

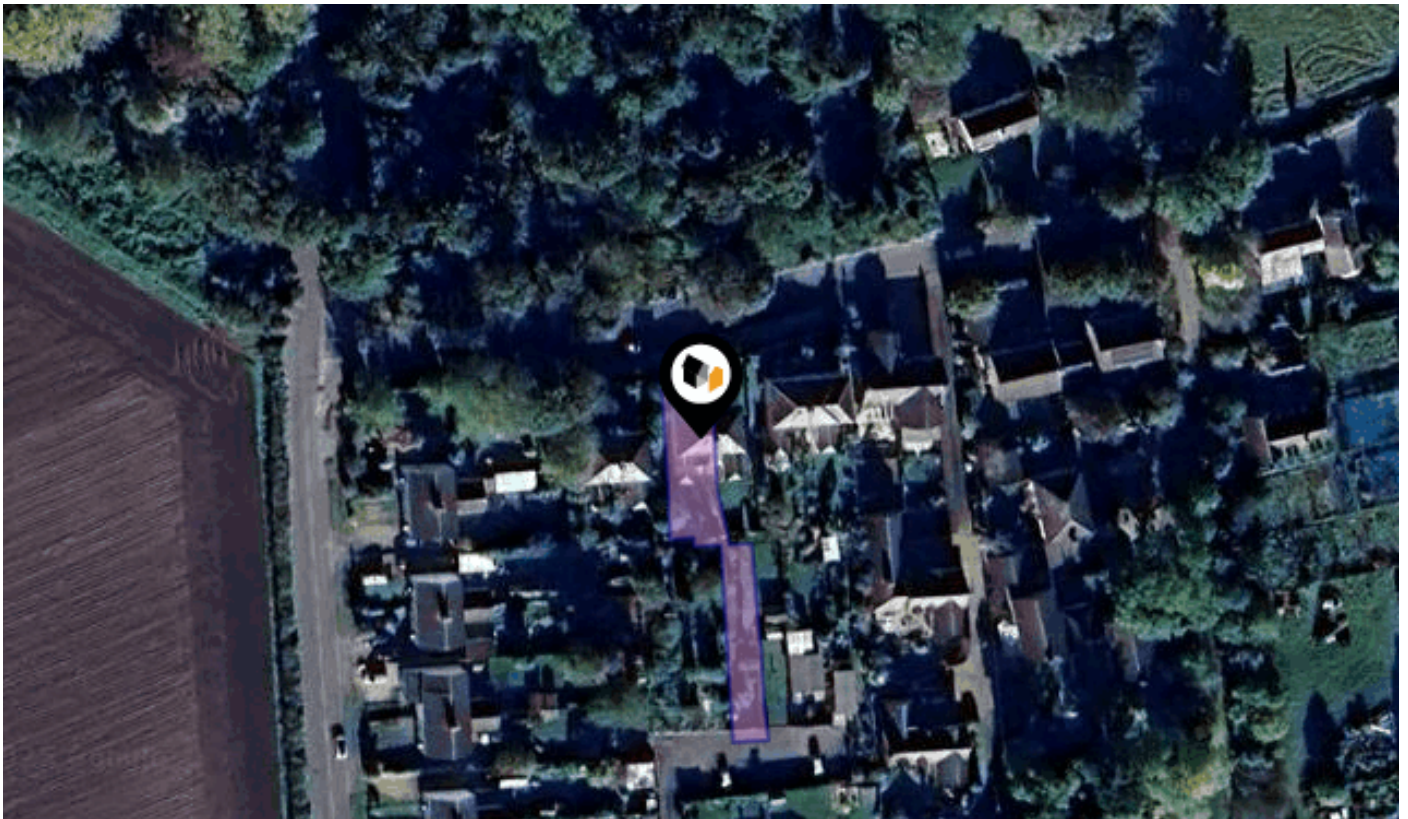


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MIR: Material Info

The Material Information Affecting this Property

Thursday 06th November 2025



WEST END, WHITTLESFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

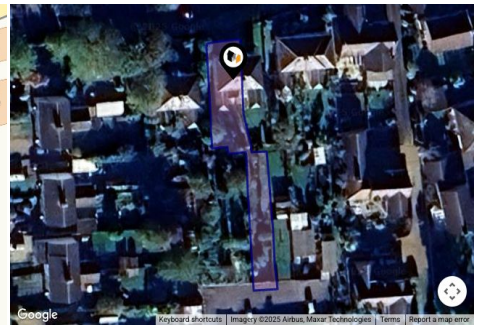
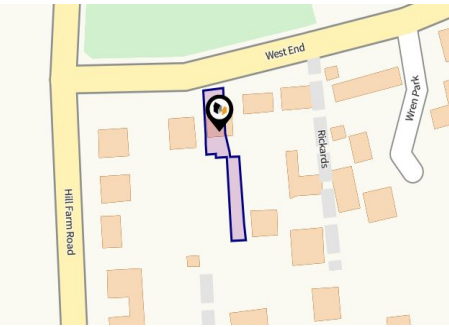
01223 508 050

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	861 ft ² / 80 m ²		
Plot Area:	0.1 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£2,146		
Title Number:	CB249156		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
● Rivers & Seas	Very low	1 mb/s	80 mb/s	1000 mb/s
● Surface Water	Low			

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

Planning records for: *The Pond House 34 West End Whittlesford Cambridge Cambridgeshire CB22 4LX*

Reference - S/2400/17/TC	
Decision:	Decided
Date:	06th July 2017
Description:	Tree Works as per application form

Planning records for: *1A West Barn West End Whittlesford Cambridge Cambridgeshire CB22 4LX*

Reference - S/0286/16/FL	
Decision:	Decided
Date:	02nd February 2016
Description:	Proposed single storey rear extension with pitched roof and porch to the side with pitched roof

Planning records for: *2 West End Whittlesford Cambridgeshire CB22 4LX*

Reference - 24/1028/TTCA	
Decision:	Decided
Date:	18th September 2024
Description:	G1 - Leyland Cypress Hedge - Reduce height by 4M and trim 1-2inches both sides to clear the pathway and highway.

Reference - 20/02892/HFUL	
Decision:	Decided
Date:	30th June 2020
Description:	Demolition of existing outbuildings and stair extension and the construction of a two Storey Front Extension and Alterations

Planning records for: **2 West End Whittlesford Cambridge Cambridgeshire CB22 4LX**

Reference - 21/0849/TTCA	
Decision:	Decided
Date:	13th July 2021
Description:	T.1 Yew - Crown reduce tree height by 2M and sides by .5M to allow more light to house and rear garden. Crown lift tree 1M above pathway and highway. T.2 Conifer x5 - Fell 5 Conifer trees to ground level. Trees was kept as a hedge previously but are now beyond cutting to retain hedge again. Re plant as part of new landscape project (native hedging) ***Leave Ash tree***

Planning records for: **4 West End Whittlesford Cambridge Cambridgeshire CB22 4LX**

Reference - S/0706/09/LB	
Decision:	Decided
Date:	13th May 2009
Description:	Internal and External Alterations Refurbishment and Temporary Structural Works

Reference - 24/1026/TTCA	
Decision:	Decided
Date:	18th September 2024
Description:	Amended proposed tree works as agreed with the agent T1 white poplar has been removed from the original proposed tree works specification T2 - Leyland cypress hedge - Reduce height by 2M (back to previous) and trim both sides retaining green growth. T3 - Maple - Crown reduce height and spread by 2.5M (30%) to allow more light to the rear garden retaining natural shape.

Reference - S/3791/18/TC	
Decision:	Decided
Date:	03rd October 2018
Description:	T.1 Leylandii hedge - Fell to ground level due to hedge now becoming non maintainable. Sides have become too wide and cannot be kept as intended hedge row. T.2 Ash - Fell to ground level due to excessive shading to rear of garden. Previously lost branches. T.3 - Leylandii - Reduce height by approx 40% and trim sides. Neighbouring properties complain due to lack of light to their gardens.

Planning records for: **9 West End Whittlesford CB22 4LX**

Reference - 21/0006/TTCA	
Decision:	Decided
Date:	03rd January 2021
Description:	Fell and remove Rowan tree marked on plan. Rowan tree is the middle tree of 3 which were planted simultaneously. The Rowan tree now needs to be removed as it is interfering with the growth of the other two trees.

Reference - 20/1528/TTCA	
Decision:	Decided
Date:	07th July 2020
Description:	Fell - Large Blue Cedar tree which was planted less than 5m from front of house has now grown taller than house and is brushing against first floor and roof. There is potential impact from the tree roots to the foundation of the house. The tree was probably planted 25 years ago. We have replanted a prunus flowering cherry tree further away from the house to the front of the cedar. This is more in keeping with the setting and also is at a safe distance from the house.

Planning records for: **10 West End Whittlesford Cambridge Cambridgeshire CB22 4LX**

Reference - S/0906/15/FL	
Decision:	Decided
Date:	01st April 2015
Description:	Replacement of front gate with a wrought iron electric gate and pedestrian gate with a matching manual wrought iron pedestrian gate. Erect wrought iron railings matching the replacement gates.

Reference - 20/1765/TTCA	
Decision:	Decided
Date:	10th August 2020
Description:	T1) Prunus cerasifera 'Pissardii' - Reduce height by 2.5m and bring in sides by 1.5m. (30% crown reduction) and reshape as required - To maintain at a size that befits its position, this tree also overhangs the neighbouring and adj. parking area.

Planning records for: **11 West End Whittlesford CB22 4LX**

Reference - 20/1289/TTCA	
Decision:	Decided
Date:	05th May 2020
Description:	Holly Tree - approximately 8 metres tall and trunk approximately 250 centimetres diameter. I would like to request permission for the tree to be felled because it was likely causative for my garden wall (brick) being blown down in storm Chiara and it's position is preventing re-building of the wall. The holly tree was growing abutting the garden wall with roots growing under the wall and up the side of the wall. The entirety of the back wall to the garden was blown down during storm Chiara (approximately 20 metres of wall), I have received insurance money to re-build the wall but the holly tree is preventing this because of it's position adjacent to the foundations and because of the root growth. Therefore the tree needs to be removed in order for the wall to be built. I would be very happy to plant a tree somewhere else in the garden in the near vicinity but further away from the new wall. Losing the wall leaves the garden and house very vulnerable, and given I am a female living alone in the house, re-building the wall is a priority for me.

Reference - S/0754/13/FL	
Decision:	Decided
Date:	10th April 2013
Description:	Extension and alterations to garage

Reference - S/2330/17/TC	
Decision:	Decided
Date:	30th June 2017
Description:	Tree works as per Application Form

Planning records for: **12 West End Whittlesford Cambridge Cambridgeshire CB22 4LX**

Reference - S/1606/17/TP	
Decision:	Decided
Date:	08th May 2017
Description:	T1 - Yew: crown reduction by removing 1 to 1.5 from branches. To improve symetry and reduce shading of house and garden.

Planning records for: **12 West End Whittlesford Cambridge Cambridgeshire CB22 4LX**

Reference - S/2111/08/F	
Decision:	Decided
Date:	12th December 2008
Description:	Garden Shed

Planning records for: **13 West End Whittlesford Cambridgeshire CB22 4LX**

Reference - 24/0015/TTPO	
Decision:	Decided
Date:	04th January 2024
Description:	Ash Tree, 7m crown lift to get branches clear of telephone line. Tree branches are long and therefore fragile and often snap off (particularly in high winds) and fall, in danger of causing interference with telephone lines and have on occasion been hit by trucks and other high commercial vehicles reversing into Farm Rise.

Reference - 20/02866/HFUL	
Decision:	Decided
Date:	29th June 2020
Description:	Replace existing garden wall with wooden panel fence on the boundary.

Reference - S/2598/12/FL	
Decision:	Decided
Date:	20th December 2012
Description:	Single storey extension forward of the existing garage

Planning records for: **17A West End Whittlesford Cambridgeshire CB22 4LX**

Reference - 24/00090/FUL
Decision: Decided
Date: 18th January 2024
Description: Change of use of land adjacent to the property to residential use and retention of existing boundary fence
Reference - F/YR24/0109/F
Decision: Decided
Date: 18th January 2024
Description: Erect a single-storey garage/carport and conversion of existing garage to form annex (2-storey, 1/2 bed) ancillary to existing dwelling
Reference - 24/0092/TTCA
Decision: Awaiting decision
Date: 18th January 2024
Description: Amended Willow (T1) - Re-pollard to previous points Ash (T2) - reduce crown by 1 meters. 2 Cypress (G1) - fell to improve out door seating area by providing more light.
Reference - 21/03208/HFUL
Decision: Decided
Date: 09th July 2021
Description: Single storey rear extension

Planning records for: **17A West End Whittlesford Cambridgeshire CB22 4LX**

Reference - 24/0084/TTPO	
Decision:	Decided
Date:	18th January 2024
Description:	T1 Yew - trim back the side growth as high as possible by 1m.

Planning records for: **17D West End Whittlesford Cambridgeshire CB22 4LX**

Reference - 23/03017/FUL	
Decision:	Decided
Date:	04th August 2023
Description:	Part change of use of farmland and erection of Domestic stables, agricultural hay barn and manege (Re-submission of 23/01512/FUL).

Reference - 24/0234/TTCA	
Decision:	Decided
Date:	19th February 2024
Description:	T1 - Ash - trim branches to 3m away from neighbouring roofT2 - Walnut - Reduce crown by 3m (to previous reduction points) and reduce split stem back to red line marked on photo

Reference - 23/03021/HFUL	
Decision:	Decided
Date:	04th August 2023
Description:	Single Storey Side Extension, Replacement Windows and Doors to Front and Rear, Replace Front Porch Pitched Roof with New Flat Roof

Planning records for: **17 West End Whittlesford CB22 4LX**

Reference - S/3458/18/TP
Decision: Decided
Date: 11th September 2018
Description: 1) Monterey Cypress - (dead) fell 2) Lawson cypress - fell 3) Cherry - prune back from garden to 1m from border prune to clear large Lawson cypress and ginkgo by 0.5m 4) Hawthorn - shape by reducing longer wispy branches back into crown 5) Willow leaved pear - shape by reducing longer wispy branches back into crown

Reference - S/4347/18/TP
Decision: Decided
Date: 14th November 2018
Description: TPO 0008 (1969) A33: T2) Pine - fell. The owners feel it has outgrown its situation in this small garden and no longer want it. (Their neighbours are also concerned about it blowing on their house every time the wind blows)..CONSERVATION AREA: T1) Eucalyptus - fell (leaning over road partially supported by very taught ratchet strap around the neighbouring pine (tree 2)) T3) Box elder - remove secondary branch over edge of pond. T4) Lawson cypress - (front verge) - fell (lots of die back over recent years has left an unsightly tree. T5) Lawson cypress - (back garden) - fell (as above)

Planning records for: **19 West End Whittlesford Cambridge Cambridgeshire CB22 4LX**

Reference - S/4153/17/FL
Decision: Decided
Date: 17th November 2017
Description: Demolition of 19 West End and erection of two new dwellings including new associated garaging landscaped gardens and access

Planning records for: **23 West End Whittlesford Cambridge Cambridgeshire CB22 4LX**

Reference - S/1021/11
Decision: Decided
Date: 19th May 2011
Description: Two-storey rear extension and single storey rear extensions.

Planning records for: **25 West End Whittlesford Cambridge Cambridgeshire CB22 4LX**

Reference - S/4354/17/TC	
Decision:	Decided
Date:	11th December 2017
Description:	Tree works as per application

Planning records for: **26 West End Whittlesford Cambridgeshire CB22 4LX**

Reference - 21/04349/NMA1	
Decision:	Decided
Date:	24th March 2023
Description:	Non material amendment on application 21/04349/HFUL to include the removal and replacement of fenestrations and the replacement of a window with render.

Reference - S/0953/11	
Decision:	Decided
Date:	10th May 2011
Description:	Removal of Condition 13 of Planning Permission S/2031/10

Reference - 21/03681/CONDA	
Decision:	Decided
Date:	24th March 2023
Description:	Submission of details required by condition 17 (Secure Storage of Bicycles) of planning permission 21/03681/FUL

Planning records for: *Rear Of 26 West End Whittlesford Cambridgeshire CB22 4LX*

Reference - S/0186/12/DC
Decision: Decided
Date: 17th January 2012
Description: Discharge of condition 7

Reference - S/0525/11
Decision: Decided
Date: 14th March 2011
Description: New house and garage - (minor alteration to Application ref: s/1203/10)

Reference - S/1902/08/F
Decision: Decided
Date: 29th October 2008
Description: Erection of 5 dwellings & 4 affordable flats

Reference - S/1203/10
Decision: Decided
Date: 21st July 2010
Description: Erection of one detached dwelling with garage (alternative scheme to S/1680/09/F)

Planning records for: **26 West End Whittlesford CB22 4LX**

Reference - 21/04349/HFUL
Decision: Decided
Date: 30th September 2021
Description: Demolition of existing rear extension and erection of two storey rear extension.
Reference - S/1680/09/F
Decision: Decided
Date: 18th November 2009
Description: Extension of time for implementation of Planning Application S/1209/04/F for the erection of an additional dwelling & outbuilding.
Reference - S/3551/18/TC
Decision: Decided
Date: 18th September 2018
Description: T1. Walnut tree - Lowest branch overhanging Beech Tree Lane driveway to be cut back/removed to create a uniformed crown. Also branches out of place and growing towards house to be pruned to bring back shape (if this could be classed a 5 day/2 week notice as pruning for walnut trees is coming to an end).T2. Laurel- Laurel to be removed as intrusive to garden and box hedge (plan is to fill gap with replacement hedge to match existing hedge.
Reference - S/2031/10
Decision: Decided
Date: 16th November 2010
Description: Erection of Seven Dwellings (including three affordable units)

Planning records for: **27 West End Whittlesford Cambridge Cambridgeshire CB22 4LX**

Reference - S/0459/11	
Decision:	Decided
Date:	08th March 2011
Description:	Extensions and alterations following demolition of existing conservatory re-use of existing access

Reference - 21/00203/S73	
Decision:	Decided
Date:	19th January 2021
Description:	S73 variation of condition 2 (Approved plans) of planning permission 20/02850/HFUL (Garage conversion and first-floor dormer windows to front, sides and rear) change to roof pitch of front dormer

Reference - 20/02850/HFUL	
Decision:	Decided
Date:	29th June 2020
Description:	Garage conversion and first-floor dormer windows to front, sides and rear

Reference - S/0901/10/F	
Decision:	Decided
Date:	01st June 2010
Description:	Extensions & alterations following demolition of existing conservatory. Re-use of existing access

Planning records for: **28 West End Whittlesford Cambridge Cambridgeshire CB22 4LX**

Reference - S/1851/17/TC
Decision: Decided
Date: 22nd May 2017
Description: 5 Day Notice to Remove one dead Eucalyptus Tree
Reference - 21/01520/FUL
Decision: Withdrawn
Date: 01st April 2021
Description: Replacement dwelling following demolition of existing dwellinghouse.
Reference - 22/04922/FUL
Decision: Decided
Date: 10th November 2022
Description: Replacement dwelling following demolition of existing dwellinghouse
Reference - 20/03533/HFUL
Decision: Decided
Date: 20th August 2020
Description: Proposed roof extension of detached chalet bungalow to convert into a 2-storey house, which includes a 2-storey side extension, single storey side extension for an attached garage and a new porch

Planning records for: **28 West End Whittlesford CB22 4LX**

Reference - 20/05164/HFUL	
Decision:	Withdrawn
Date:	15th December 2020
Description:	Roof extension of detached chalet bungalow to convert into a two storey house, which includes a two storey side extension, single storey extensions and new porch. Resubmission of planning application 20/03533/HFUL

Reference - 21/03282/FUL	
Decision:	Decided
Date:	14th July 2021
Description:	Replacement dwelling following demolition of existing dwellinghouse (Re-submission of 21/01520/FUL)

Reference - 22/00742/COND1	
Decision:	Decided
Date:	10th November 2022
Description:	Submission of details required by condition 1 (Commencement and duration) of planning permission 22/00742/FUL

Planning records for: **29 West End Whittlesford Cambridge Cambridgeshire CB22 4LX**

Reference - S/1026/19/FL	
Decision:	Decided
Date:	15th March 2019
Description:	Two Storey Front Extension

Planning records for: ***Rhossili 29 West End Whittlesford Cambridge Cambridgeshire CB22 4LX***

Reference - S/2478/19/FL	
Decision:	Decided
Date:	16th July 2019
Description:	Self-supporting garden treehouse

Planning records for: ***33 West End Whittlesford Cambridgeshire CB22 4LX***

Reference - 23/00249/HFUL	
Decision:	Decided
Date:	23rd January 2023
Description:	Single storey extension to rear.

Reference - S/1160/06/F	
Decision:	Decided
Date:	13th June 2006
Description:	Extension

Reference - 25/01214/S73	
Decision:	Decided
Date:	27th March 2025
Description:	S73 to vary condition 2 (Approved plans) of planning permission 23/00249/HFUL (Single storey extension to rear) for an increase in the size of the extension and alterations to fenestrations.

Planning records for: **33 West End Whittlesford Cambridgeshire CB22 4LX**

Reference - 22/04199/HFUL	
Decision:	Decided
Date:	23rd September 2022
Description:	Single storey detached timber framed garden annexe and replacement single timber garden shed to rear; new post & rail fence (garden side) with infill hedging to High Street boundary; addition of high level fencing above existing timber panel fencing to boundary with Whittlesford Social Club.
Reference - S/2309/06/F	
Decision:	Decided
Date:	30th November 2006
Description:	Railing Fence and Gate Lighting to Parking Areas and New Access (Part Retrospective Application)
Reference - 22/04200/HFUL	
Decision:	Decided
Date:	23rd September 2022
Description:	Single storey extension to rear
Reference - 23/00238/HFUL	
Decision:	Decided
Date:	23rd January 2023
Description:	Double storey side and rear extensions, single storey rear extension, porch extension, change of external material to render.

Planning records for: **Markings Farm 32 West End Whittlesford Cambridge Cambridgeshire CB22 4LX**

Reference - S/4439/18/TC	
Decision:	Decided
Date:	26th November 2018
Description:	**5 Day Notice** Dead walnut tree to be removed..- Overhanging listed wall..- in Garden where children play..- Tree not safe.

Planning records for: **36 West End Whittlesford Cambridgeshire CB22 4LX**

Reference - 23/03173/HFUL	
Decision:	Decided
Date:	15th August 2023
Description:	Single storey rear garage extension and conversion to form Bike Store, Workshop and Study.

Planning records for: **56 West End Whittlesford Cambridgeshire CB22 4LX**

Reference - 24/04604/HFUL	
Decision:	Decided
Date:	10th December 2024
Description:	Part single storey, part two storey side and rear extension following demolition of existing side lean to, single storey front and side extension and alterations to fenestration.

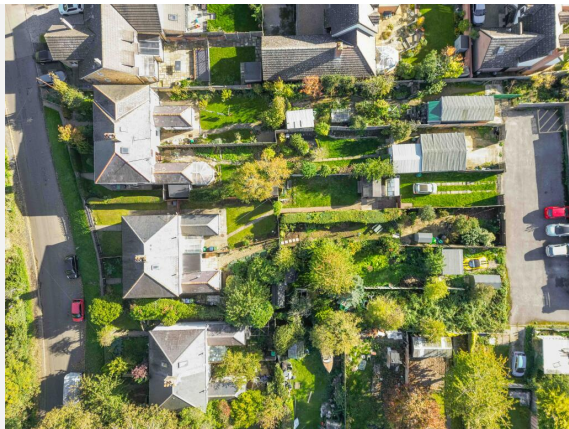
Reference - 22/04046/HFUL	
Decision:	Withdrawn
Date:	12th September 2022
Description:	Part single storey and part two storey side and rear extension.

Planning records for: **56 West End Whittlesford Cambridgeshire CB22 4LX**

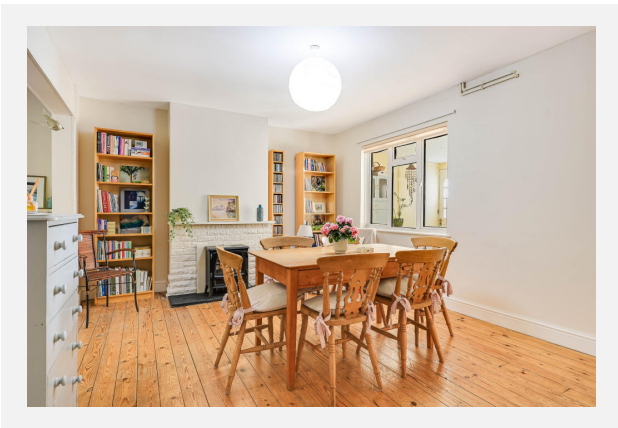
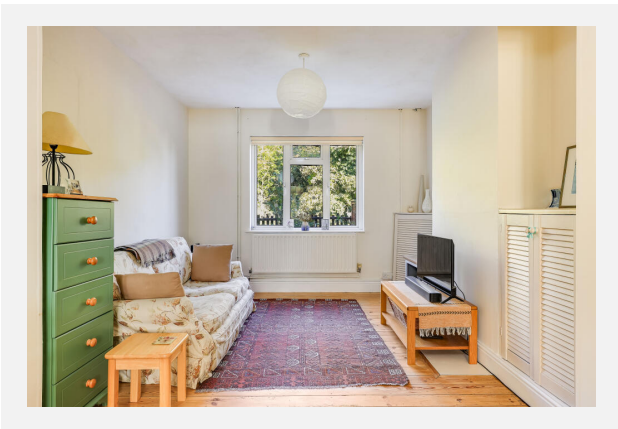
Reference - 22/04047/CL2PD	
Decision:	Withdrawn
Date:	12th September 2022
Description:	Certificate Of Lawfulness Under S192 Installation Of Solar Panels.

Reference - 22/05216/HFUL	
Decision:	Decided
Date:	01st December 2022
Description:	Two storey side and single storey rear extension (Re-submission of 22/04046/HFUL)

Reference - 22/03038/NMA1	
Decision:	Decided
Date:	01st December 2022
Description:	Non material amendment on application 22/03038/FUL for reconfiguration of internal layout









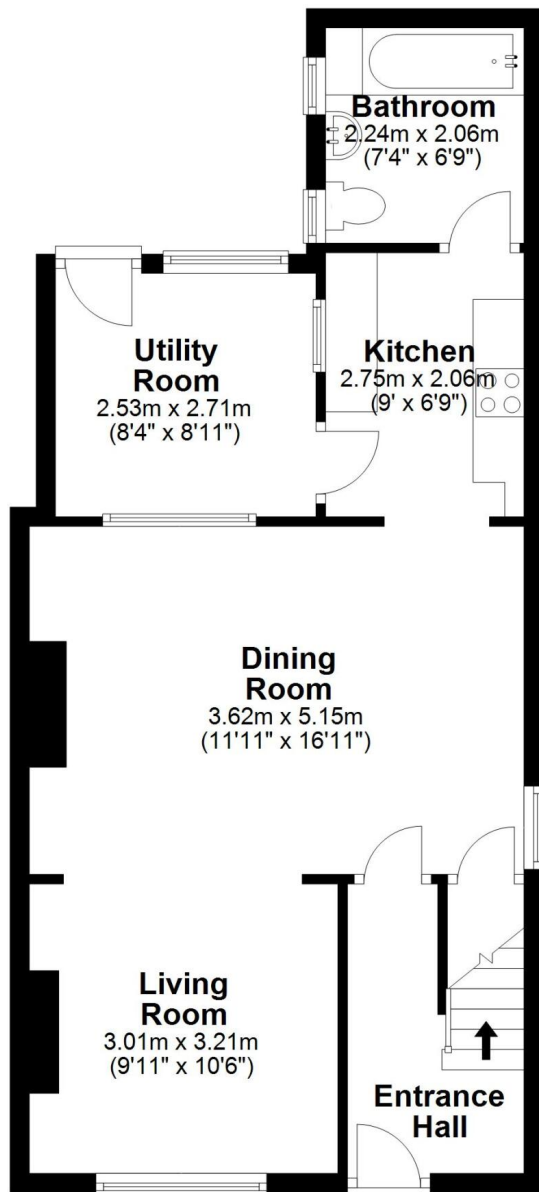
WEST END, WHITTLESFORD, CAMBRIDGE, CB22



WEST END, WHITTLESFORD, CAMBRIDGE, CB22

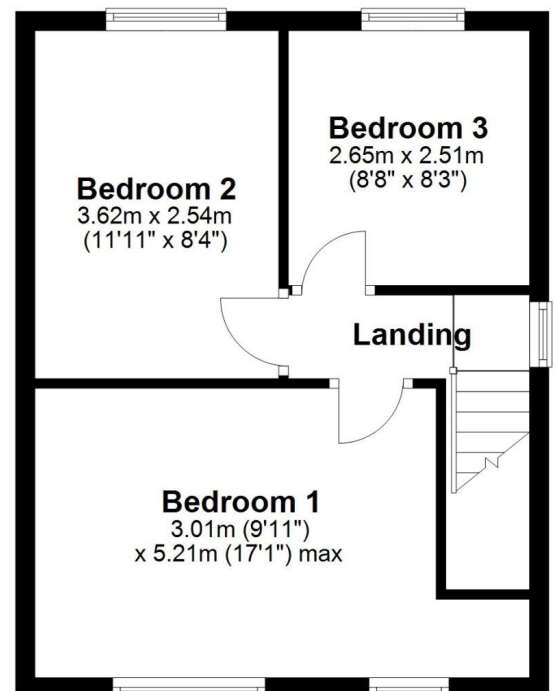
Ground Floor

Approx. 52.7 sq. metres (567.7 sq. feet)



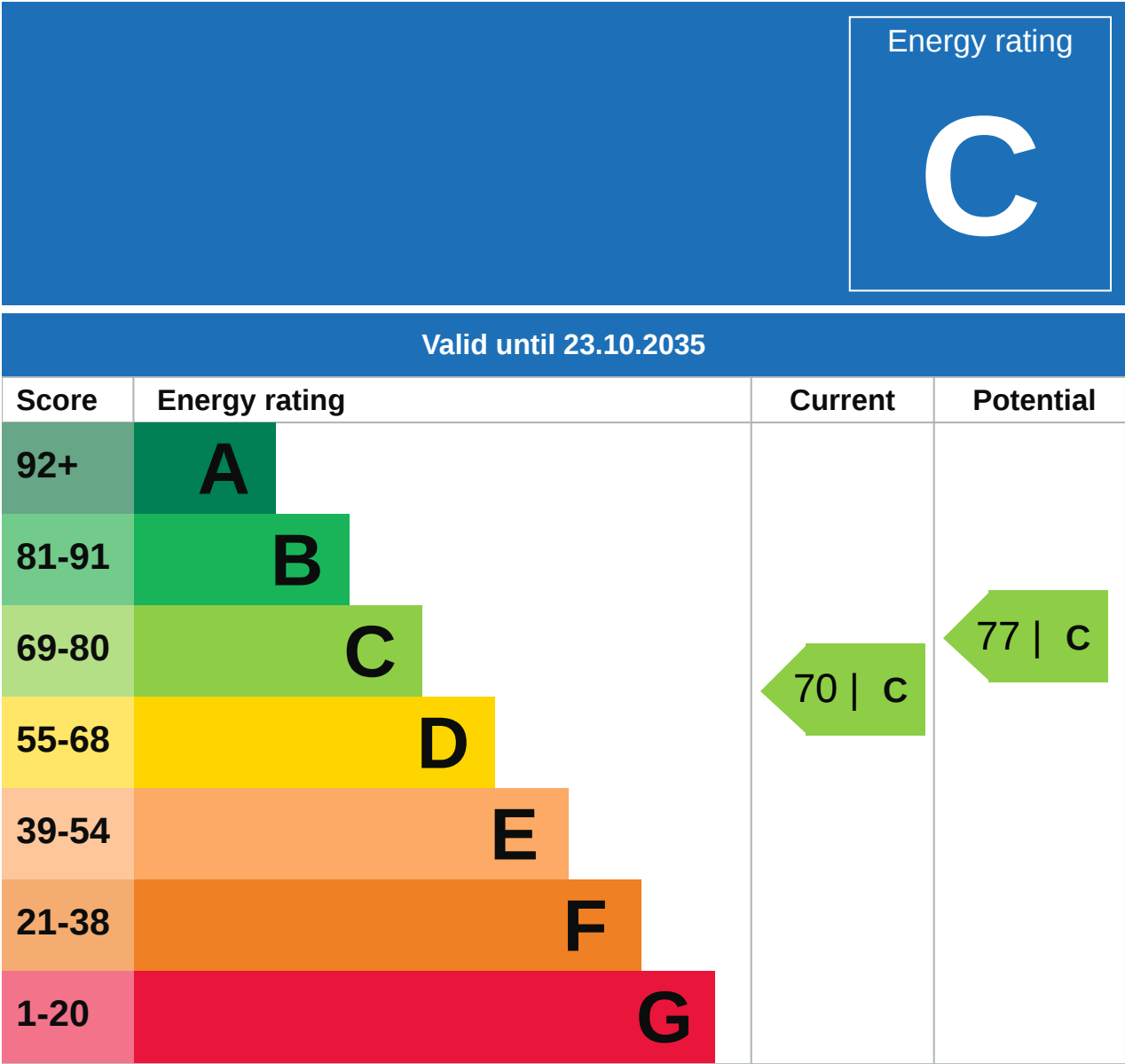
First Floor

Approx. 34.8 sq. metres (374.9 sq. feet)



Total area: approx. 87.6 sq. metres (942.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Additional EPC Data

Property Type:	Semi-detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, with external insulation
Walls Energy:	Solid brick, with external insulation
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Pitched, 200 mm loft insulation
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:	From main system
Lighting:	Good lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	80 m ²

Rights of Way (Public & Private)

Rights to go on neighbouring property to maintain boundaries

Construction Type

1930's - standard brick

Electricity Supply

EDF Energy

Gas Supply

EDF Energy

Central Heating

Gas central heating w/Combi boiler

Water Supply

Cambridge Water

Drainage

Cambridge Water on behalf of Anglia 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.



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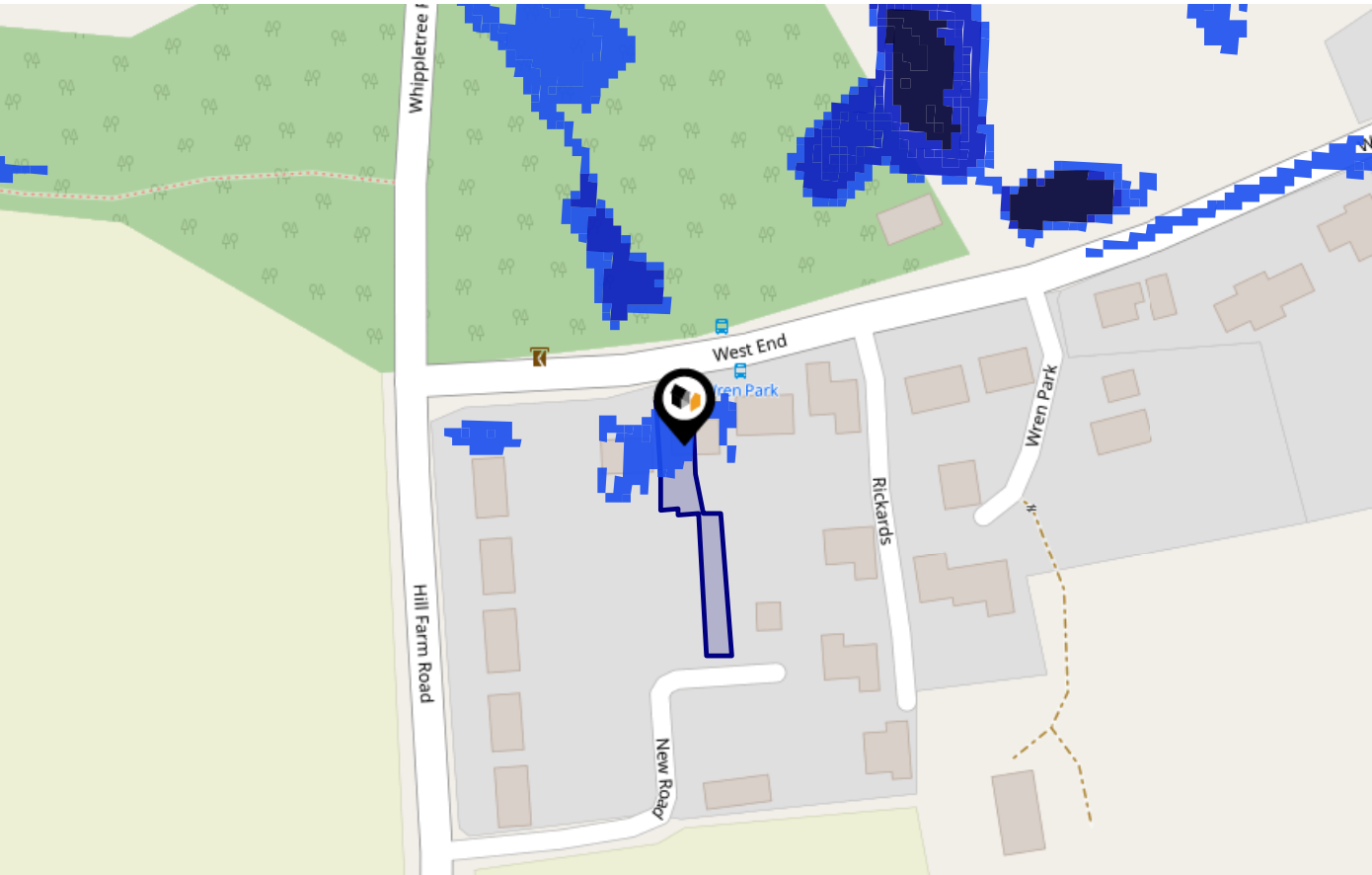
/cookecurtisco

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.

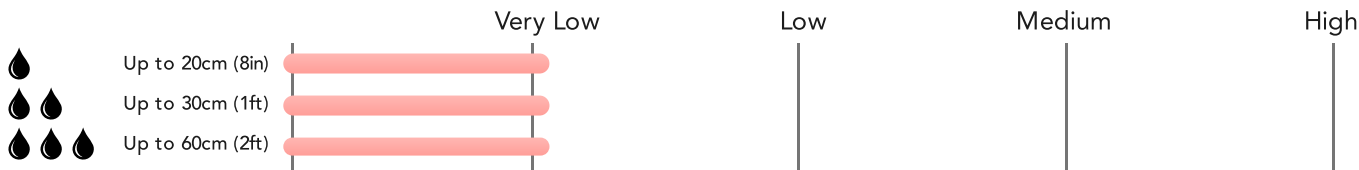


Risk Rating: Low

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:

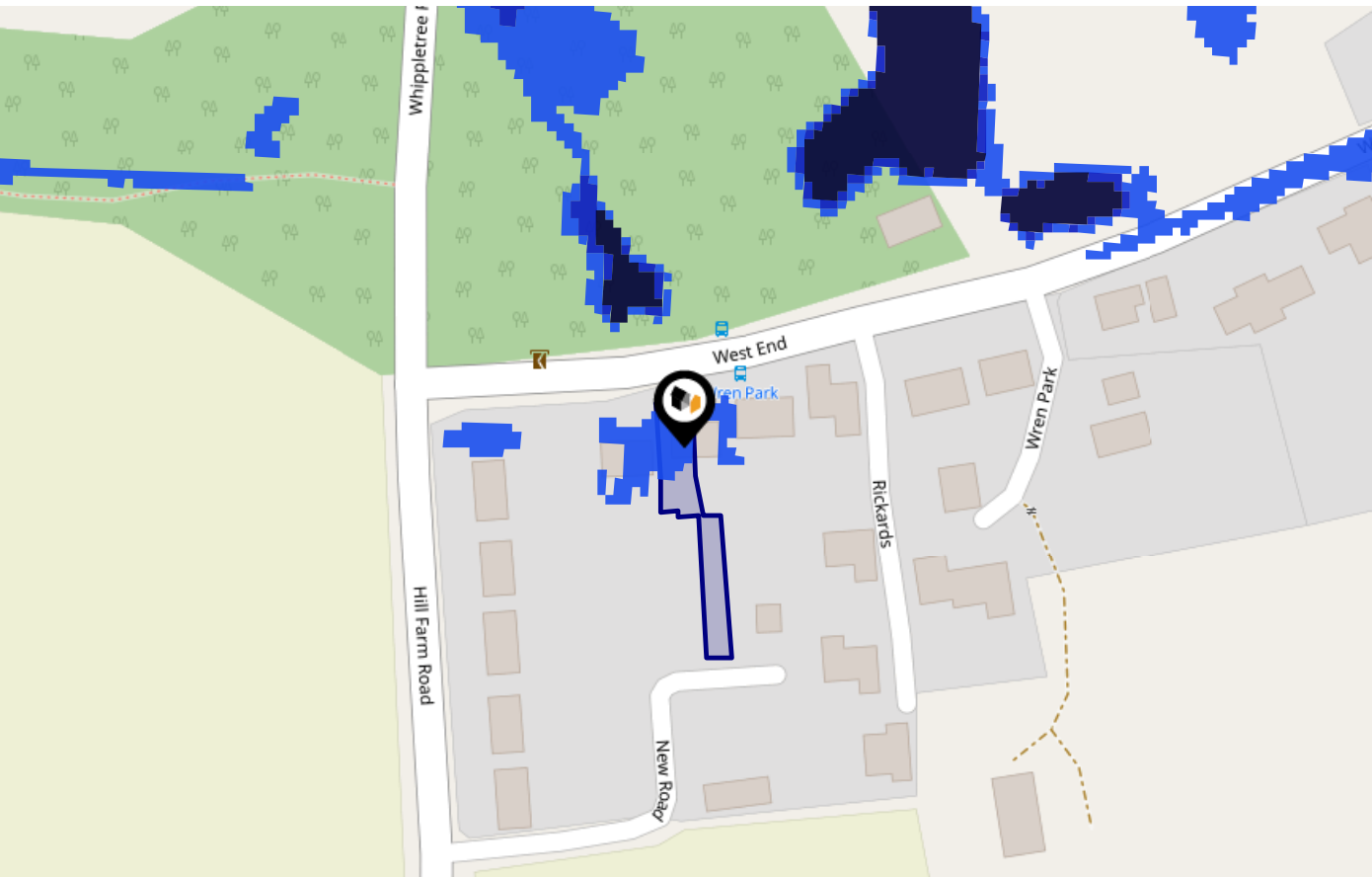


Flood Risk

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.

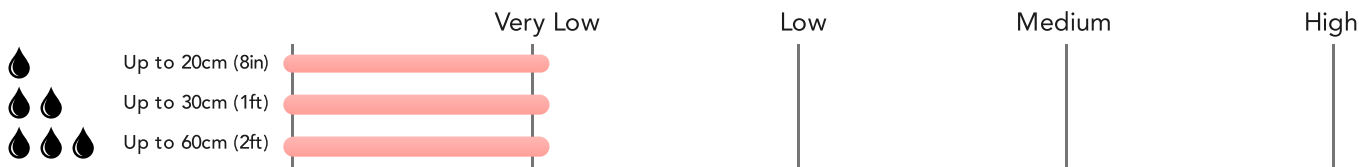


Risk Rating: Low

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

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

Chance of flooding to the following depths at this property:

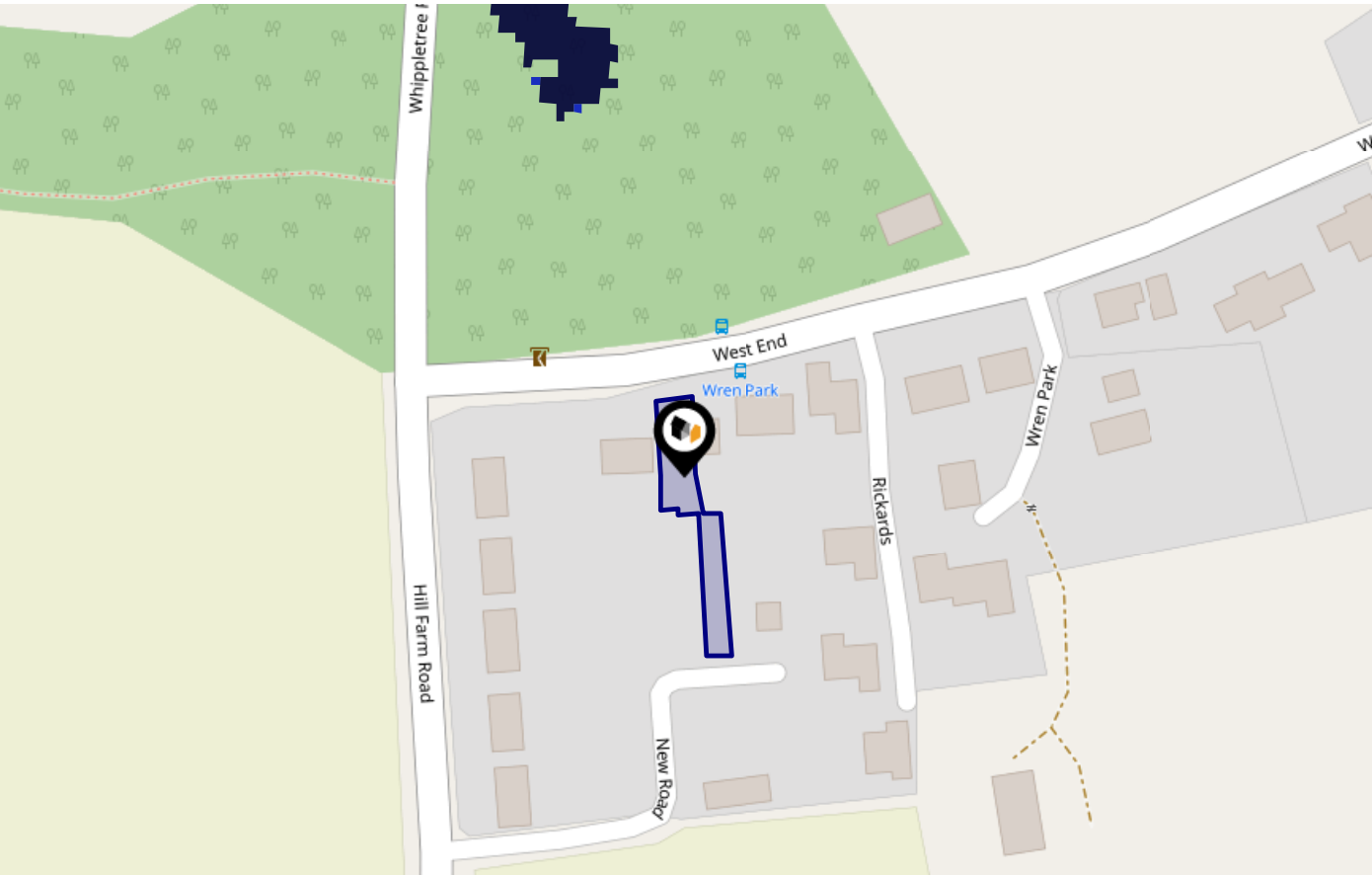


Flood Risk

Rivers & Seas - Flood Risk



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

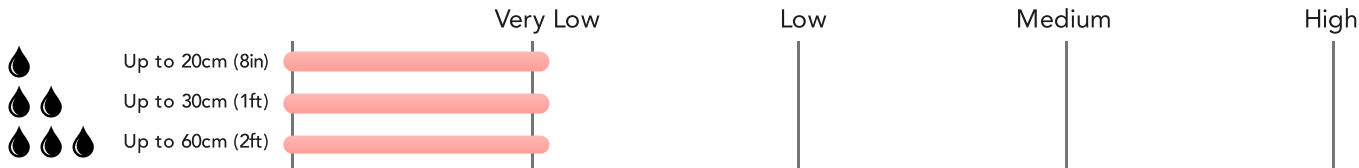


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

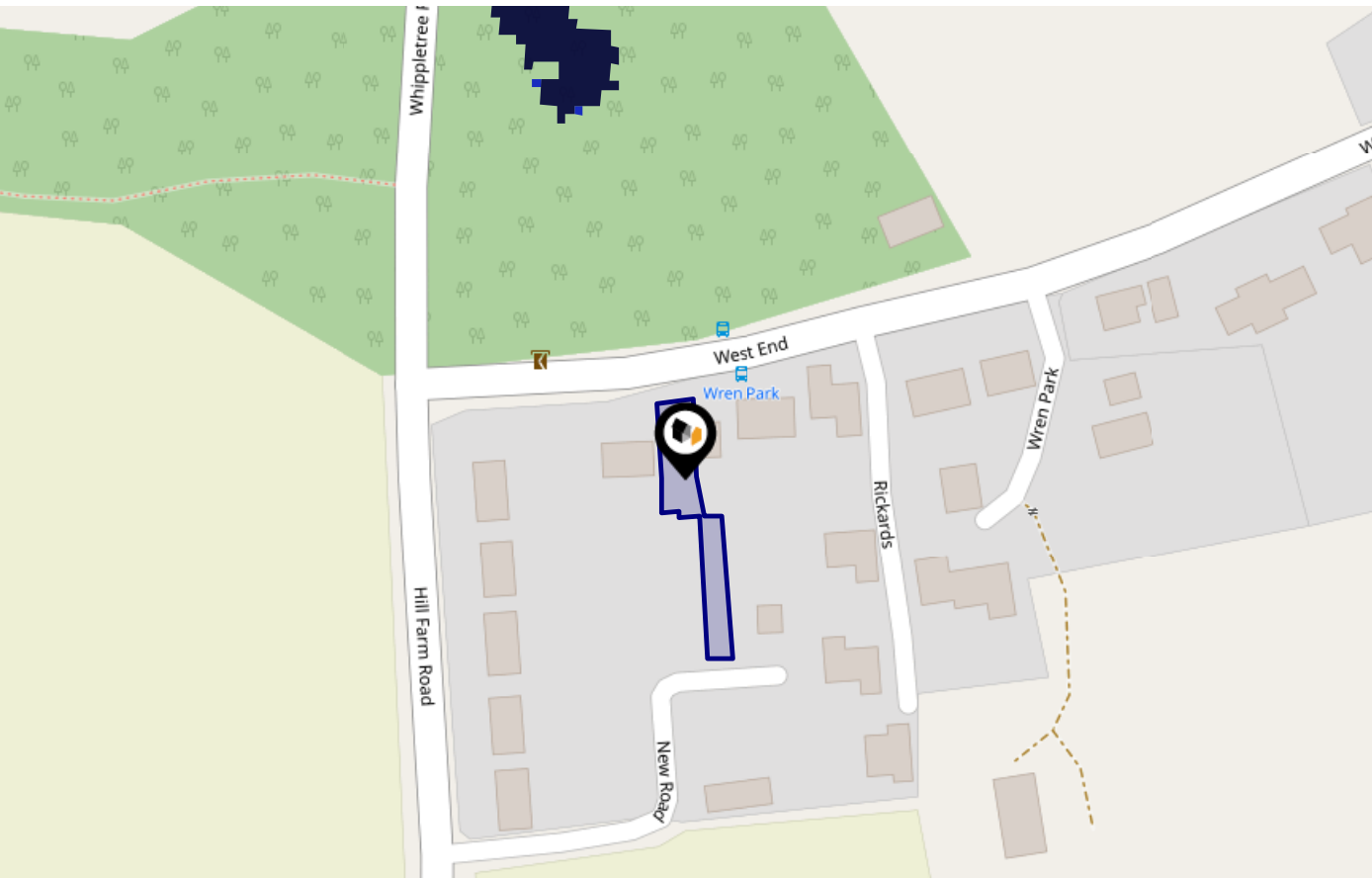


Flood Risk

Rivers & Seas - Climate Change



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

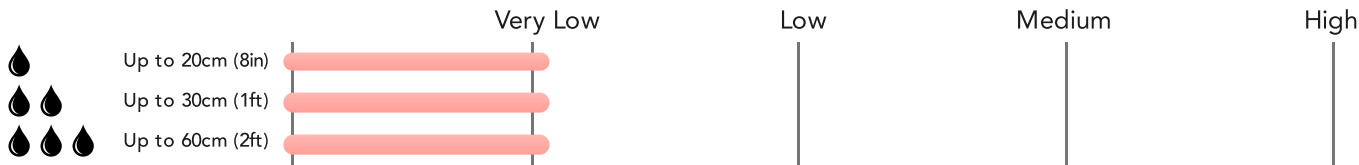


Risk Rating: Very low

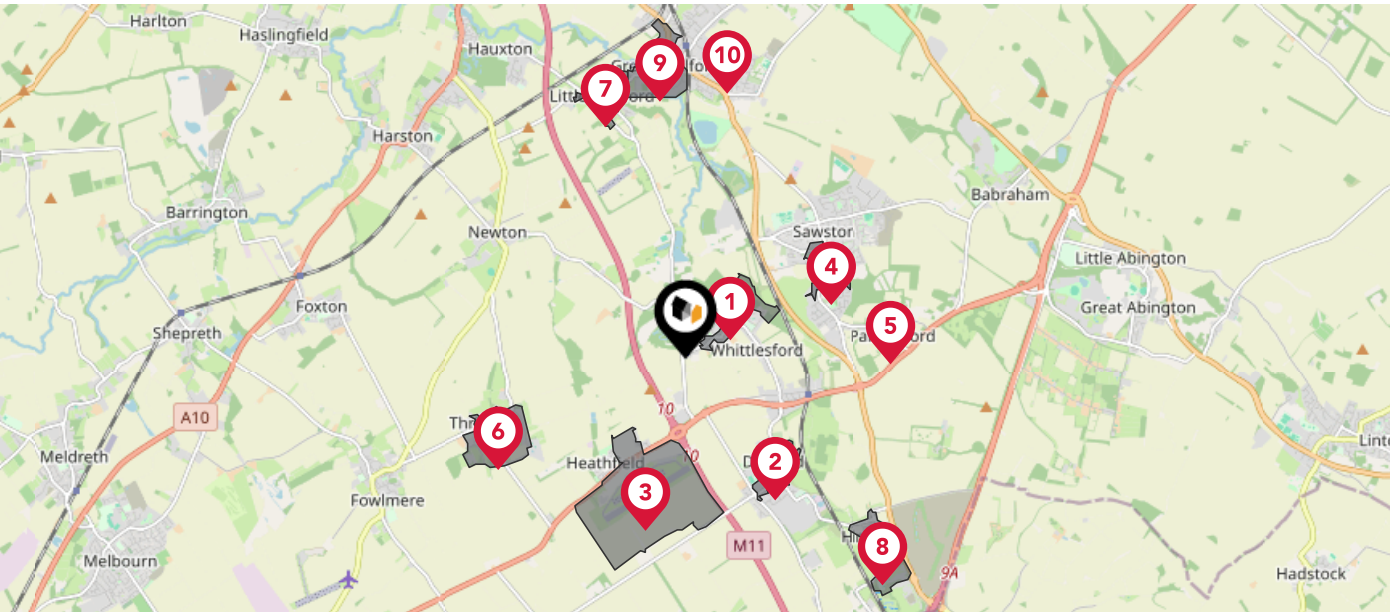
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



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	Whittlesford
2	Duxford
3	Duxford Airfield
4	Sawston
5	Pampisford
6	Thriplow
7	Little Shelford
8	Hinxton
9	Great Shelford
10	Stapleford

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

This map displays nearby coal mine entrances and their classifications.



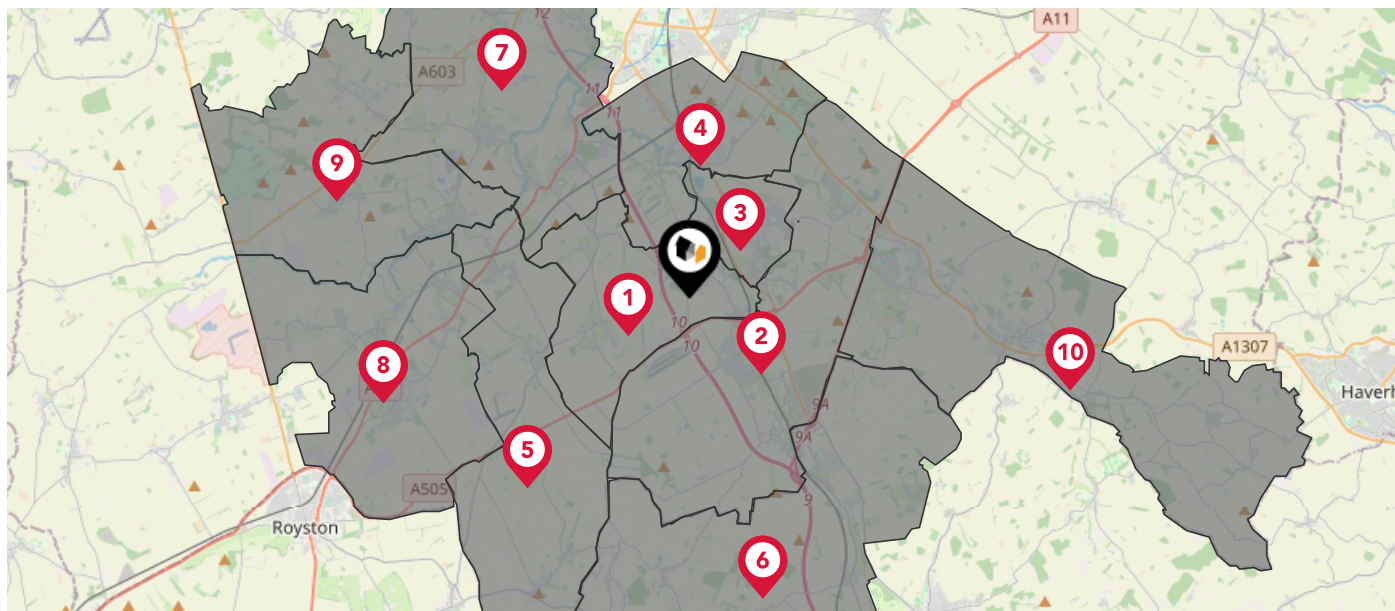
Mine Entry

- ✕ 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

Whittlesford Ward

2

Duxford Ward

3

Sawston Ward

4

Shelford Ward

5

Foxton Ward

6

Littlebury, Chesterford & Wenden Lofts Ward

7

Harston & Comberton Ward

8

Melbourn Ward

9

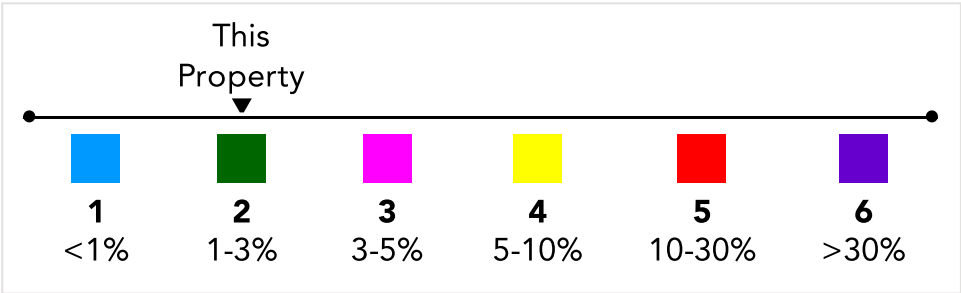
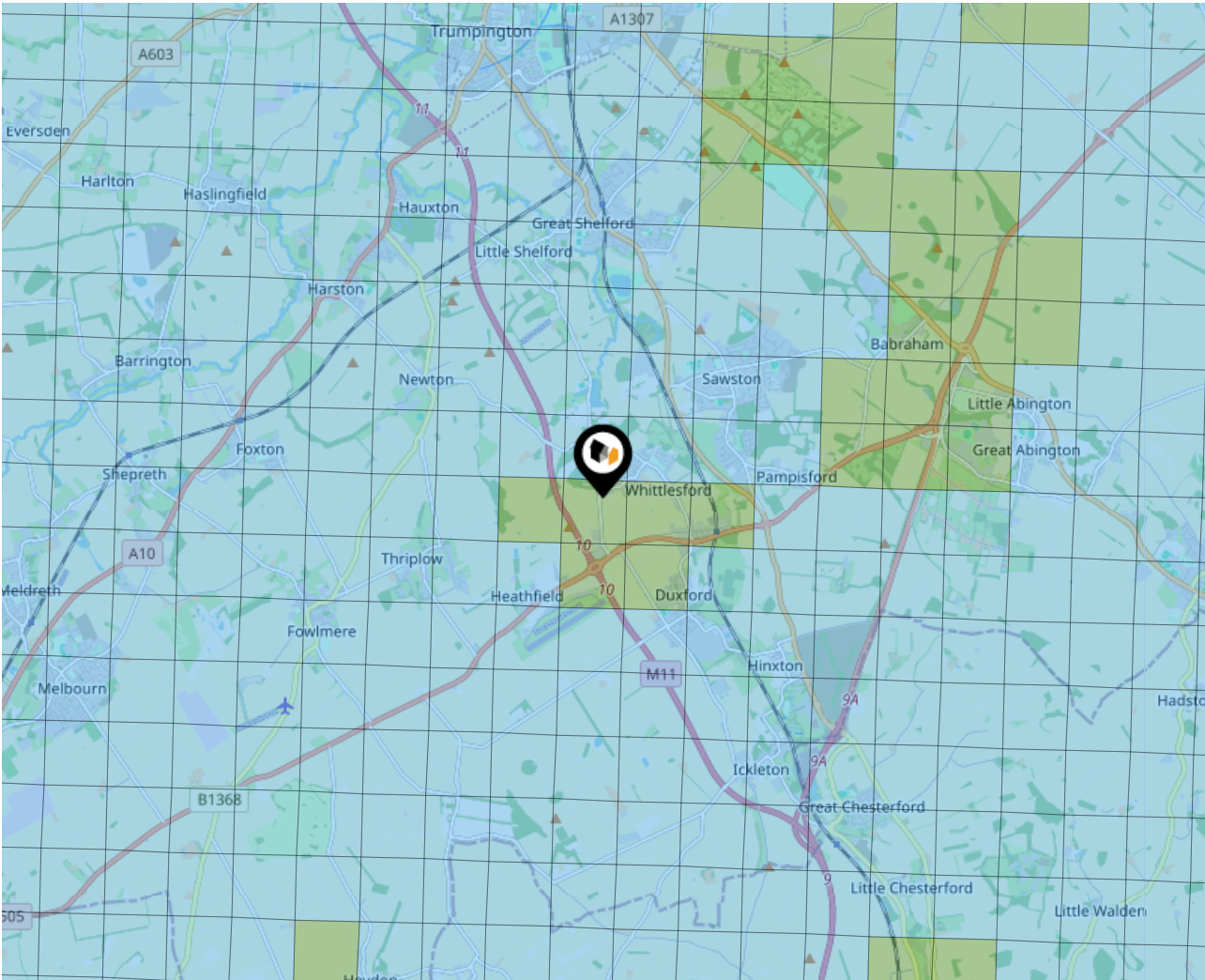
Barrington Ward

10

Linton Ward

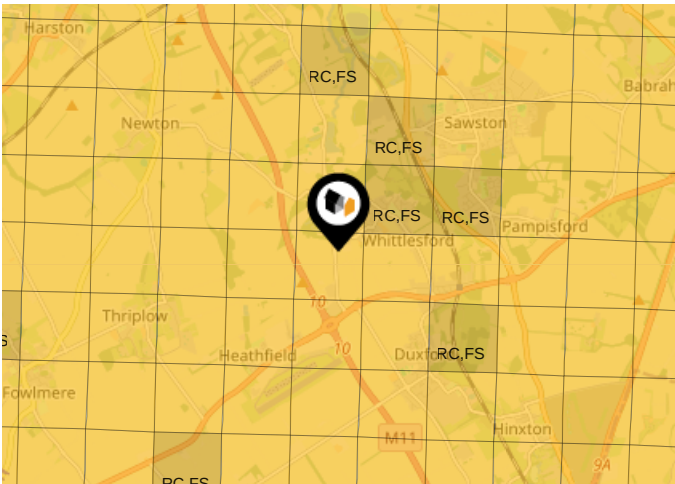
What is Radon?

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



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

Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY)		

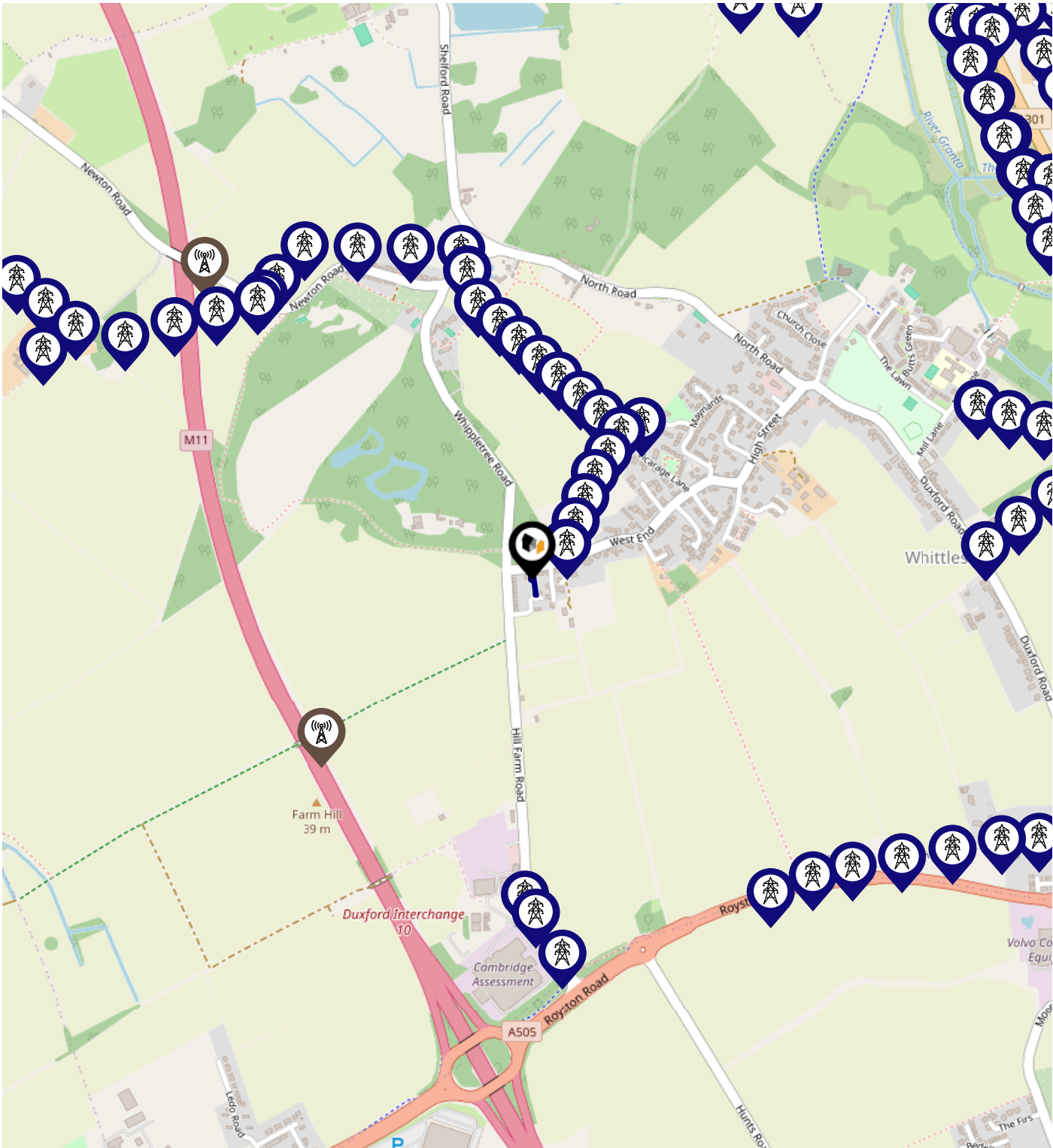


Primary Classifications (Most Common Clay Types)

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

Local Area

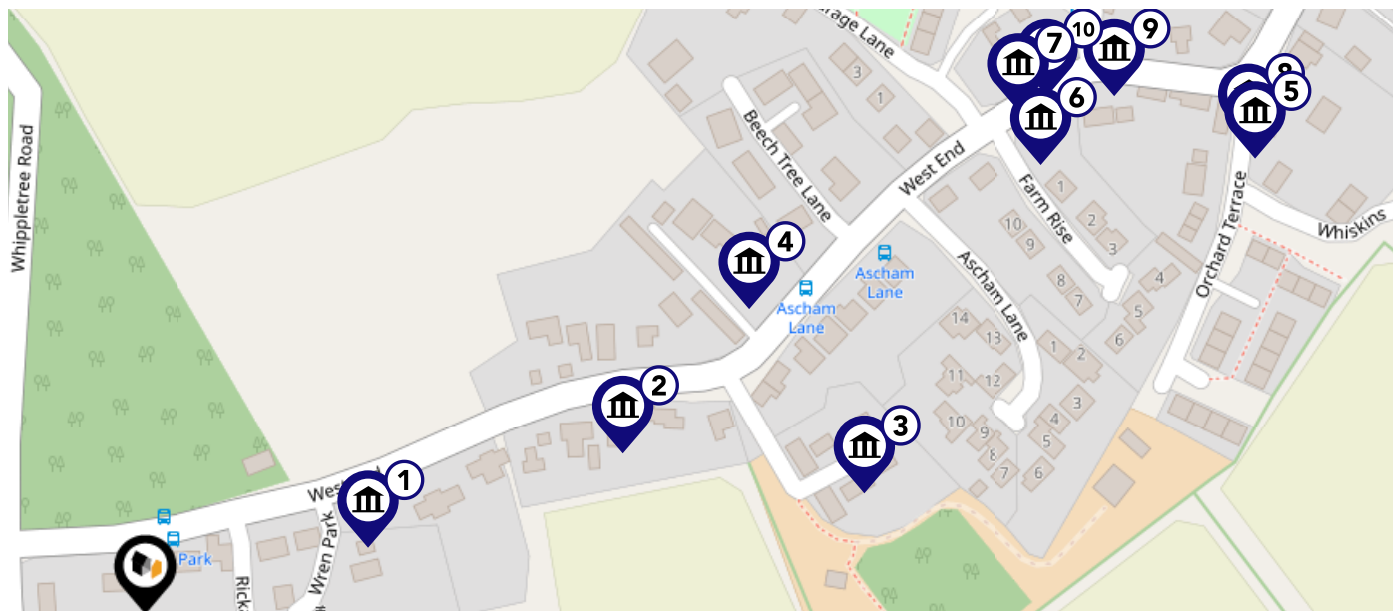
Masts & Pylons



Key:

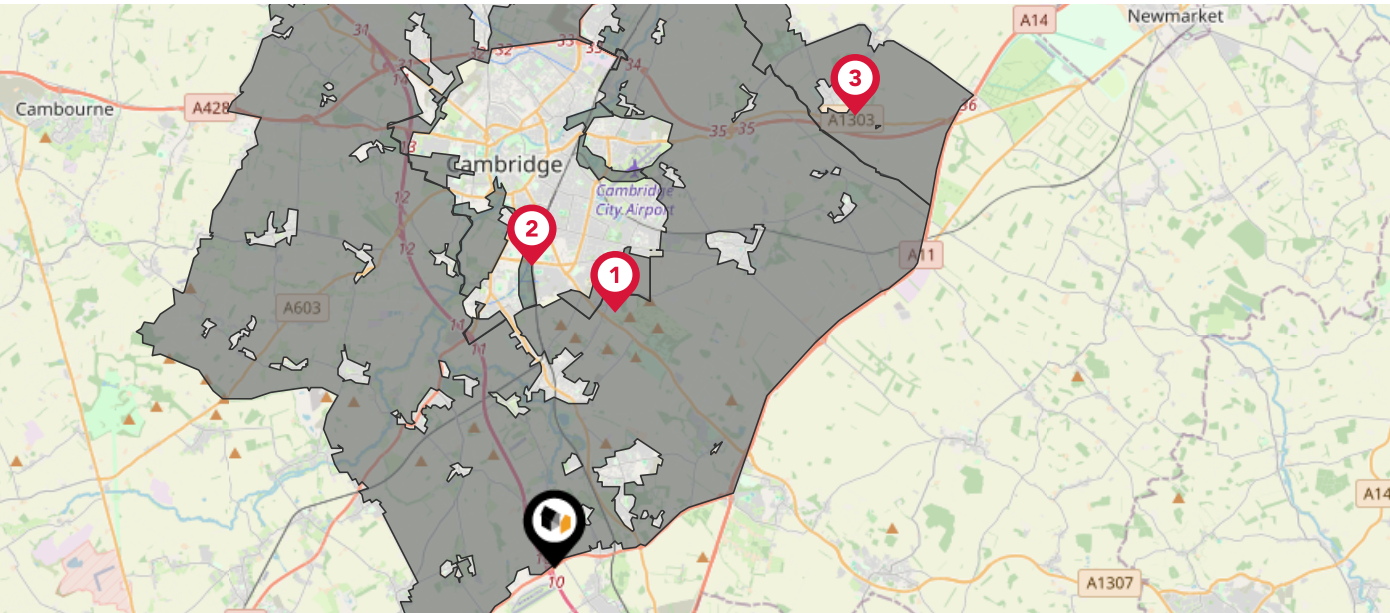
-  Power Pylons
-  Communication Masts

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



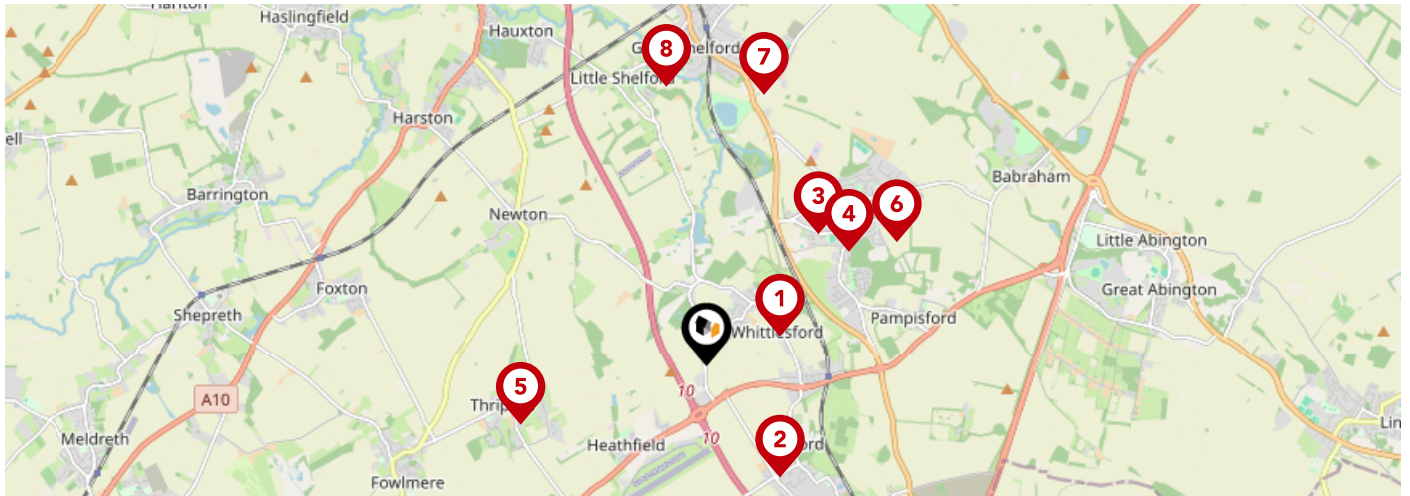
Listed Buildings in the local district		Grade	Distance
	1330998 - Oak Tree Cottage	Grade II	0.1 miles
	1127984 - Nuns Cottage	Grade II	0.1 miles
	1330997 - Barn To South East Of Parsonage Farmyard	Grade II	0.2 miles
	1127983 - Markings Farmhouse	Grade II	0.2 miles
	1165692 - 43 And 45, High Street	Grade II	0.3 miles
	1317159 - Reeds Cottage	Grade II	0.3 miles
	1317154 - Charity Farmhouse	Grade II	0.3 miles
	1128017 - Pump To West Of Number 43	Grade II	0.3 miles
	1317149 - Tudor Cottage	Grade II	0.3 miles
	1127982 - 10, West End	Grade II	0.3 miles

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

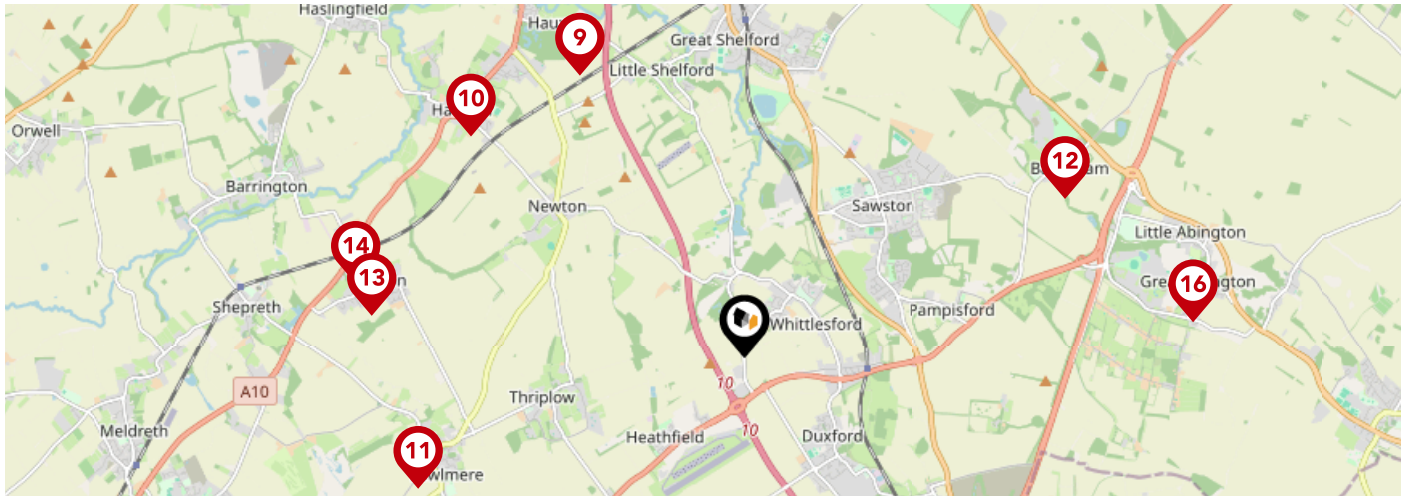


Nearby Green Belt Land

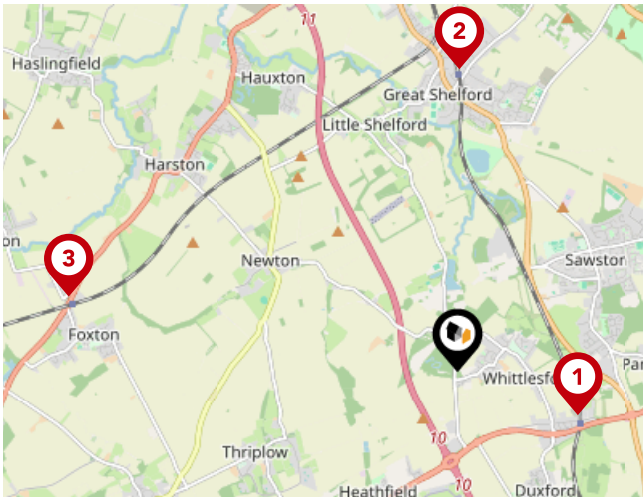
- 1 Cambridge Green Belt - Cambridge
- 2 Cambridge Green Belt - South Cambridgeshire
- 3 Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:0.72	☐	☒	☐	☐	☐
2	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:1.22	☐	☒	☐	☐	☐
3	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:1.56	☐	☐	☒	☐	☐
4	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:1.66	☐	☒	☐	☐	☐
5	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:1.78	☐	☒	☐	☐	☐
6	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:2.06	☐	☒	☐	☐	☐
7	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:2.51	☐	☒	☐	☐	☐
8	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:2.56	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:2.98	☐	☒	☐	☐	☐
	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:3.21	☐	☒	☐	☐	☐
	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:3.21	☐	☒	☐	☐	☐
	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:3.25	☐	☒	☐	☐	☐
	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:3.43	☐	☒	☐	☐	☐
	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:3.62	☐	☐	☒	☐	☐
	Great Chesterford Church of England Primary Academy Ofsted Rating: Good Pupils: 197 Distance:3.98	☐	☒	☐	☐	☐
	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:4.08	☐	☒	☐	☐	☐



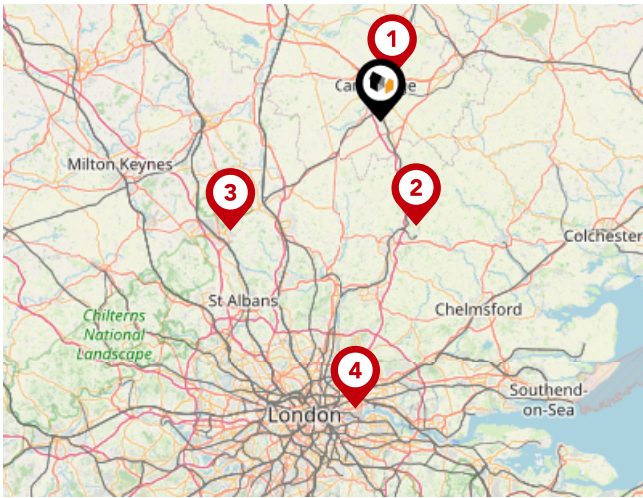
National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	1.16 miles
2	Shelford (Cambs) Rail Station	2.76 miles
3	Foxton Rail Station	3.61 miles



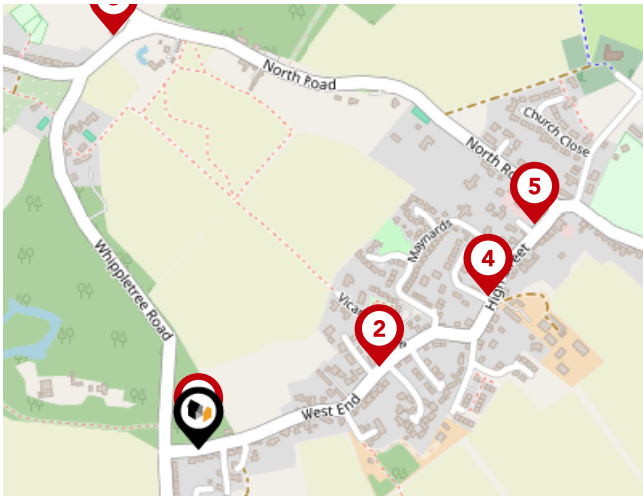
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	0.74 miles
2	M11 J11	3.86 miles
3	M11 J9	3.67 miles
4	M11 J12	6.22 miles
5	M11 J13	7.6 miles



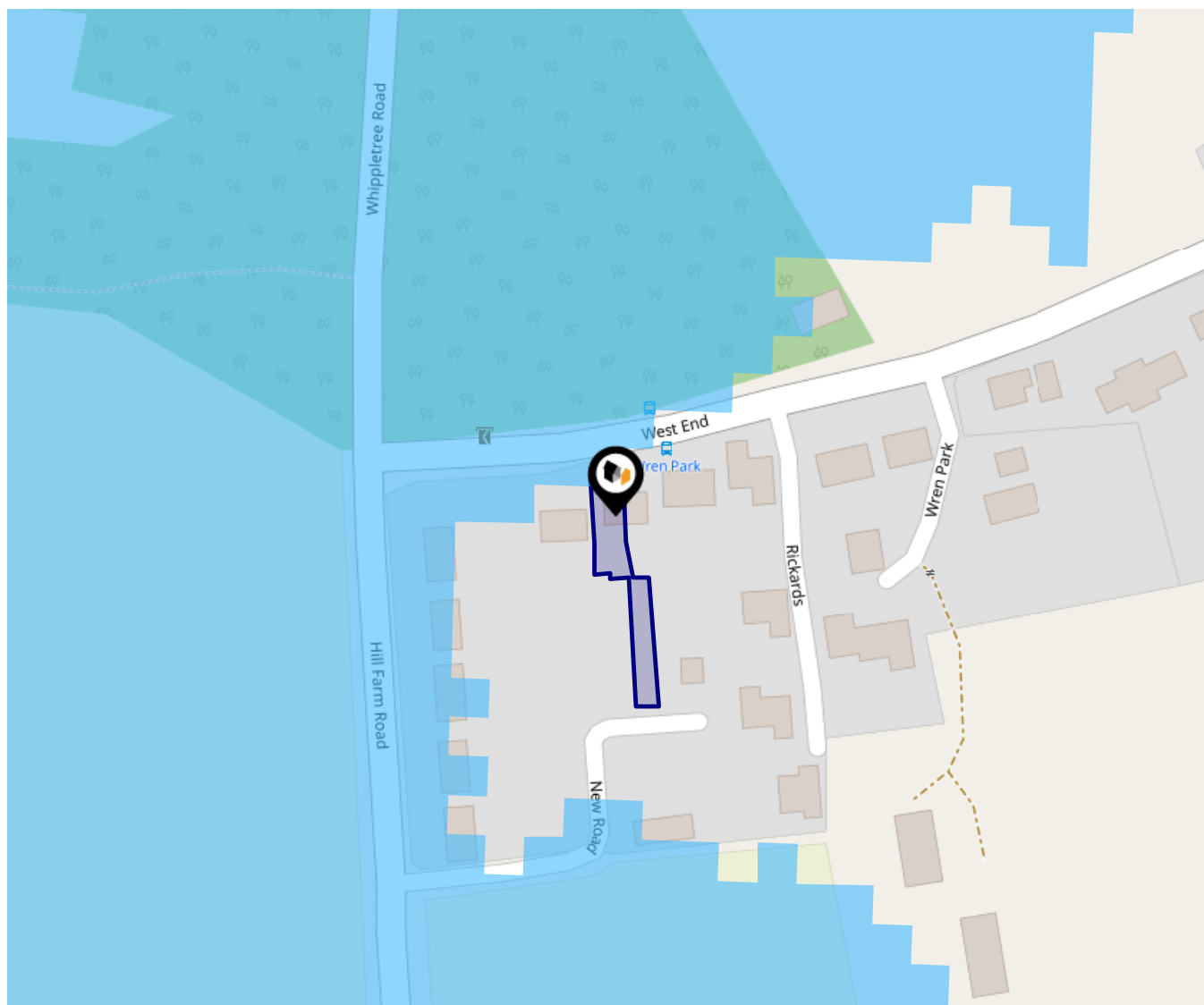
Airports/Helipads

Pin	Name	Distance
1	Cambridge	6.84 miles
2	Stansted Airport	15.97 miles
3	Luton Airport	27.15 miles
4	Silvertown	42.09 miles



Bus Stops/Stations

Pin	Name	Distance
1	Wren Park	0.02 miles
2	Ascham Lane	0.23 miles
3	Shelford Road	0.48 miles
4	Scotts Gardens	0.37 miles
5	Old School Lane	0.46 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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