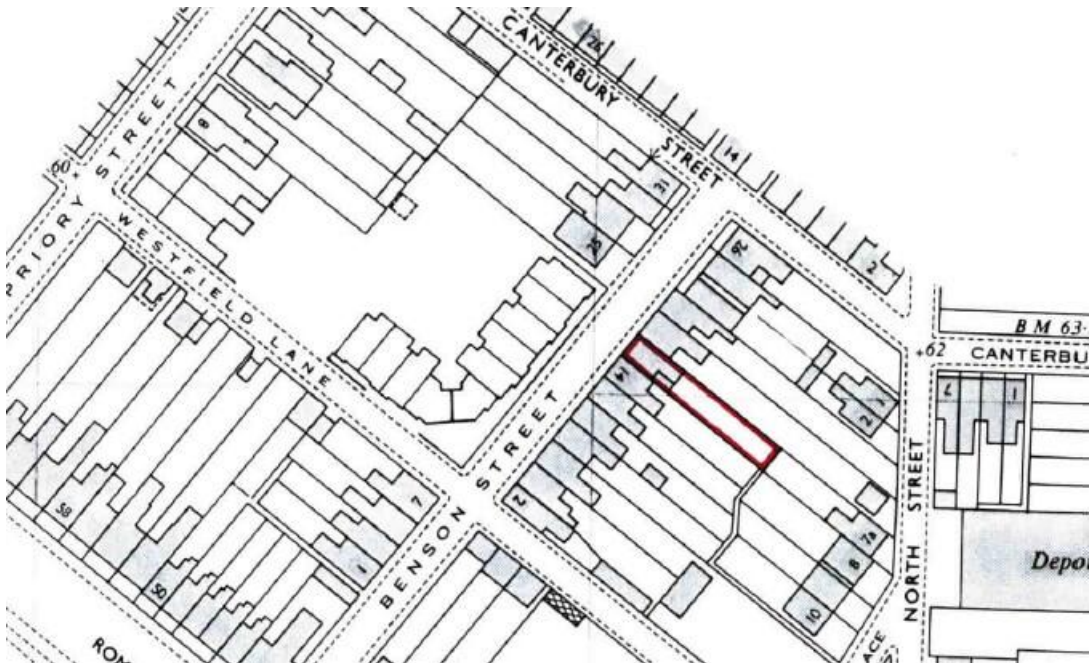


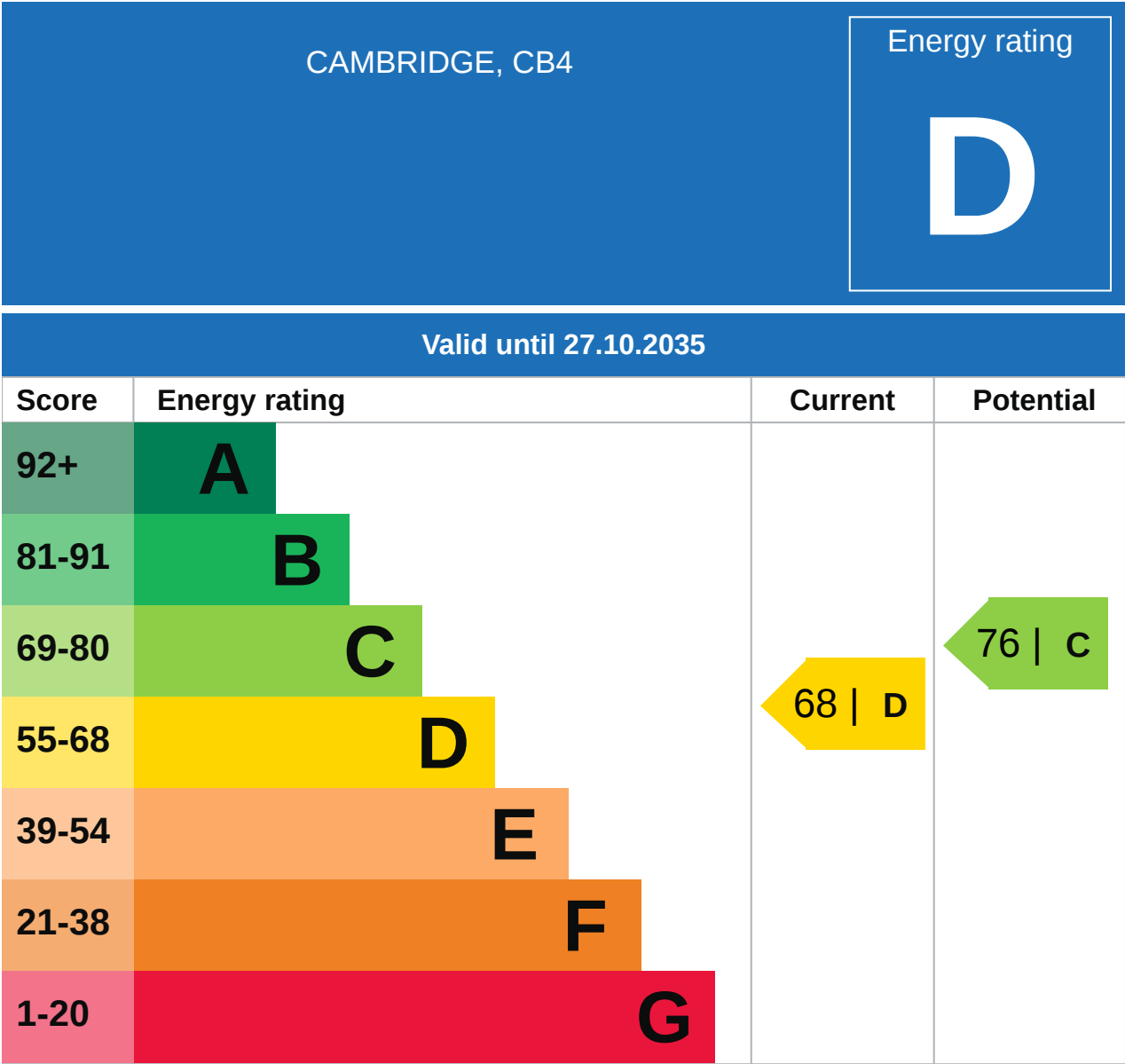
Outbuilding



Second Floor

BENSON STREET, CAMBRIDGE, CB4





Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Multiple glazing throughout
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:	Room heaters, dual fuel (mineral and wood)
Air Tightness:	(not tested)
Total Floor Area:	111 m ²

Accessibility / Adaptations

2004 Loft conversion
2006 Refurbishment of rear extension
2016 Garden workshop / outbuilding

Construction Type

Cambridge brick with slate tile roof (approx 1880)

Other

The property benefits from the use of a passageway to the rear of the property, allowing pedestrian and bicycle access via the Garden Studio / Workshop.

Electricity Supply

Ovo Energy

Gas Supply

Ovo Energy

Central Heating

Gas central heating via Vaillant combi boiler; underfloor heating on ground floor (tiled area) and top shower room.

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



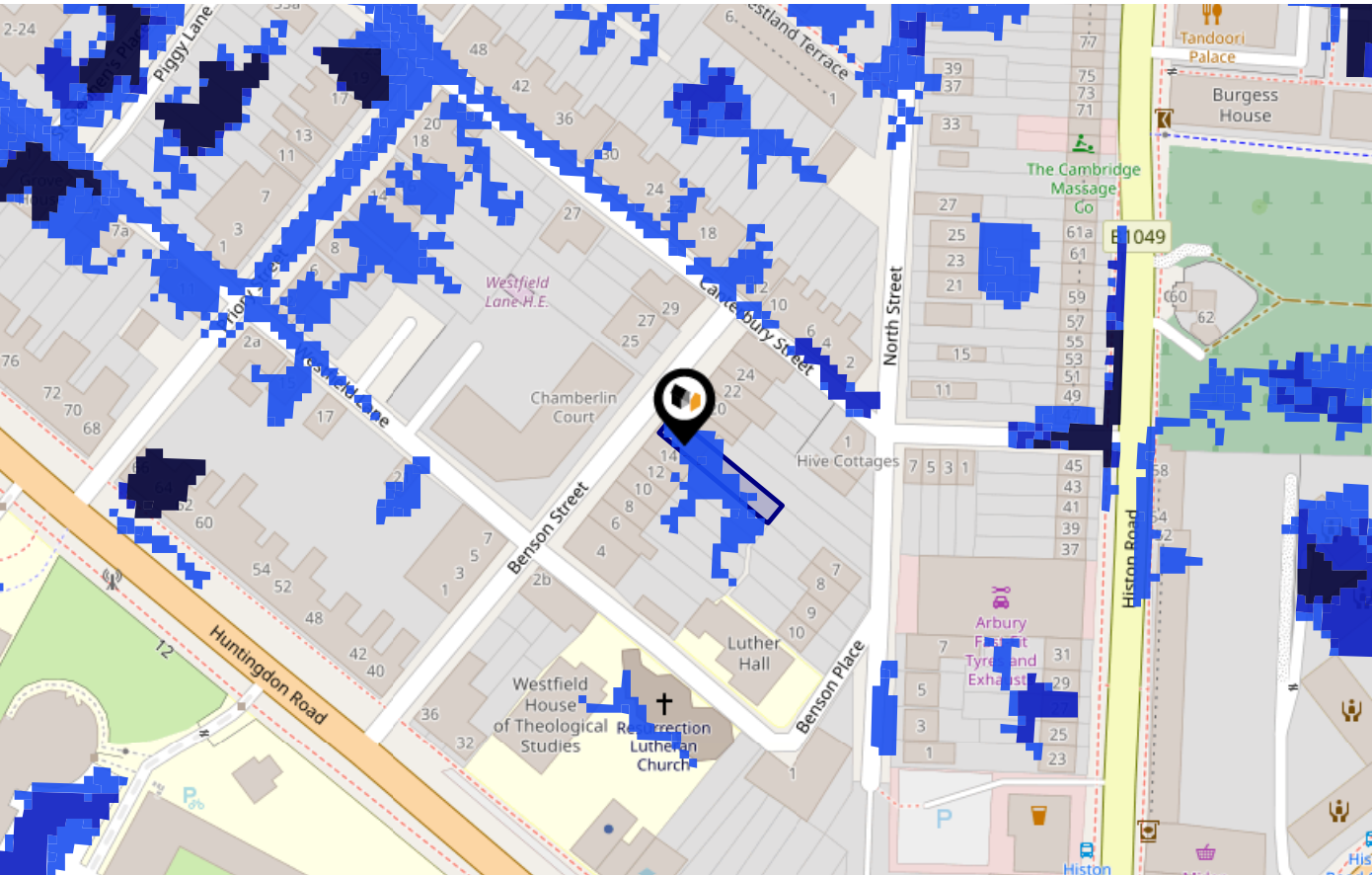
/cookecurtisco

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: 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:

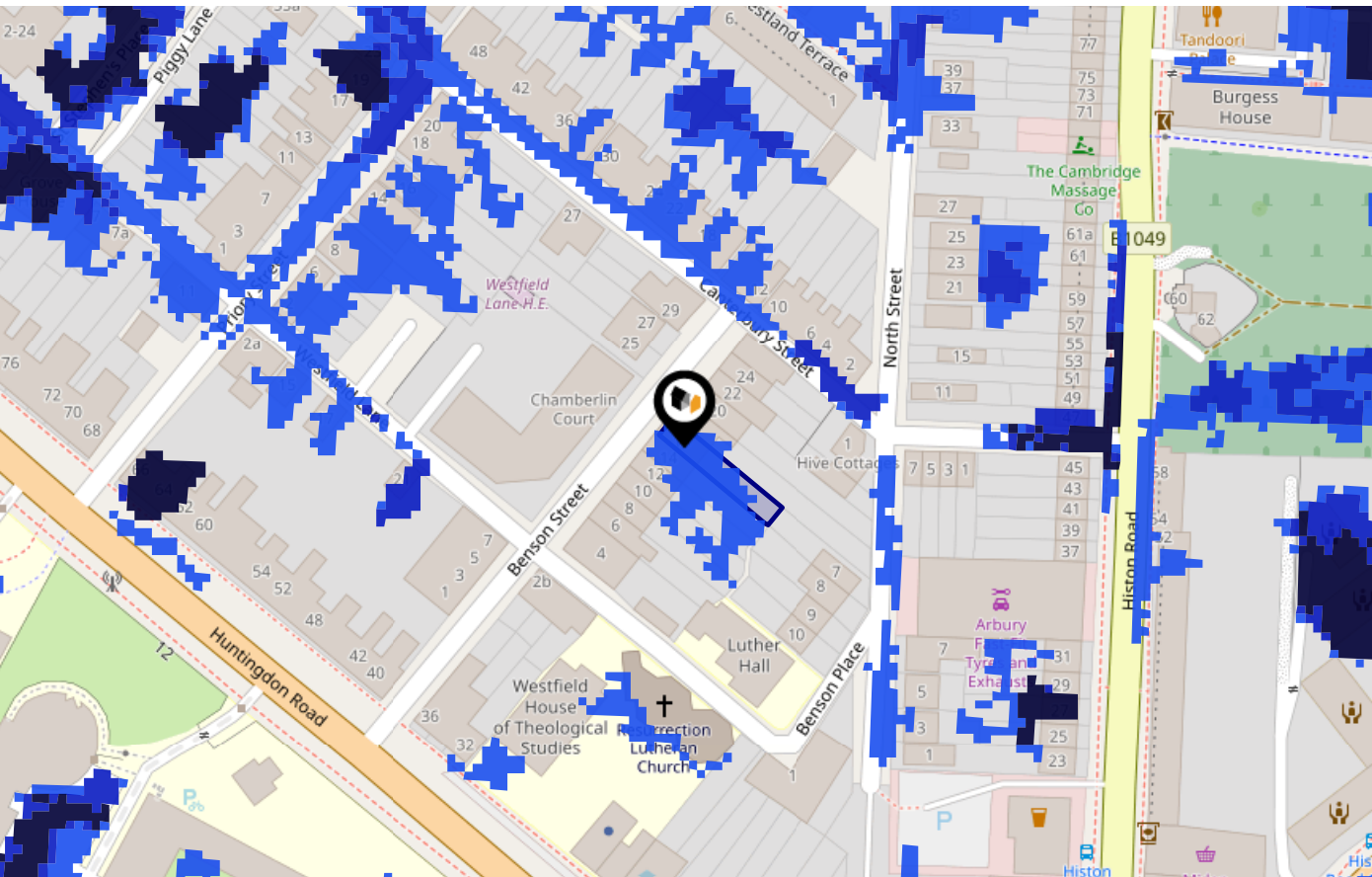


Flood Risk

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: Low

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Chance of flooding to the following depths at this property:

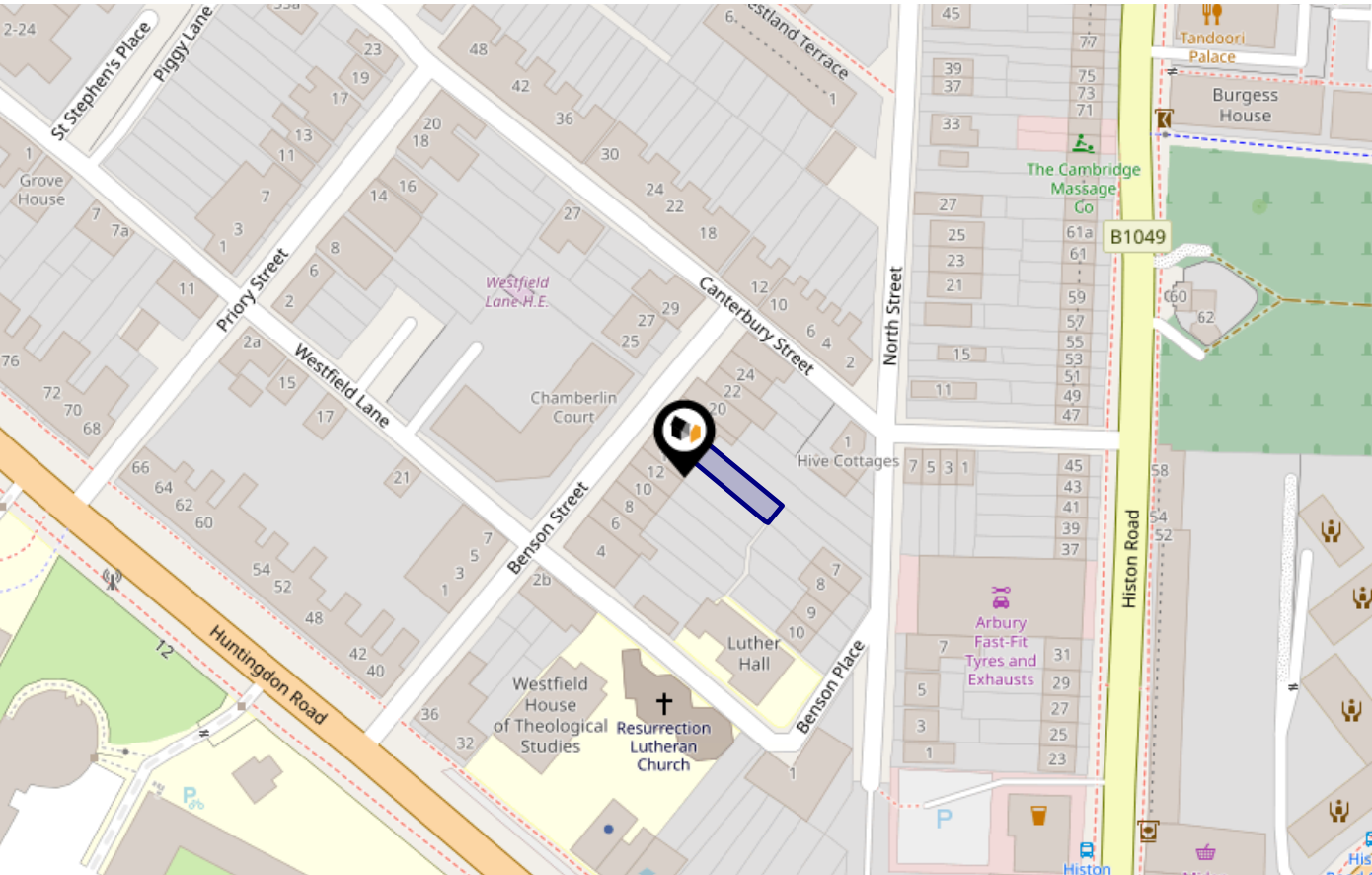


Flood Risk

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.

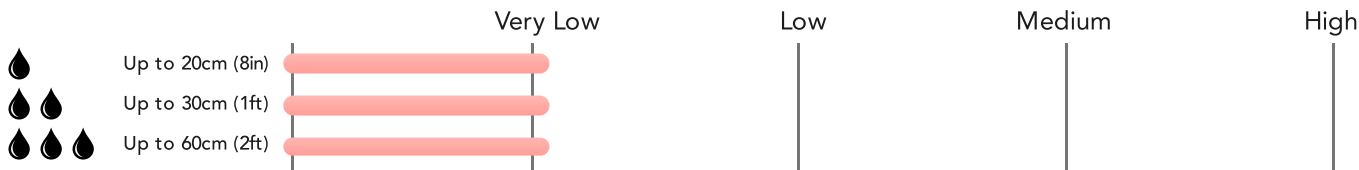


Risk Rating: Very low

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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.
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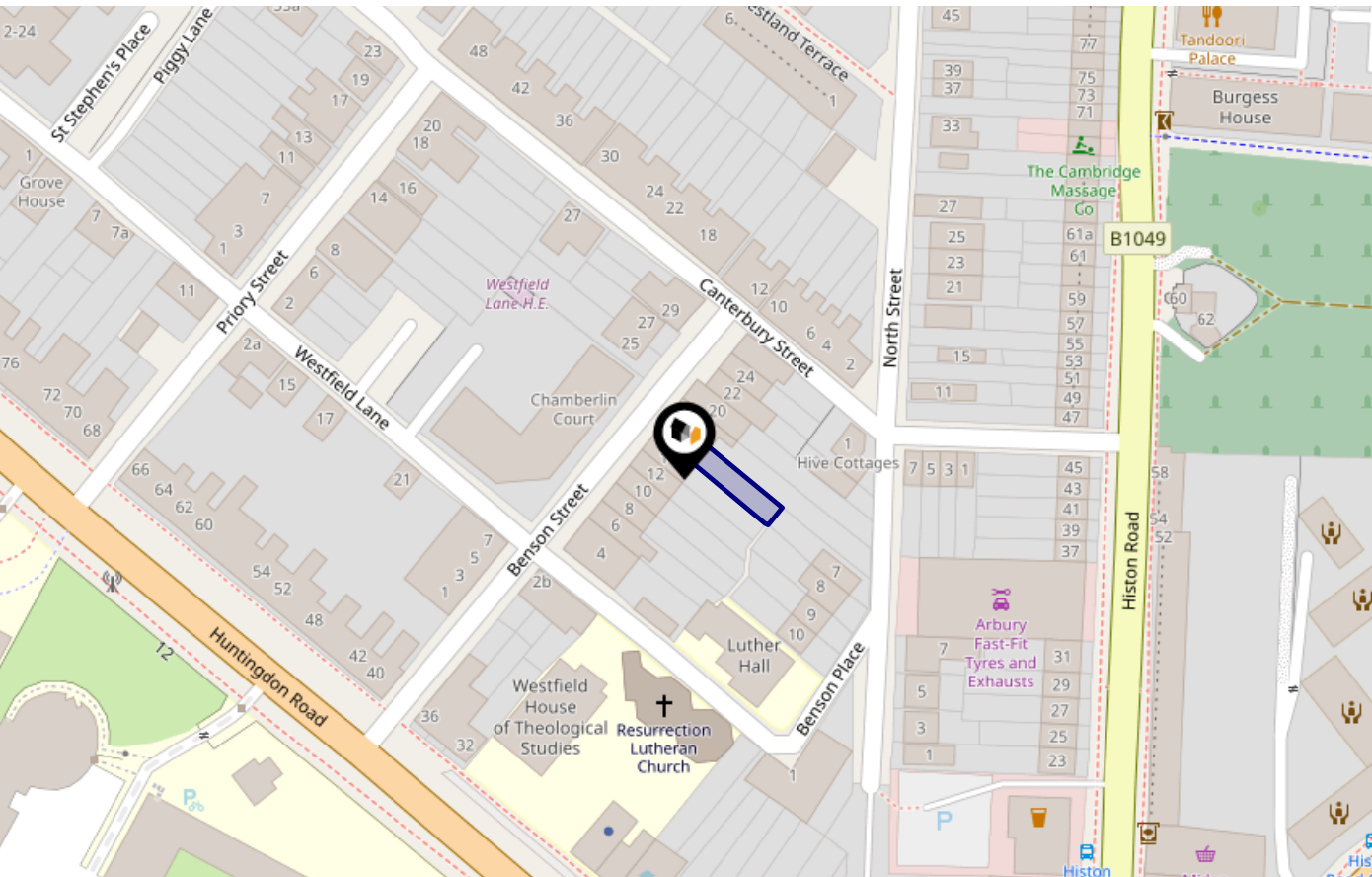


Flood Risk

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.

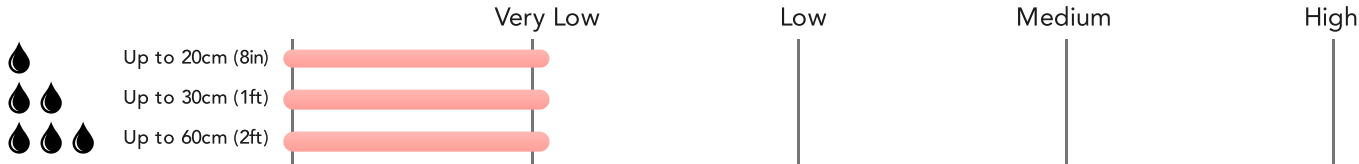


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

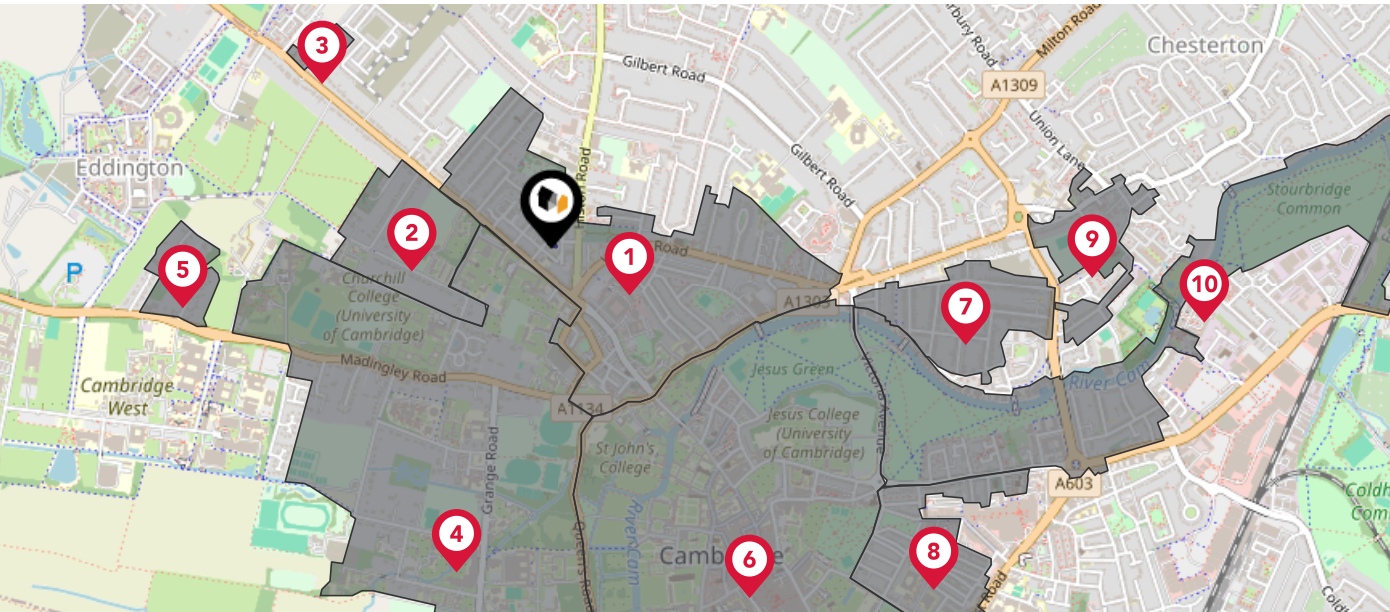


Maps

Conservation Areas

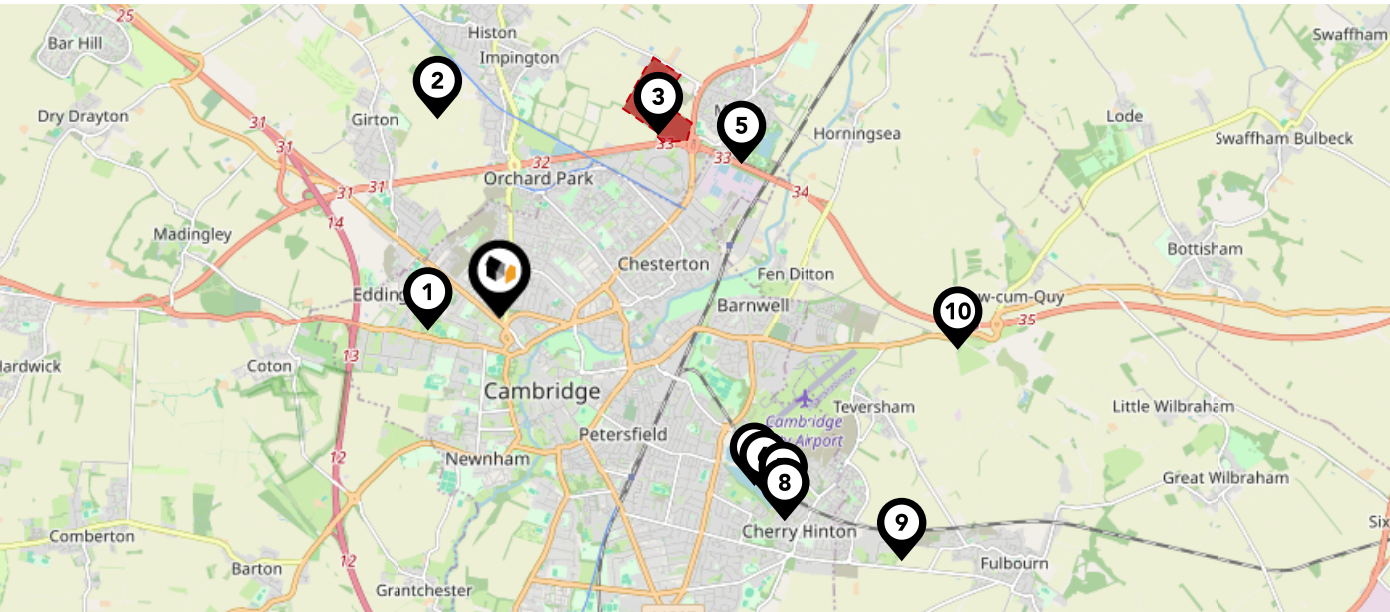


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



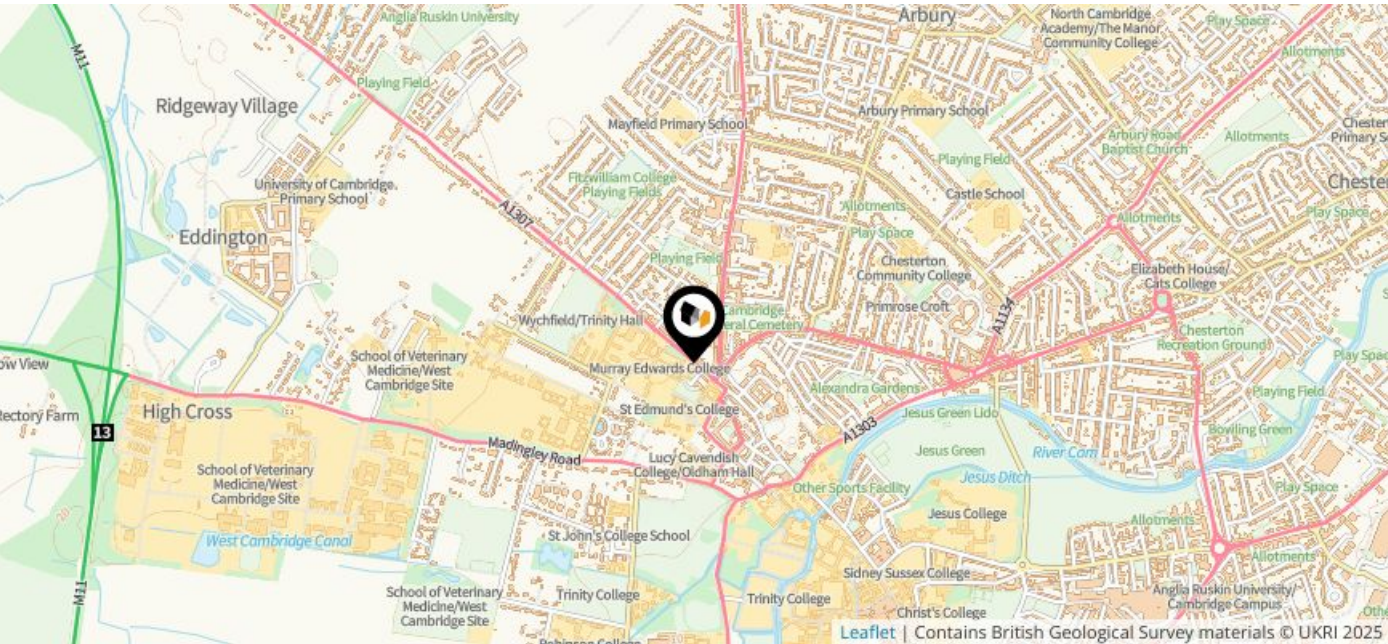
Nearby Conservation Areas	
1	Castle and Victoria Road
2	Storey's Way
3	Howes Place
4	West Cambridge
5	Conduit Head Road
6	Central
7	De Freville
8	The Kite
9	Chesterton
10	Riverside and Stourbridge Common

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	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
2	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill
3	No name provided by source	Active Landfill
4	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
5	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill
6	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
7	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
8	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
9	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill
10	Quy Mill Hotel-Quy	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



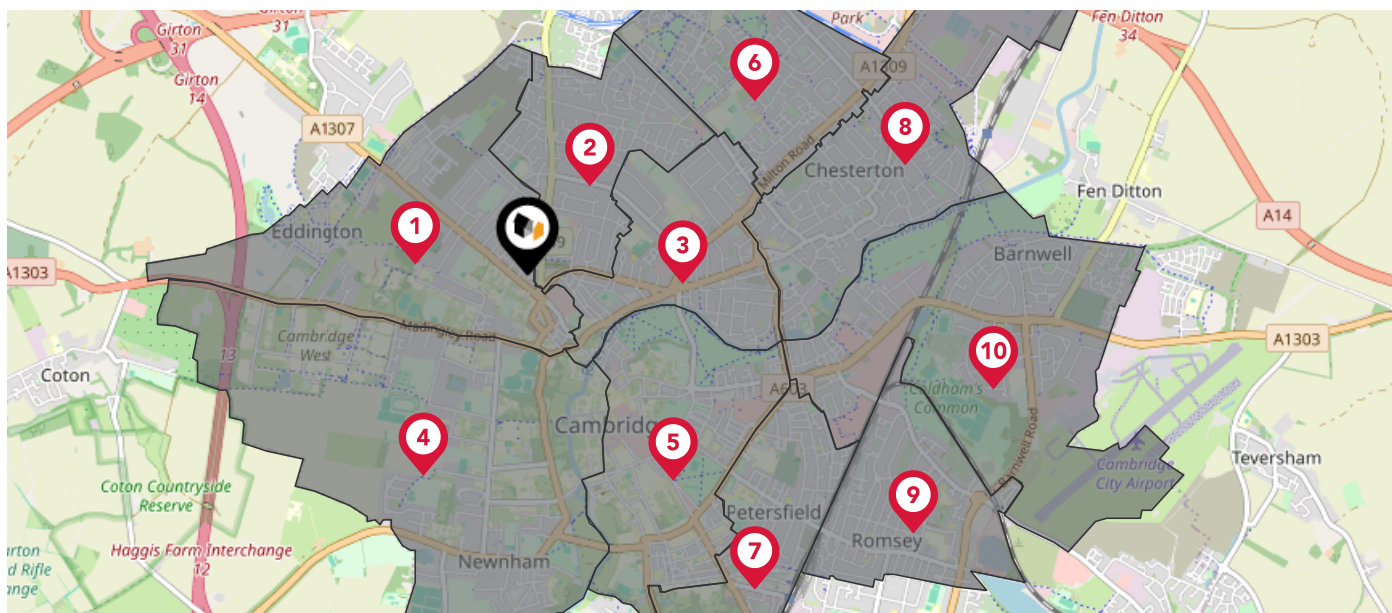
Mine Entry

- ✕ 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



Castle Ward



Arbury Ward



West Chesterton Ward



Newnham Ward



Market Ward



King's Hedges Ward



Petersfield Ward



East Chesterton Ward



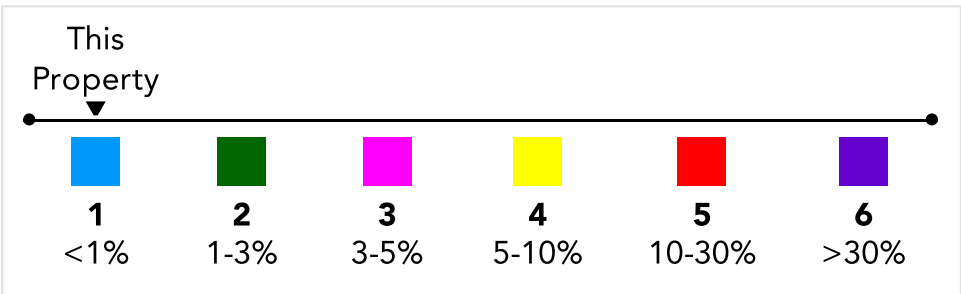
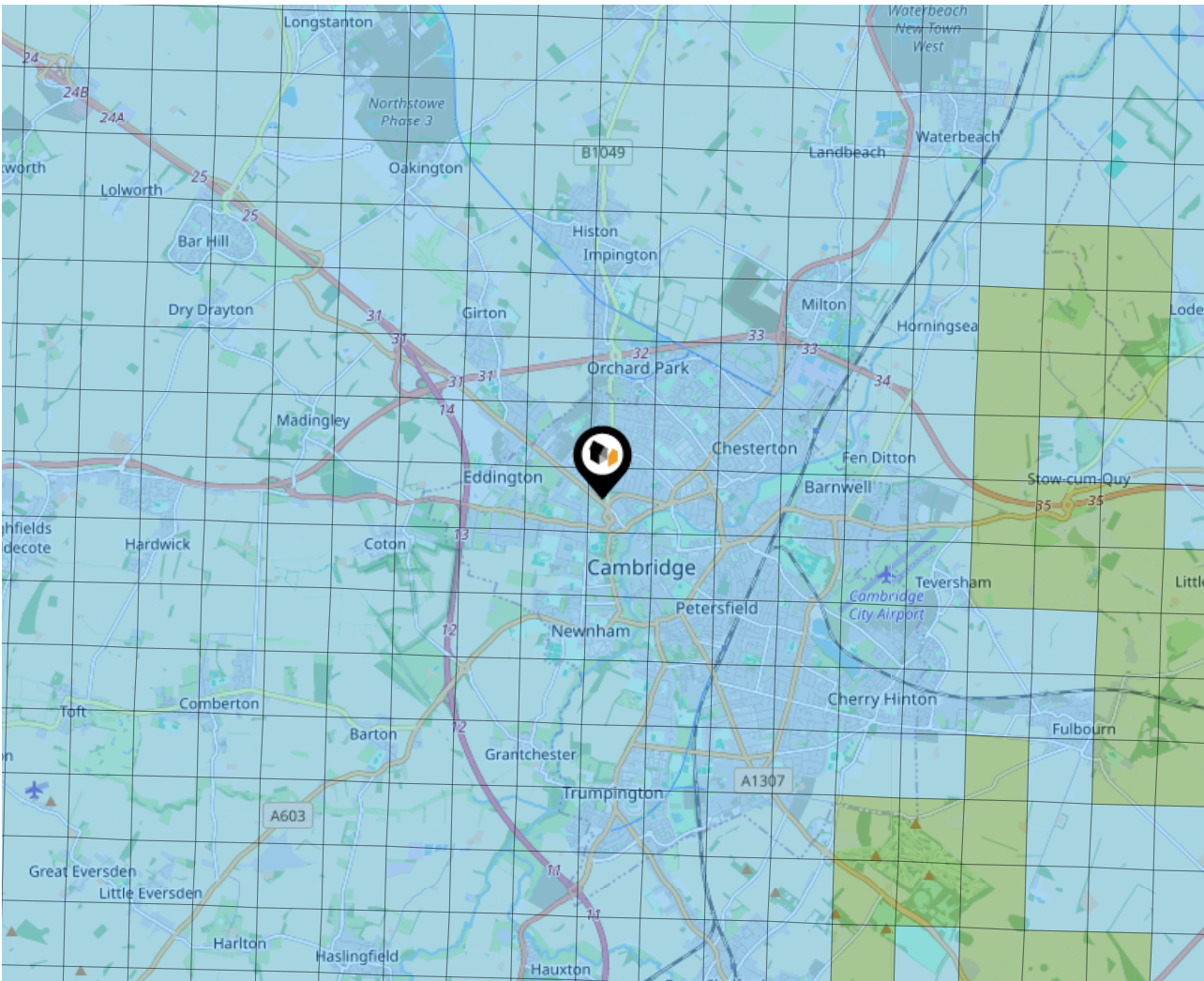
Romsey Ward



Abbey Ward

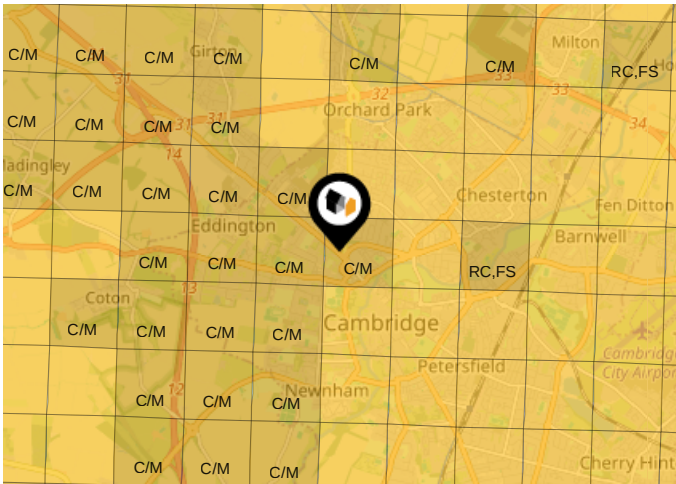
What is Radon?

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)

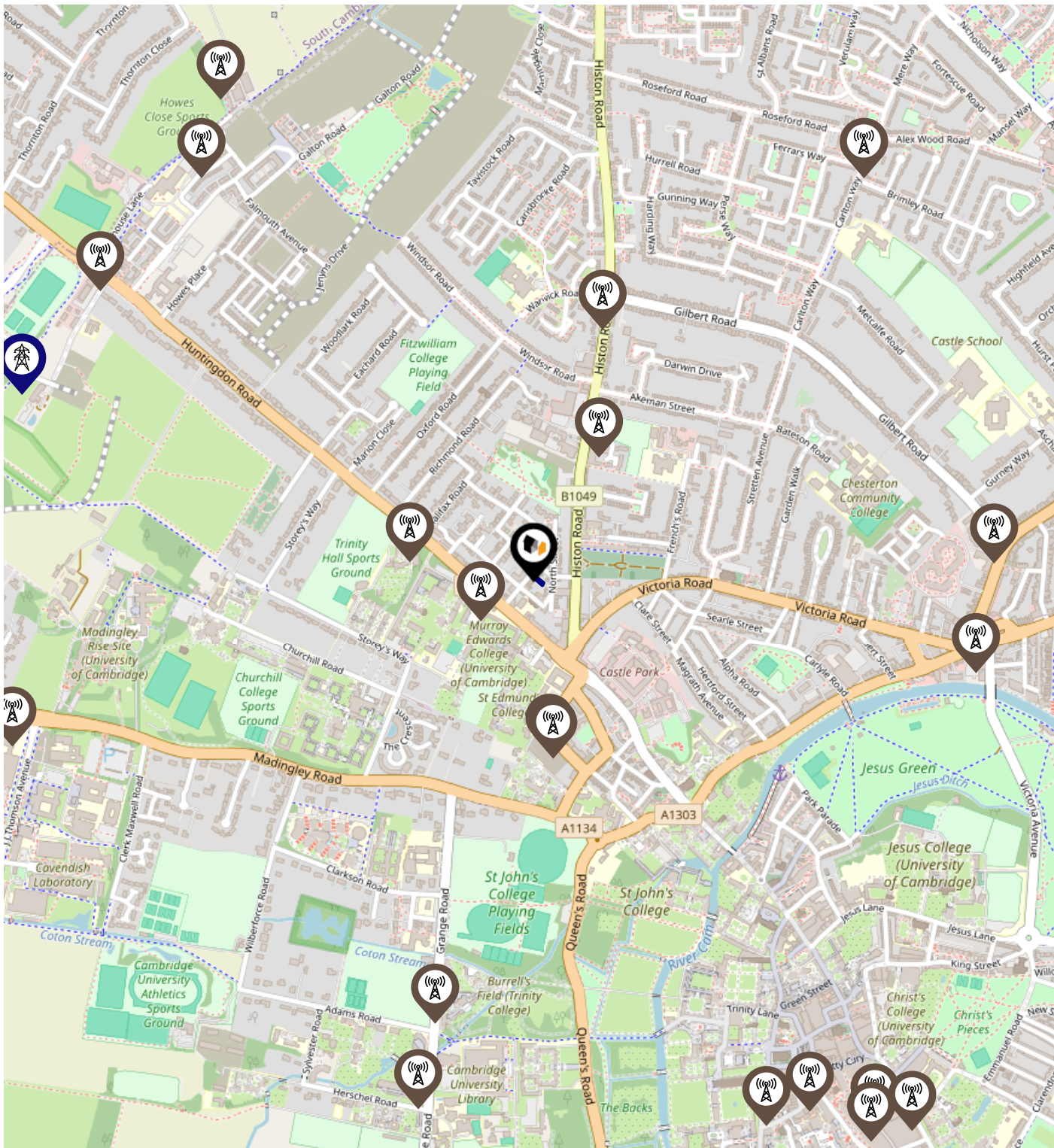
Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



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

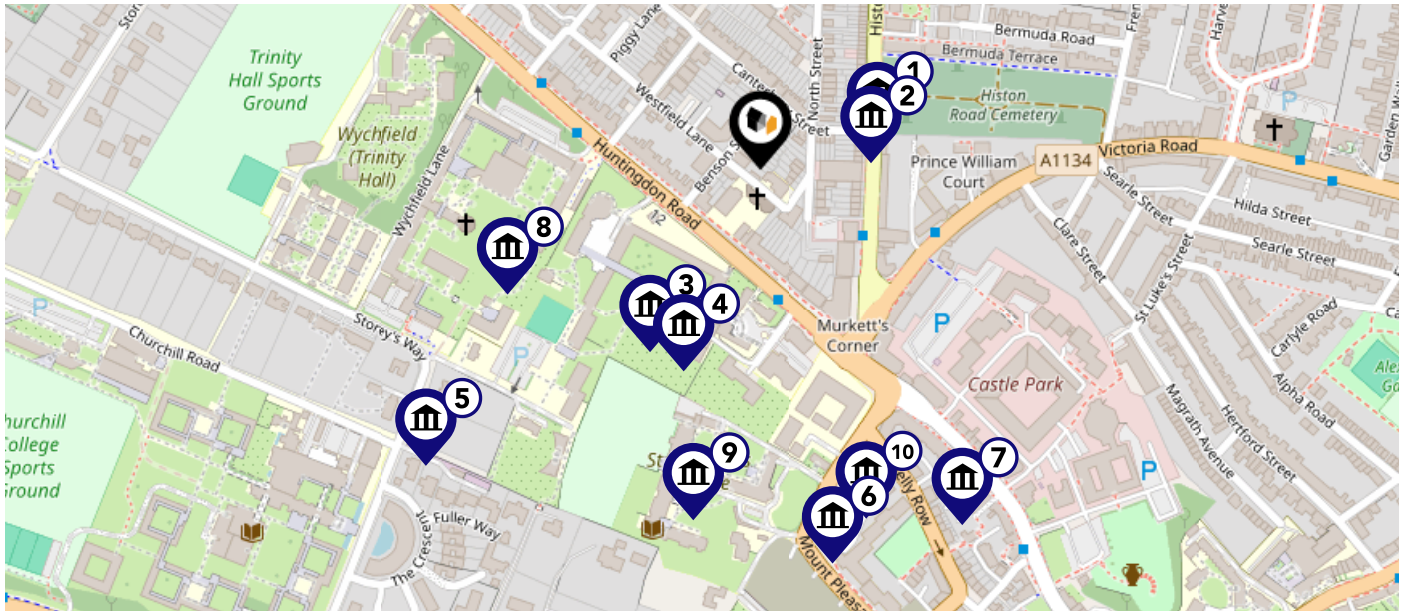
Local Area Masts & Pylons



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
	1126200 - Lodge Of Cambridge General Cemetery		Grade II	0.1 miles
	1099097 - Gates And Railings Of Cambridge General Cemetery Flanking Histon Road		Grade II	0.1 miles
	1227647 - Kerbstones To Pool In Courtyard To West Of Hall, New Hall		Grade II	0.1 miles
	1331922 - Murray Edwards College (formerly New Hall)		Grade II	0.1 miles
	1268346 - 63, Storeys Way		Grade II	0.2 miles
	1126142 - Storey's Almshouses		Grade II	0.2 miles
	1126234 - 83, Castle Street		Grade II	0.2 miles
	1235123 - The Grove		Grade II	0.2 miles
	1083566 - Chapel Of St Edmund's House (roman Catholic)		Grade II	0.2 miles
	1126086 - Storey's Almshouses		Grade II	0.2 miles

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

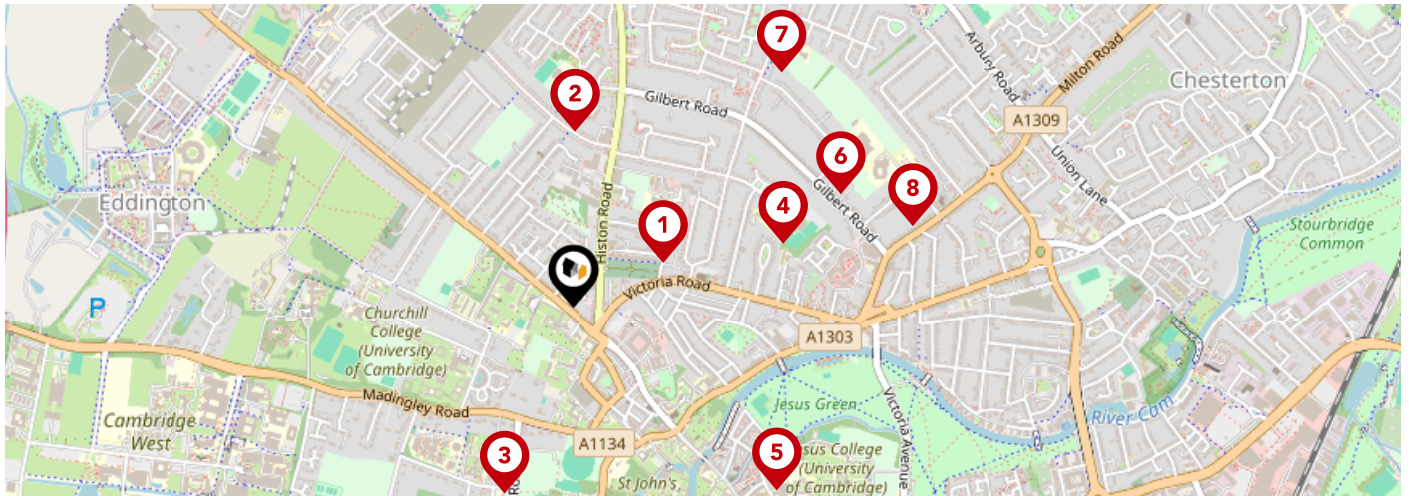


- Nearby Green Belt Land
- 1

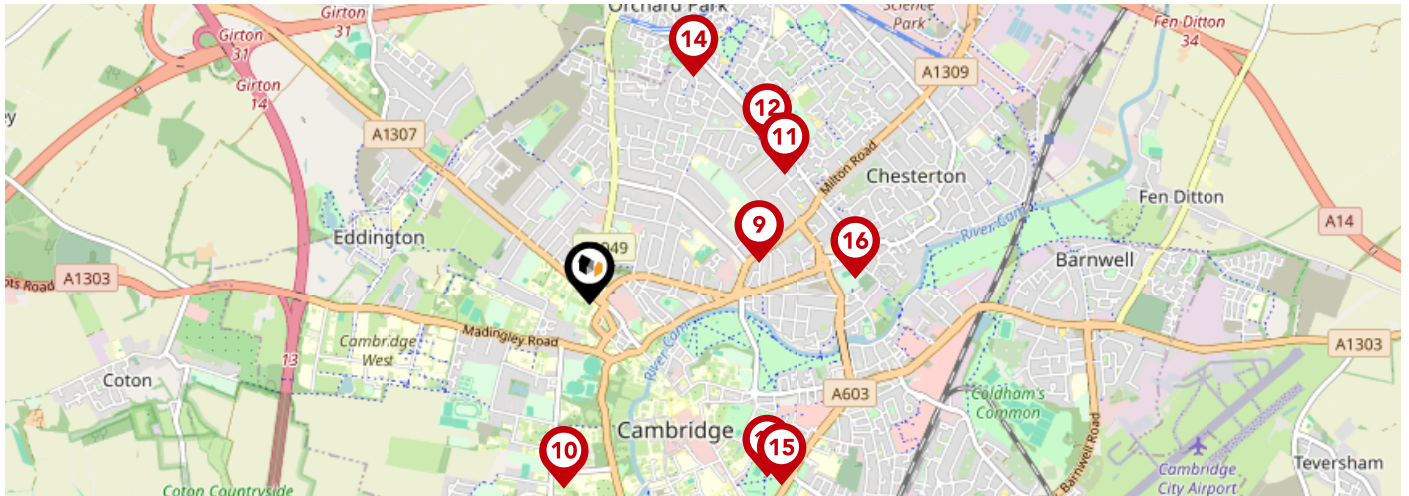
Cambridge Green Belt - South Cambridgeshire
- 2

Cambridge Green Belt - Cambridge
- 3

Cambridge Green Belt - East Cambridgeshire



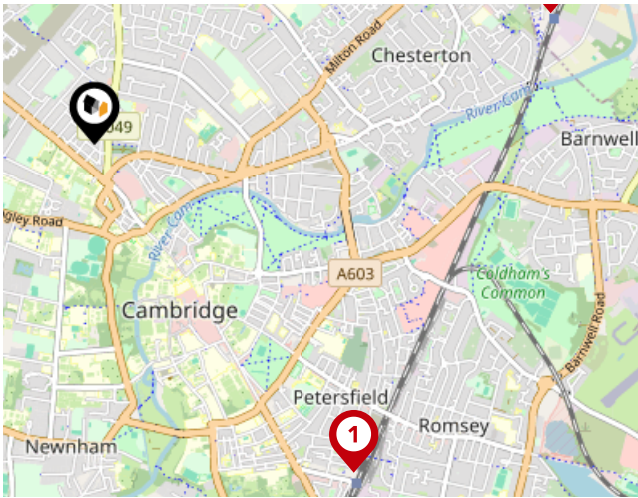
		Nursery	Primary	Secondary	College	Private
1	St Luke's CofE Primary School Ofsted Rating: Requires improvement Pupils: 92 Distance:0.23	☐	☒	☐	☐	☐
2	Mayfield Primary School Ofsted Rating: Good Pupils: 408 Distance:0.4	☐	☒	☐	☐	☐
3	St John's College School Ofsted Rating: Not Rated Pupils: 435 Distance:0.45	☐	☐	☒	☐	☐
4	Chesterton Community College Ofsted Rating: Outstanding Pupils: 1121 Distance:0.5	☐	☐	☒	☐	☐
5	Park Street CofE Primary School Ofsted Rating: Good Pupils: 115 Distance:0.62	☐	☒	☐	☐	☐
6	Castle School, Cambridge Ofsted Rating: Requires improvement Pupils: 238 Distance:0.66	☐	☐	☒	☐	☐
7	Arbury Primary School Ofsted Rating: Good Pupils: 384 Distance:0.72	☐	☒	☐	☐	☐
8	Milton Road Primary School Ofsted Rating: Good Pupils: 414 Distance:0.8	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Olive AP Academy - Cambridge Ofsted Rating: Good Pupils: 4 Distance:0.8	☐	☐	☒	☐	☐
	King's College School Ofsted Rating: Not Rated Pupils: 414 Distance:0.84	☐	☐	☒	☐	☐
	North Cambridge Academy Ofsted Rating: Good Pupils: 685 Distance:1.07	☐	☐	☒	☐	☐
	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance:1.08	☒	☐	☐	☐	☐
	Parkside Community College Ofsted Rating: Outstanding Pupils: 735 Distance:1.13	☐	☐	☒	☐	☐
	St Laurence Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance:1.14	☐	☒	☐	☐	☐
	Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated Pupils: 34 Distance:1.2	☐	☐	☒	☐	☐
	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:1.22	☐	☐	☒	☐	☐

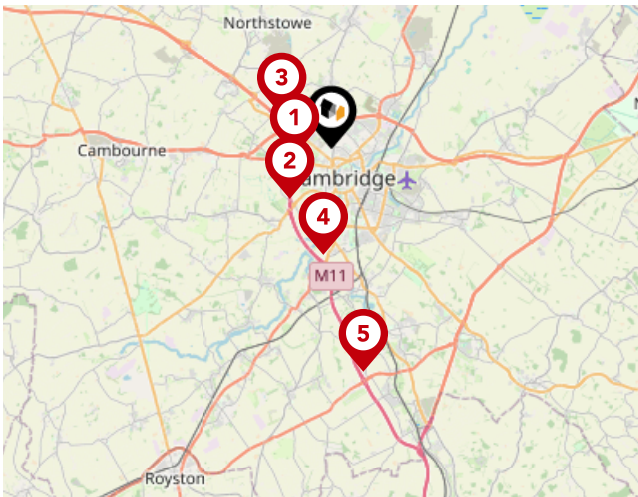
Area

Transport (National)



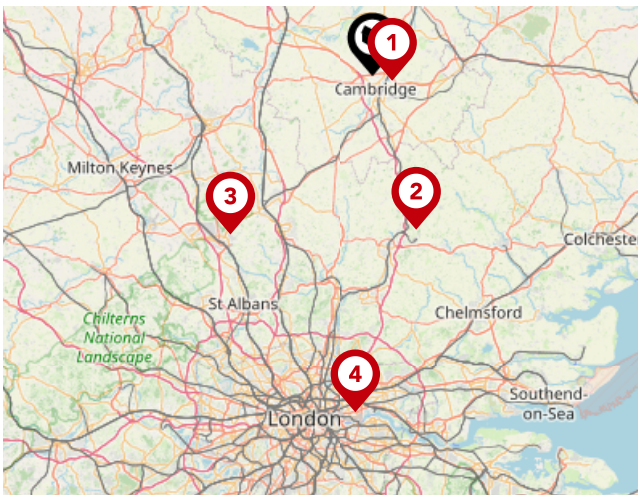
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.9 miles
2	Cambridge North Rail Station	2.16 miles
3	Shelford (Cambs) Rail Station	4.79 miles



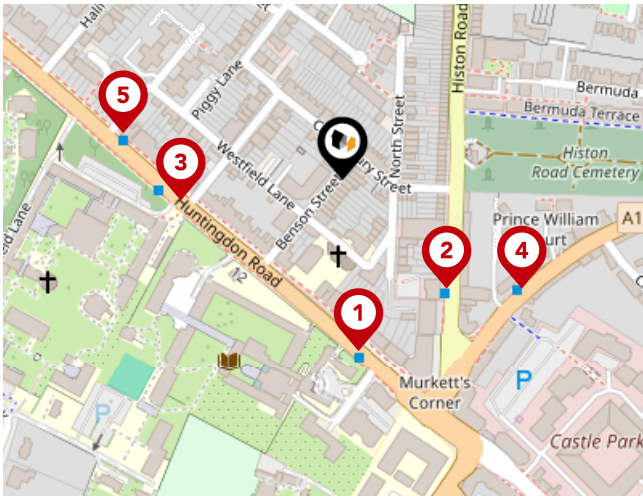
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	1.37 miles
2	M11 J12	2.33 miles
3	M11 J14	2.16 miles
4	M11 J11	3.85 miles
5	M11 J10	8.2 miles



Airports/Helipads

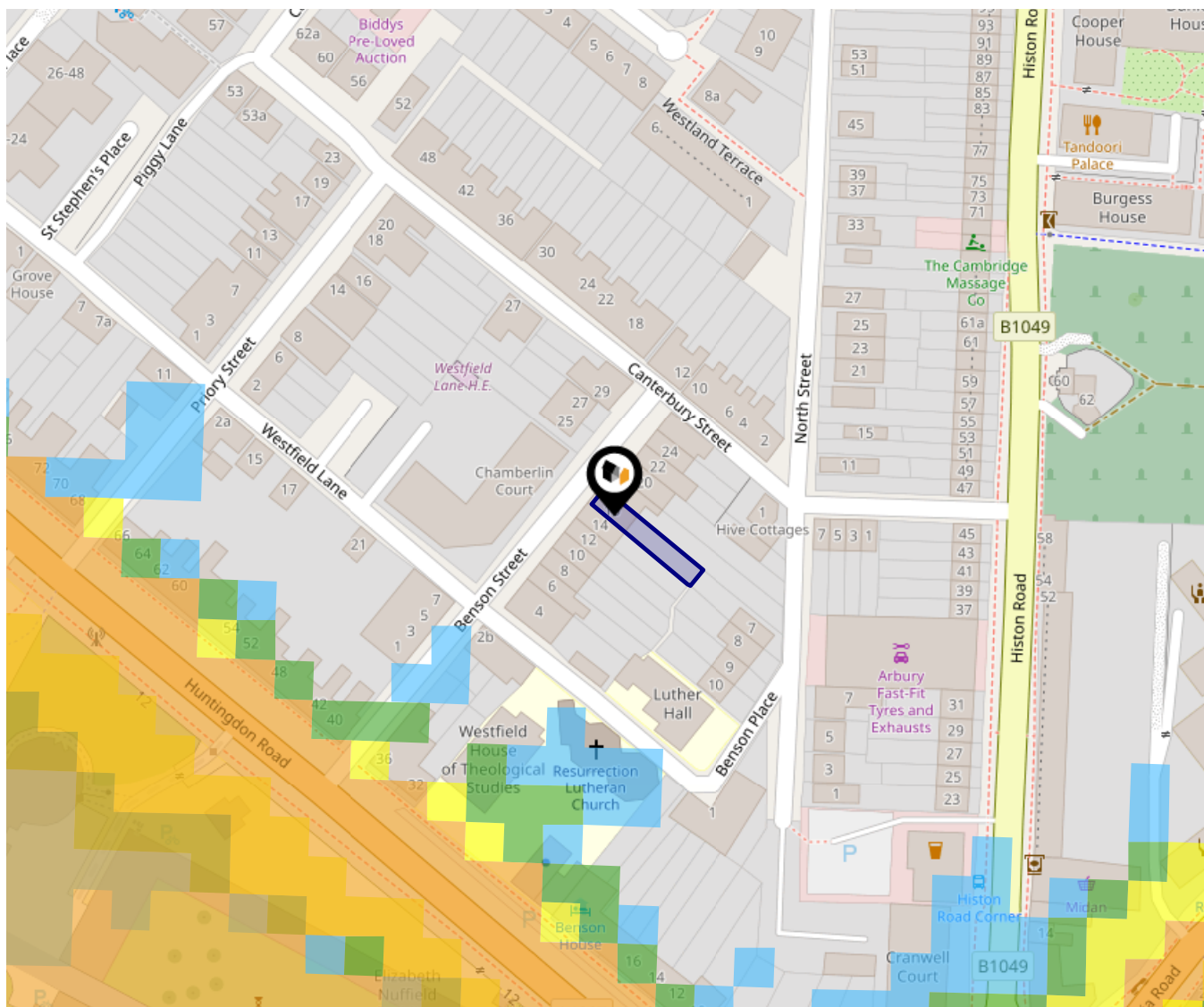
Pin	Name	Distance
1	Cambridge	2.86 miles
2	Stansted Airport	23.4 miles
3	Luton Airport	31.14 miles
4	Silvertown	49.35 miles



Bus Stops/Stations

Pin	Name	Distance
1	Histon Road Corner	0.1 miles
2	Histon Road Corner	0.09 miles
3	Fitzwilliam College	0.09 miles
4	Histon Road Corner	0.12 miles
5	Fitzwilliam College	0.13 miles

Local Area Road Noise



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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