

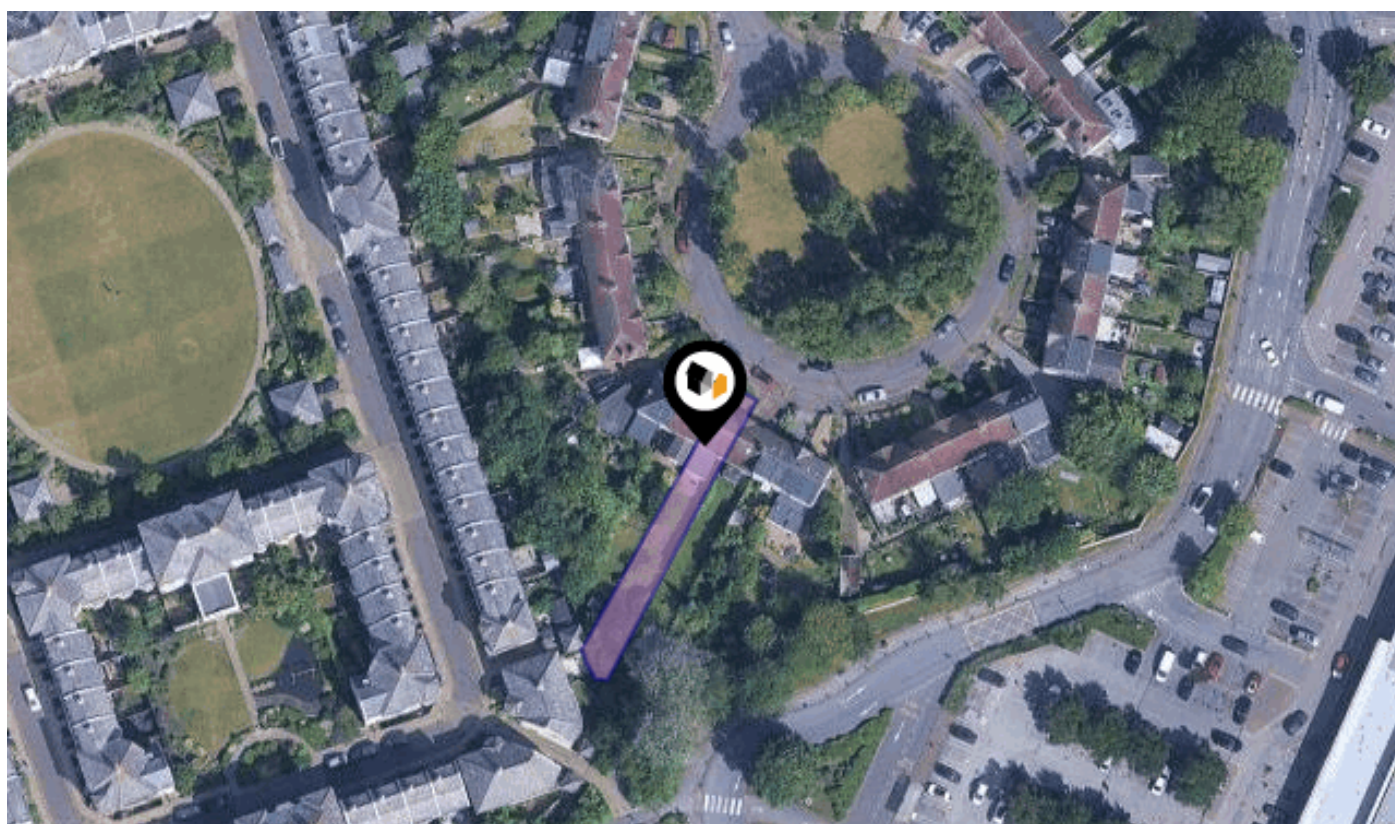


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MIR: Material Info

The Material Information Affecting this Property

Thursday 06th November 2025



SILVERWOOD CLOSE, CAMBRIDGE, CB1

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

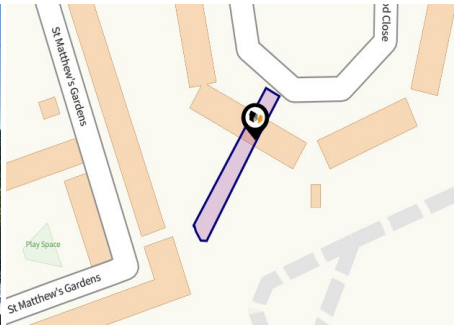
01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	914 ft ² / 85 m ²		
Plot Area:	0.07 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£2,094		
Title Number:	CB2204		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	Very low	6	80	1000
● Surface Water	Low	mb/s	mb/s	mb/s
				

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

Planning records for: **8A Silverwood Close Cambridge CB1 3HA**

Reference - 18/0229/FUL	
Decision:	Decided
Date:	13th February 2018
Description:	Proposed basement extension and associated internal alterations to the existing property.

Reference - 11/0359/FUL	
Decision:	Decided
Date:	06th June 2011
Description:	Two storey extension to provide garage, storage and gym.

Planning records for: **65A Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 13/1261/CLUED	
Decision:	Decided
Date:	12th September 2013
Description:	Application for a Certificate of Lawfulness under Section 191 to confirm the separation of 65A Silverwood Close from 65 Silverwood Close - ie 65A to be classed as a separate dwelling unit.

Reference - 13/0559/FUL	
Decision:	Withdrawn
Date:	24th April 2013
Description:	Proposed separation of one bedroom house (No.65a) from the three bedroom house at No. 65 Silverwood Close.

Planning records for: **65A Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 14/0212/CLUED	
Decision:	Decided
Date:	13th February 2014
Description:	Application for a certificate of lawfulness under Section 191 for the separation of 65A from 65 Silverwood Close.

Planning records for: **1 Silverwood Close Cambridge CB1 3HA**

Reference - 20/04070/FUL	
Decision:	Decided
Date:	02nd October 2020
Description:	Conversion of existing dwelling to 2no dwellings including single storey rear extensions, first floor rear extension on new dwelling and roof extension to main dwelling.

Reference - 15/0556/FUL	
Decision:	Decided
Date:	01st April 2015
Description:	Single storey rear extension

Reference - 21/03542/FUL	
Decision:	Decided
Date:	02nd August 2021
Description:	Demolition of existing single storey element. Conversion of single dwelling into two separate dwellings with single storey rear extension, rear box dormer and dropped kerb.

Planning records for: **1 Silverwood Close Cambridge CB1 3HA**

Reference - 20/02869/FUL	
Decision:	Withdrawn
Date:	29th June 2020
Description:	Conversion of single dwelling into two separate dwellings complete with additional rear extensions and loft conversion to main dwelling

Reference - C/02/0046	
Decision:	-
Date:	15th January 2002
Description:	Variation of condition 4 of application C/98/0891/FP to enable the existing side extension to be used as a separate self contained residential unit.

Planning records for: **10 Silverwood Close Cambridge CB1 3HA**

Reference - 20/02600/CLUED	
Decision:	Decided
Date:	05th June 2020
Description:	Certificate of lawfulness for a existing single storey outbuilding

Reference - 06/1223/FUL	
Decision:	Decided
Date:	10th November 2006
Description:	Part two storey, part single storey rear extension to existing dwelling house.

Planning records for: **10 Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 07/0359/FUL	
Decision:	Decided
Date:	03rd April 2007
Description:	Single storey rear extension.

Reference - 05/0669/CL2PD	
Decision:	Decided
Date:	16th June 2005
Description:	Application for a Certificate of lawfulness (S192) - proposed flat roofed rear dormer.

Planning records for: **12 Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 23/00456/FUL	
Decision:	Decided
Date:	07th February 2023
Description:	Residential development consisting of 1no. one and half storey detached dwelling with associated access, parking and amenity (revised proposal following a withdrawal).

Reference - 22/05418/FUL	
Decision:	Withdrawn
Date:	15th December 2022
Description:	Residential development consisting of 2 No. one and half storey semi detached dwellings with associated access, parking and amenity.

Planning records for: *Land At The Back Of 12 Silverwood Close Cambridge Cambridgeshire CB1 3HA*

Reference - 22/1475/TTCA	
Decision:	Decided
Date:	15th December 2022
Description:	(T1) Horse Chestnut Tag 209 - upper crown reduction of 3.5 meters.

Planning records for: *15 Silverwood Close Cambridge Cambridgeshire CB1 3HA*

Reference - 19/0249/COND3	
Decision:	Decided
Date:	05th July 2019
Description:	Condition 3 - Materials details

Reference - 18/0010/FUL	
Decision:	Decided
Date:	04th January 2018
Description:	Single storey rear extension

Reference - 19/0249/FUL	
Decision:	Decided
Date:	22nd February 2019
Description:	Erection of outbuilding to the rear.

Planning records for: **17 Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 09/0247/CL2PD	
Decision:	Decided
Date:	23rd March 2009
Description:	Application for a certificate of lawfulness under Section 192 for a roof extension.

Planning records for: **18 Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 10/1108/FUL	
Decision:	-
Date:	02nd November 2010
Description:	Detached garden annexe.

Reference - 09/0408/FUL	
Decision:	Decided
Date:	07th May 2009
Description:	Single storey side extension (retrospective).

Reference - 06/0616/CL2PD	
Decision:	Decided
Date:	07th June 2006
Description:	Application for a certificate of lawfulness under Section 192 for a proposed rear dormer and other alterations to roof.

Planning records for: **19 Silverwood Close Cambridge CB1 3HA**

Reference - 17/0484/FUL	
Decision:	Decided
Date:	15th March 2017
Description:	Single storey rear and part two storey rear extensions.

Planning records for: **22 Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 12/0660/FUL	
Decision:	Decided
Date:	23rd May 2012
Description:	Single storey side and rear extension.

Planning records for: **24 Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 15/1801/FUL	
Decision:	Decided
Date:	25th September 2015
Description:	Installation of external wall insulation to front and rear elevations

Planning records for: **28 Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 15/0782/FUL	
Decision:	Decided
Date:	11th May 2015
Description:	Installation of render on to the front, right hand side and rear of the property

Planning records for: **32 Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 15/1793/FUL	
Decision:	Decided
Date:	28th September 2015
Description:	Installation of external wall insulation to front and rear elevations, excluding extension.

Planning records for: **33 Silverwood Close Cambridge CB1 3HA**

Reference - 16/0784/FUL	
Decision:	Decided
Date:	10th May 2016
Description:	Insulation of external wall thermal insulation - SPS (100mm) Envirowall, external wall insulation, Lambdatherm grey eps insulation system with acrylic topcoat finish in Magnolia (K10110) - front, side and rear elevations.

Reference - 21/00048/PRI01A	
Decision:	Decided
Date:	05th January 2021
Description:	Flat roofed single storey rear extension

Planning records for: **38 Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 17/1425/GPE	
Decision:	Decided
Date:	11th August 2017
Description:	Single storey rear extension.

Planning records for: **39 Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 14/1345/NMA	
Decision:	Awaiting decision
Date:	15th August 2014
Description:	Non material amendment on application 14/0303/FUL to 1. Move the Eastern Elevation of the extension 800mm further East to increase floor space; 2. Increase the size of the folding sliding doors on the South elevation in accordance with the Eastern elevation expansion; 3. Increase the roof height of the extension from 3100mm to 3300mm; 4. Add a small window to the Western elevation.

Reference - 16/0482/FUL	
Decision:	Decided
Date:	11th April 2016
Description:	Installation of external wall thermal insulation to front, side and rear elevations.

Reference - 14/0303/FUL	
Decision:	Decided
Date:	03rd March 2014
Description:	Construction of a single storey extension to the rear of the property (demolishing and replacing previous conservatory).

Planning records for: **4 Silverwood Close Cambridge CB1 3HA**

Reference - C/04/0648	
Decision:	Decided
Date:	17th June 2004
Description:	First floor rear extension to dwelling.

Planning records for: **4 Silverwood Close Cambridge CB1 3HA**

Reference - C/03/0855	
Decision:	-
Date:	11th August 2003
Description:	Erection of first floor extension to rear of dwelling.

Planning records for: **40 Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 16/0786/FUL	
Decision:	Decided
Date:	27th April 2016
Description:	Insulation of external wall thermal insulation - SPS (100mm) Envirowall, external wall insulation, Lambdatherm Grey eps insulation system with acrylic topocoat finish in Magnolia (K10110)

Reference - 13/1119/FUL	
Decision:	Decided
Date:	29th July 2013
Description:	Single storey rear extension (following demolition of existing lean-to and outbuilding)

Planning records for: **42 Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 25/01759/HFUL	
Decision:	Decided
Date:	06th May 2025
Description:	Single storey rear extension, following demolition of conservatory.

Planning records for: **46 Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 22/03260/HFUL	
Decision:	Decided
Date:	18th July 2022
Description:	Extension of insulation to cover the 20cm exposed strip on side elevation, addition of insulation to entire front elevation wall and addition of insulation to top surface of bay window and re-covering with existing metal cladding.

Reference - 06/0578/FUL	
Decision:	Decided
Date:	30th May 2006
Description:	Erection of a two storey rear extension.

Reference - 12/1073/FUL	
Decision:	Decided
Date:	31st August 2012
Description:	Single storey rear extension, demolition of the existing concrete blockwork garage and erection of a new garage/store adjoining no.46 Silverwood Close.

Planning records for: **47 Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 25/01046/CL2PD	
Decision:	Awaiting decision
Date:	17th March 2025
Description:	Certificate of lawfulness under S192 for a roof extension incorporating rear box dormer and 3no. front roof lights.

Planning records for: **51 Silverwood Close Cambridge CB1 3HA**

Reference - 12/1087/FUL
Decision: Decided
Date: 23rd August 2012
Description: Proposed Loft Conversion

Reference - 11/1082/FUL
Decision: Decided
Date: 13th September 2011
Description: Double garage with playroom over following demolition of garage and shed

Reference - 11/1467/FUL
Decision: Decided
Date: 01st December 2011
Description: Double garage with playroom over.

Reference - C/02/0448
Decision: Decided
Date: 19th April 2002
Description: Erection of a two storey rear extension to existing dwelling house.

Planning records for: **54 Silverwood Close Cambridge CB1 3HA**

Reference - 21/04589/CL2PD	
Decision:	Decided
Date:	19th October 2021
Description:	Certificate of lawfulness under S192 for a proposed rear box dormer roof extension.

Planning records for: **6 Silverwood Close Cambridge CB1 3HA**

Reference - 13/1253/FUL	
Decision:	Decided
Date:	05th September 2013
Description:	Retrofitting insulation externally and internally, loft conversion and roof extension incorporating roof light to front roof face, ground floor rear extension, construction of home office at garden rear, installation of photovoltaic panels and construction of dropped kerb providing off-street parking.

Planning records for: **60 Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 10/1109/FUL	
Decision:	-
Date:	02nd November 2010
Description:	Detached garden annex.

Planning records for: **61 Silverwood Close Cambridge CB1 3HA**

Reference - 20/01989/PRI01A	
Decision:	Decided
Date:	06th April 2020
Description:	Single storey rear extension

Planning records for: **62 Silverwood Close Cambridge CB1 3HA**

Reference - 19/0389/FUL	
Decision:	Awaiting decision
Date:	21st March 2019
Description:	Change of use to a large HMO (sui generis use class) with seven bedrooms serving seven people.

Planning records for: **63 Silverwood Close Cambridge CB1 3HA**

Reference - 20/01984/PRI01A	
Decision:	Decided
Date:	06th April 2020
Description:	Single storey rear extension

Planning records for: **64 Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 06/0615/CL2PD	
Decision:	Decided
Date:	07th June 2006
Description:	Application for a Certificate of Lawfulness under Section 192 for the proposed erection of a rear roof dormer.

Planning records for: **65 Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 07/0433/FUL	
Decision:	Decided
Date:	23rd April 2007
Description:	Two rear dormers.

Planning records for: **65 Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 06/1262/FUL	
Decision:	Decided
Date:	21st November 2006
Description:	Rear dormer.

Planning records for: **8 Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 05/0278/FUL	
Decision:	Decided
Date:	07th March 2005
Description:	Erection of a 3 bedroom house with garage.

Reference - 07/0676/FUL	
Decision:	Decided
Date:	11th July 2007
Description:	Conversion of existing two storey house into two self contained flats.

Reference - 04/1276/FUL	
Decision:	Decided
Date:	17th December 2004
Description:	Erection of 1no 3bedroom house with garage.

Planning records for: **8 Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 07/0099/FUL	
Decision:	Decided
Date:	30th January 2007
Description:	Conversion of existing two storey house into two self-contained flats (including alterations and creation of roof terrace).

Planning records for: **9 Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 06/0529/FUL	
Decision:	Decided
Date:	17th May 2006
Description:	Change of use of outbuilding (ancillary to main dwelling) to 2 bed chalet bungalow including new roof.

Reference - 05/0906/COU	
Decision:	Decided
Date:	18th August 2005
Description:	Change of use from outbuilding (ancillary to main dwelling) to 3 bedroom bungalow.

Reference - C/02/1149	
Decision:	Decided
Date:	05th November 2002
Description:	Erection of single storey extensions to front side and rear to existing dwelling house.

Planning records for: **9 Silverwood Close Cambridge Cambridgeshire CB1 3HA**

Reference - 05/0016/FUL	
Decision:	Decided
Date:	21st February 2005
Description:	Retrospective application for the erection of a single-storey, detached outbuilding in the rear garden of a dwelling to provide a hobby workshop, and three bedrooms for let, with ancillary shower/toilet and kitchen facilities.

Reference - C/01/1280	
Decision:	-
Date:	27th November 2001
Description:	Erection of a part two storey, part single storey side and rear extension.





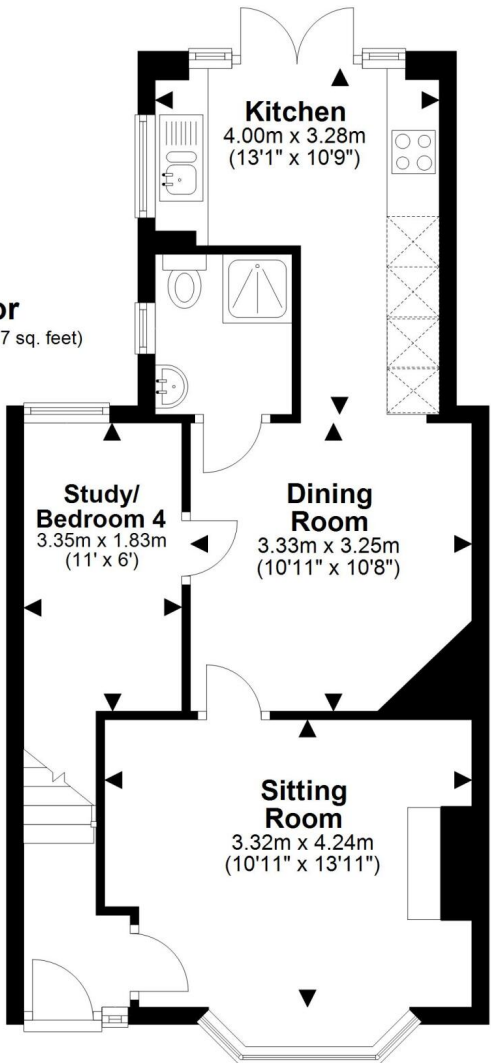


SILVERWOOD CLOSE, CAMBRIDGE, CB1



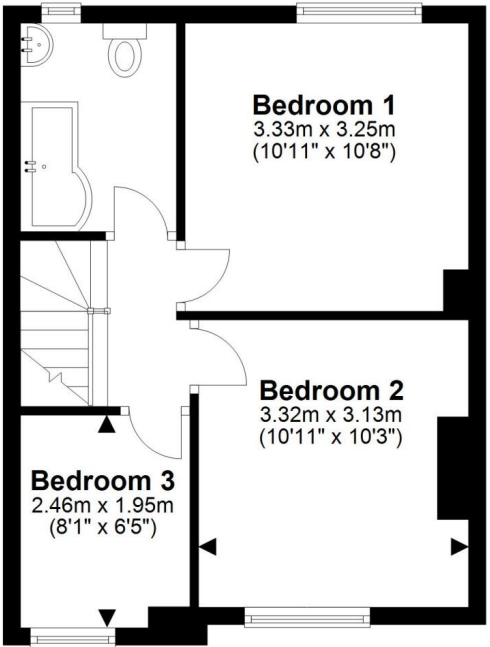
Ground Floor

Approx. 48.7 sq. metres (524.7 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.9 sq. feet)

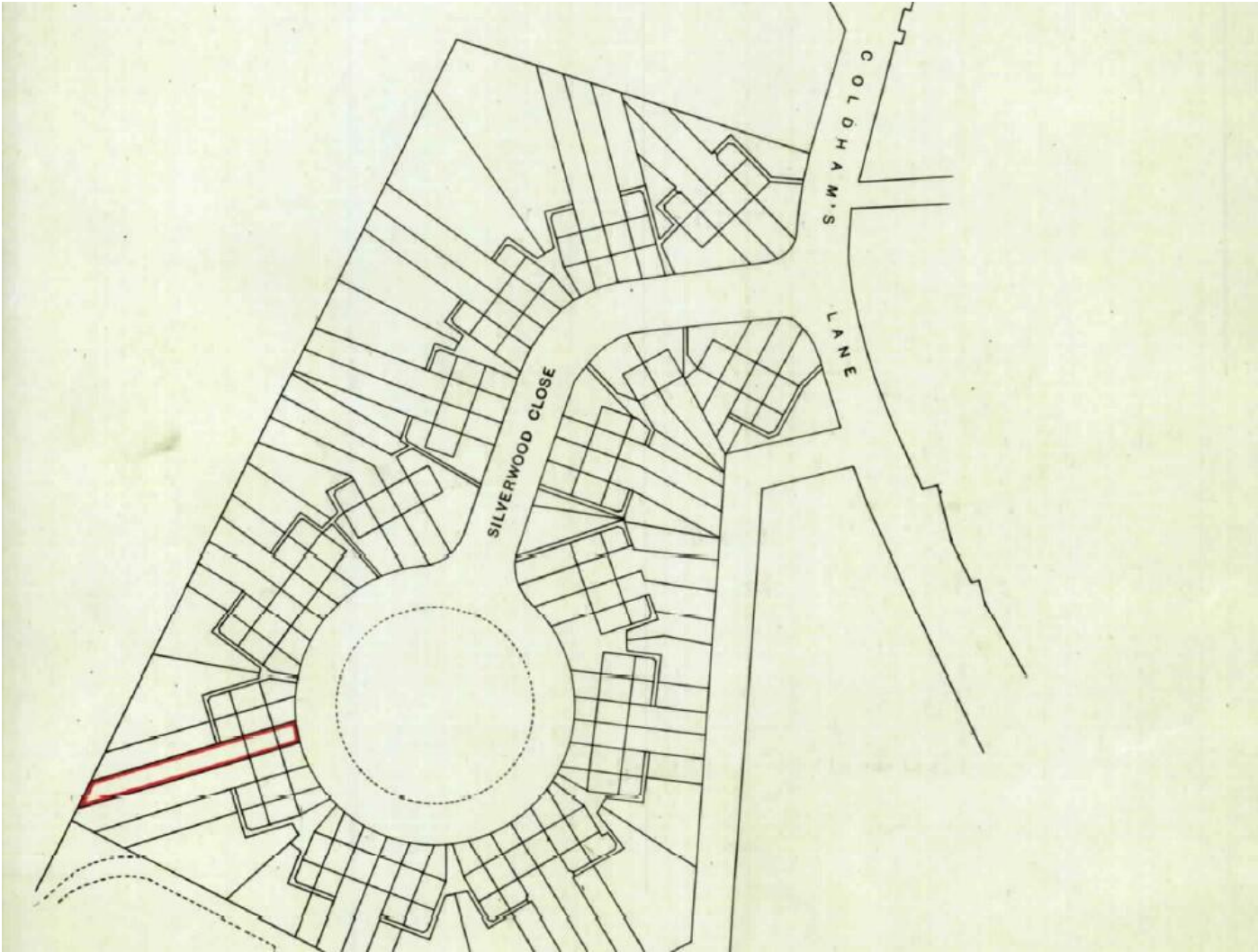


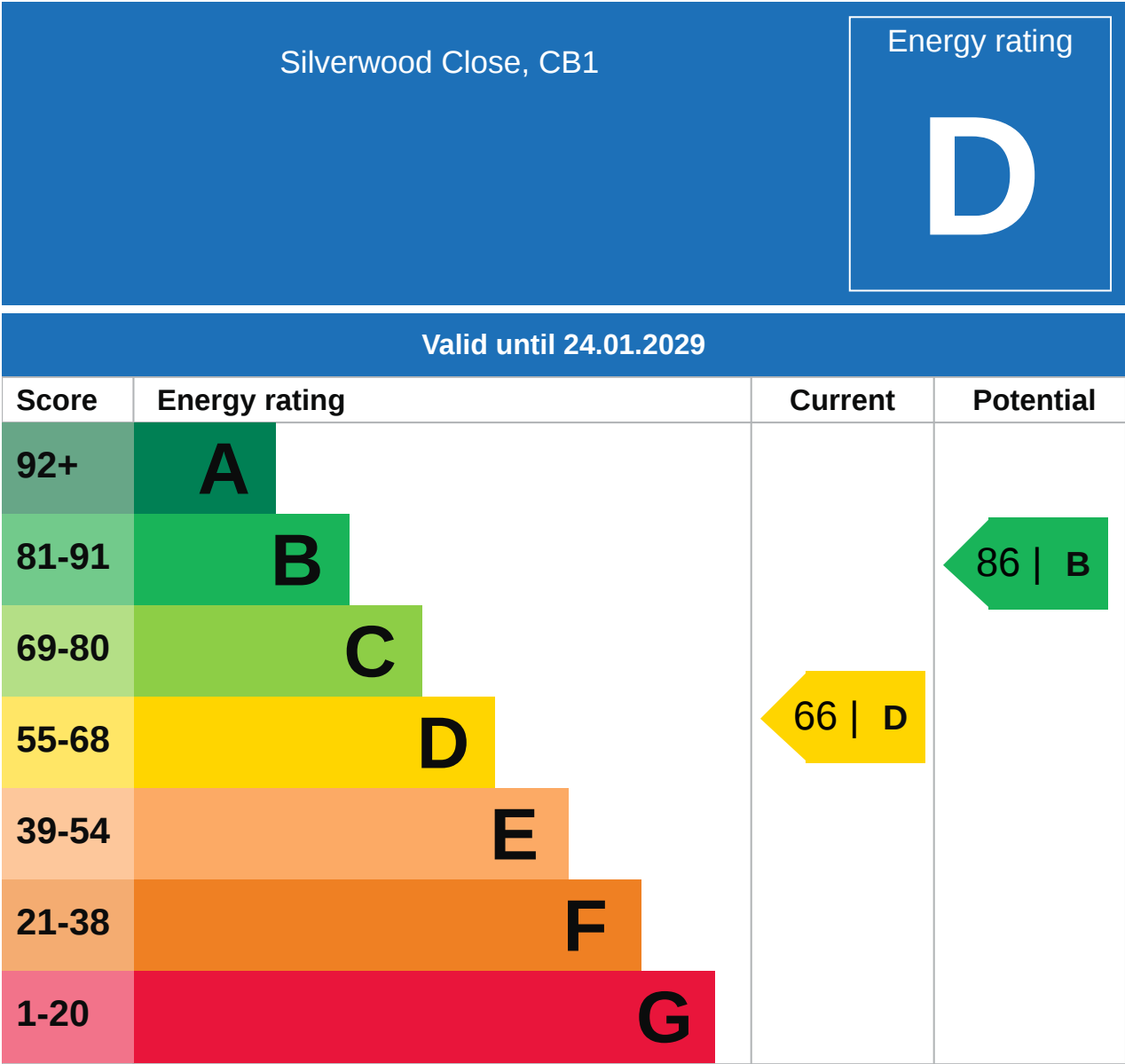
Total area: approx. 84.1 sq. metres (905.6 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2

Plan produced using PlanUp.

SILVERWOOD CLOSE, CAMBRIDGE, CB1





Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (social)
Energy Tariff:	Dual
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	85 m ²

Accessibility / Adaptations

Conversion and window replacement added by previous owner prior to 03/2004

Rights of Way (Public & Private)

Access right to back garden over neighbouring properties

Construction Type

approx 1950 - brick

Electricity Supply

Huddle

Gas Supply

Huddle

Central Heating

Gas boiler

Water Supply

Anglian Water

Drainage

Anglian 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



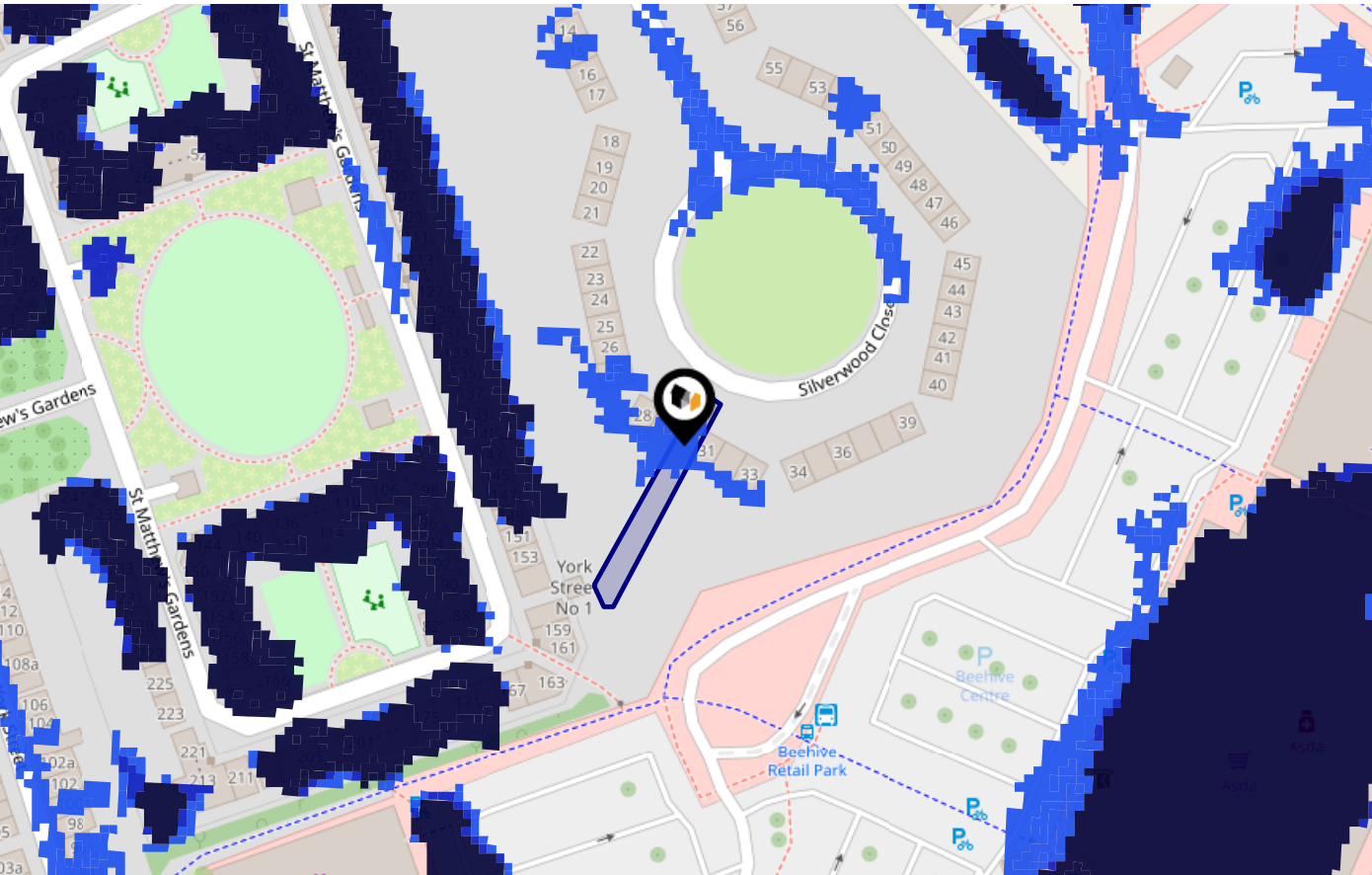
/cookecurtisco

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.

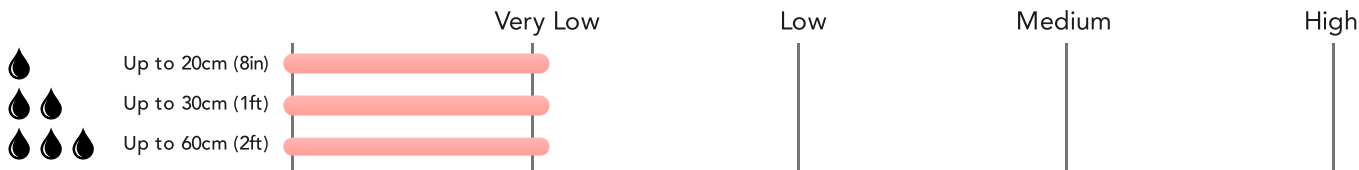


Risk Rating: Low

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:

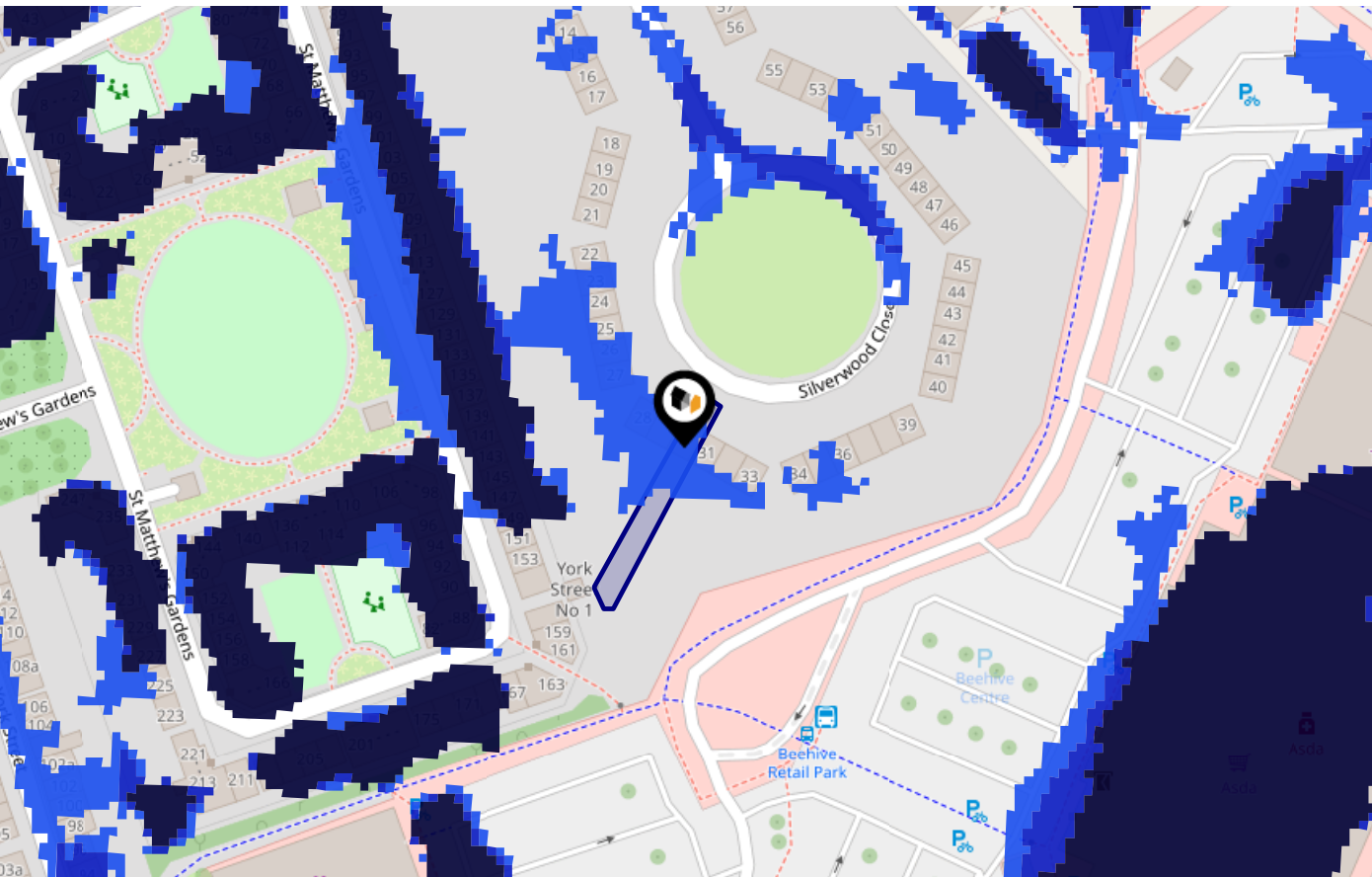


Flood Risk

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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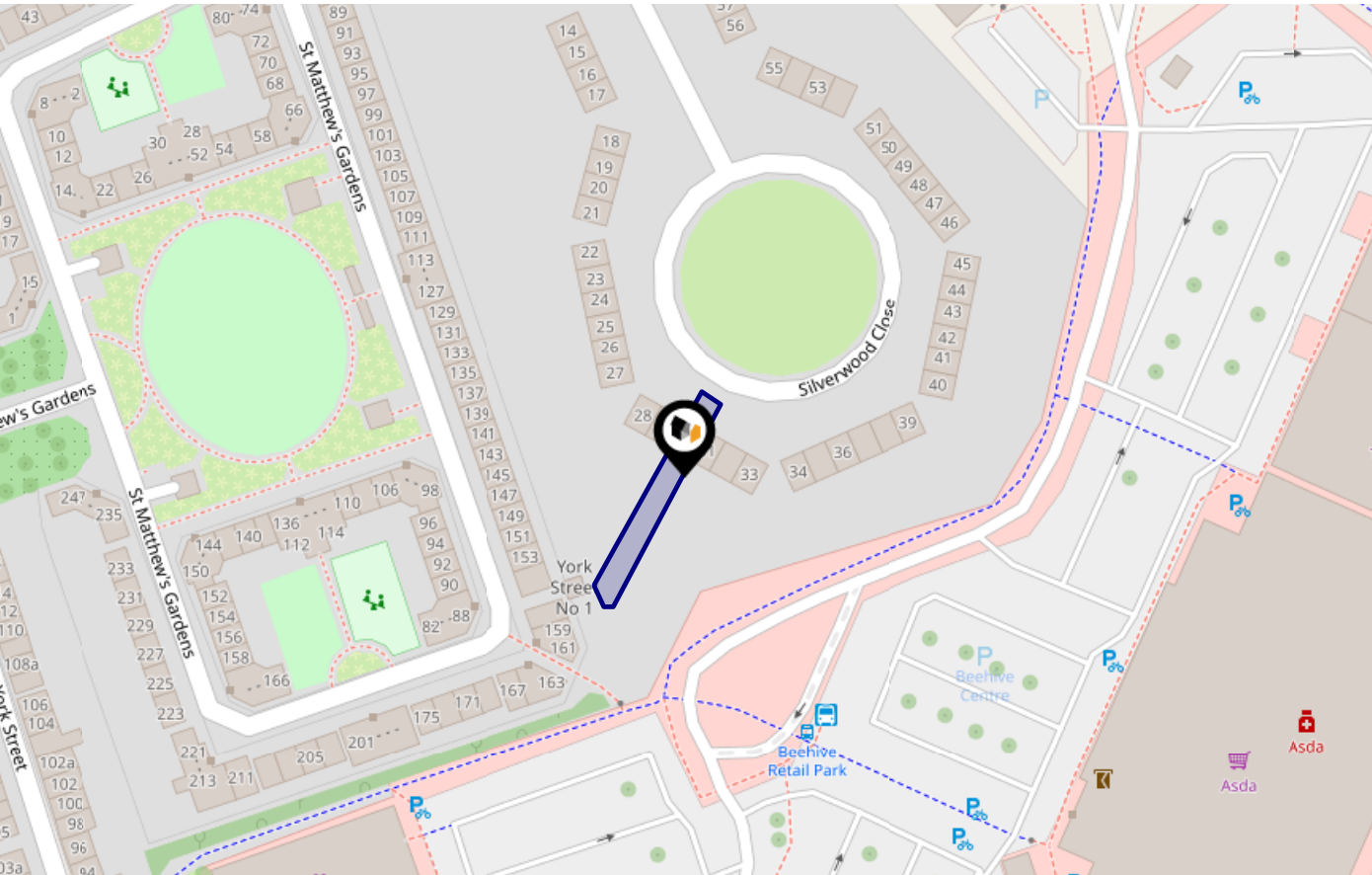


Flood Risk

Rivers & Seas - Flood Risk



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

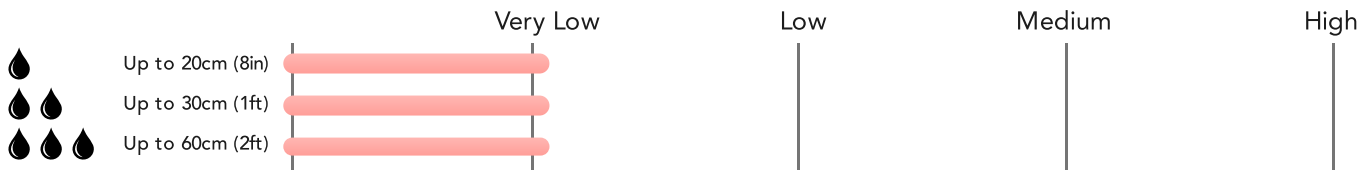


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:

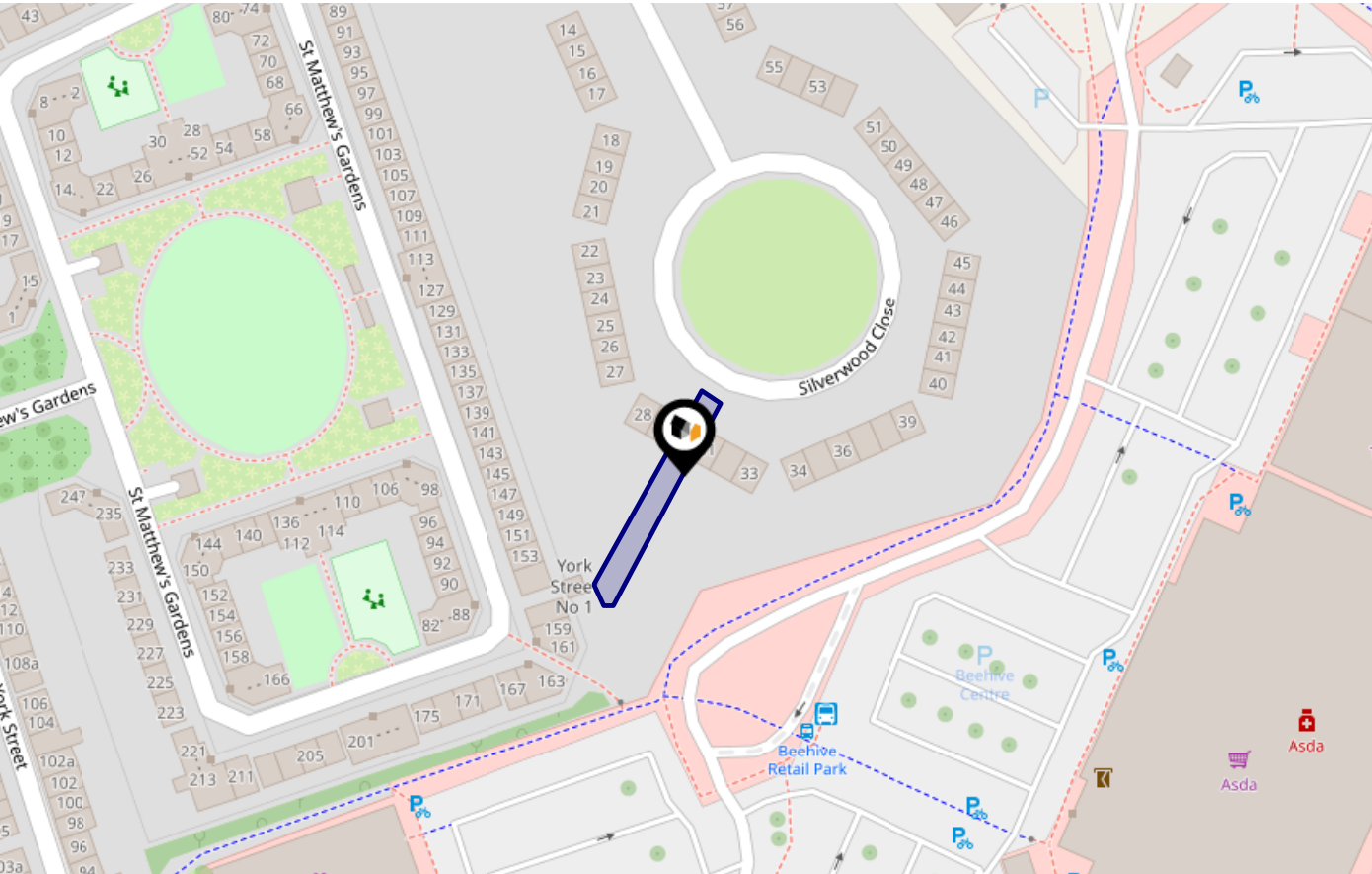


Flood Risk

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.

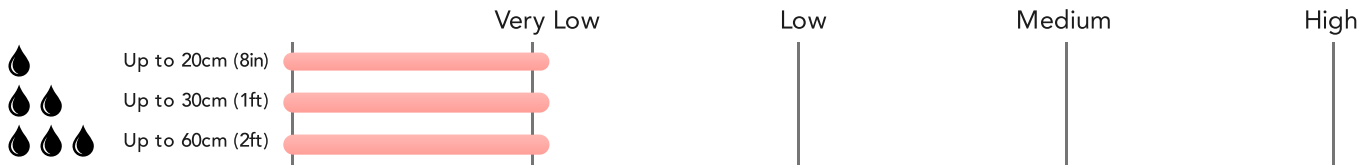


Risk Rating: Very low

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.
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Chance of flooding to the following depths at this property:

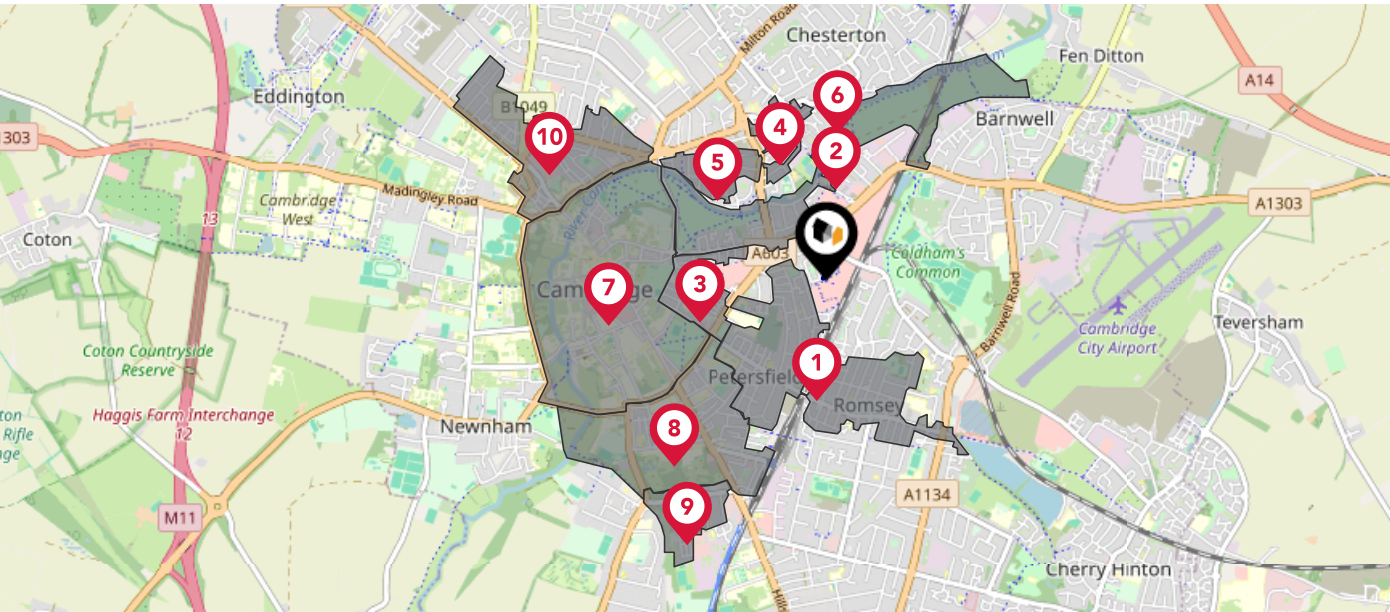


Maps

Conservation Areas

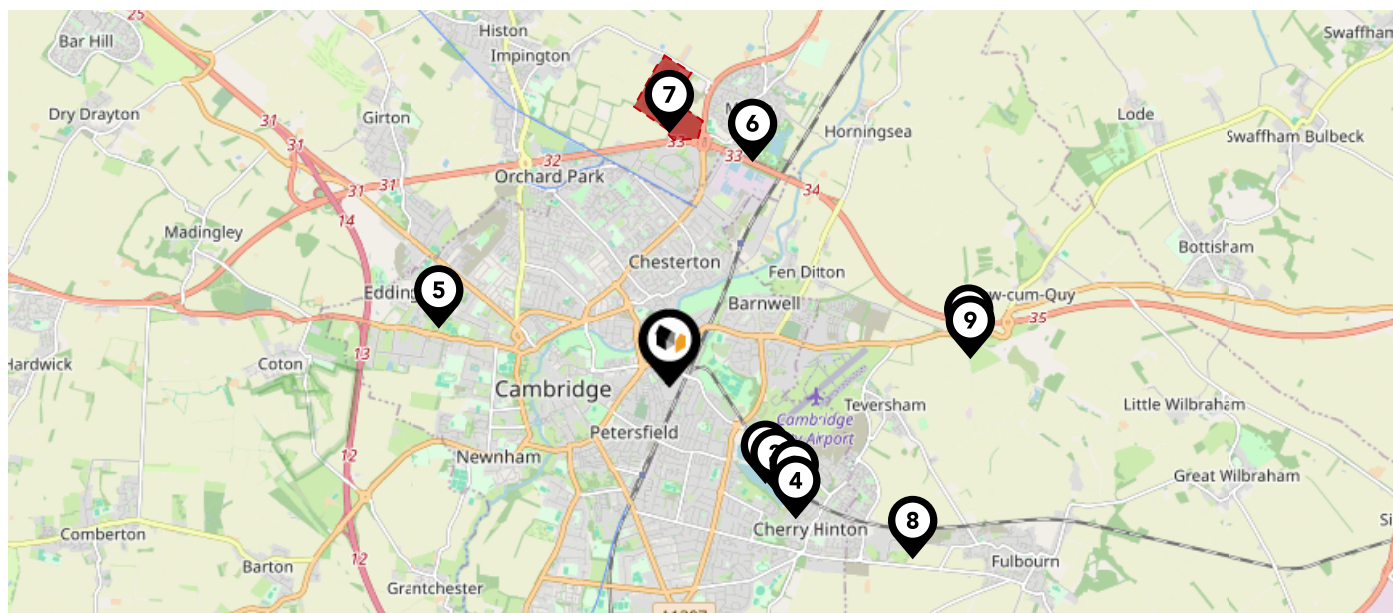


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

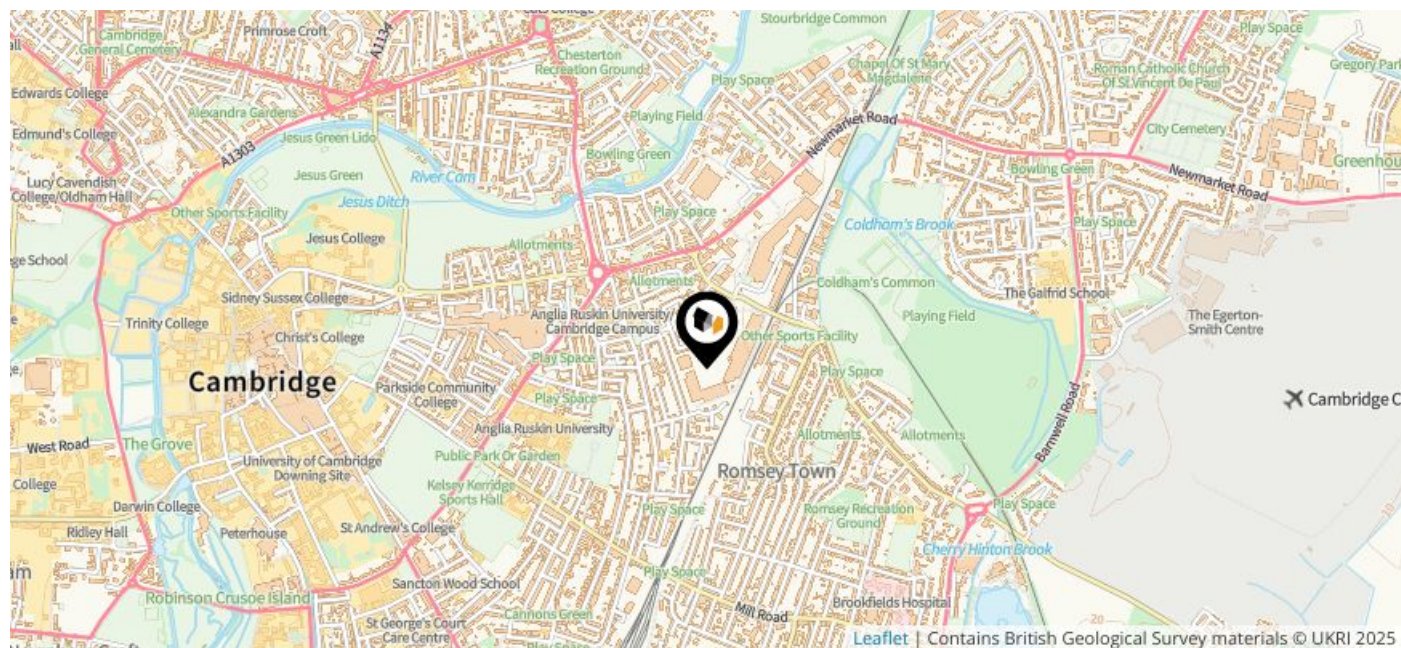
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



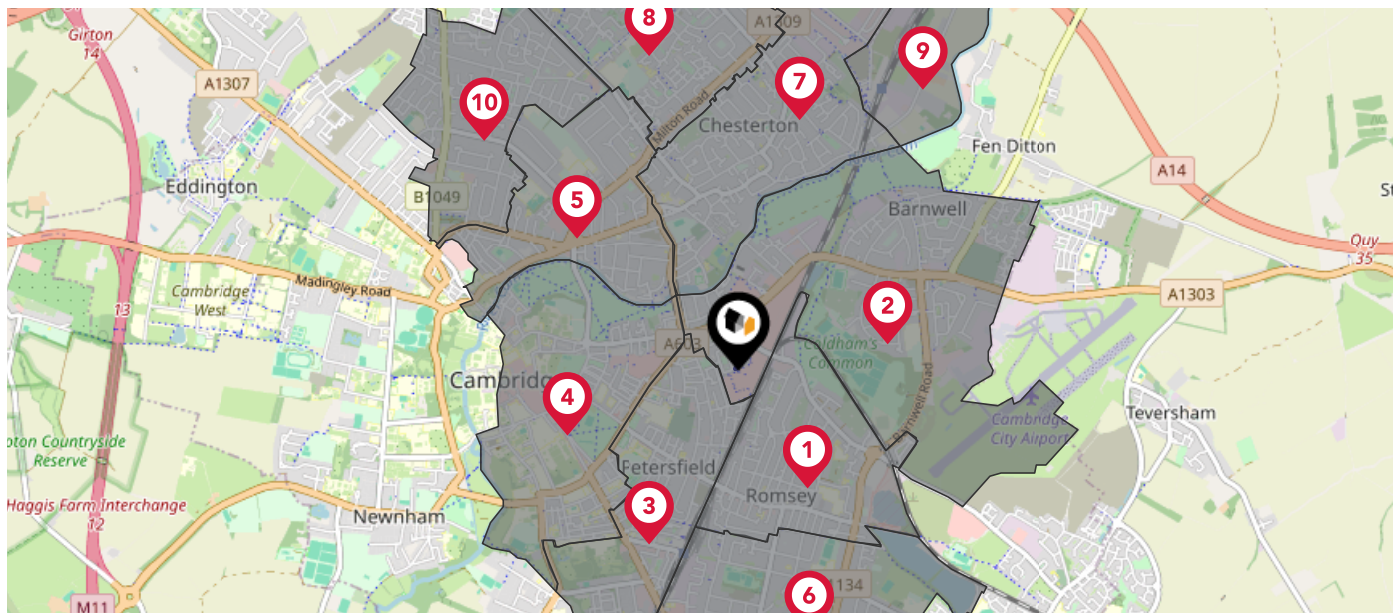
Mine Entry

- ✕ 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

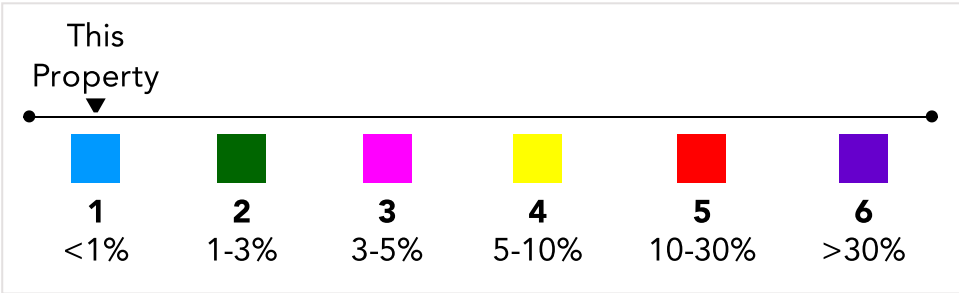
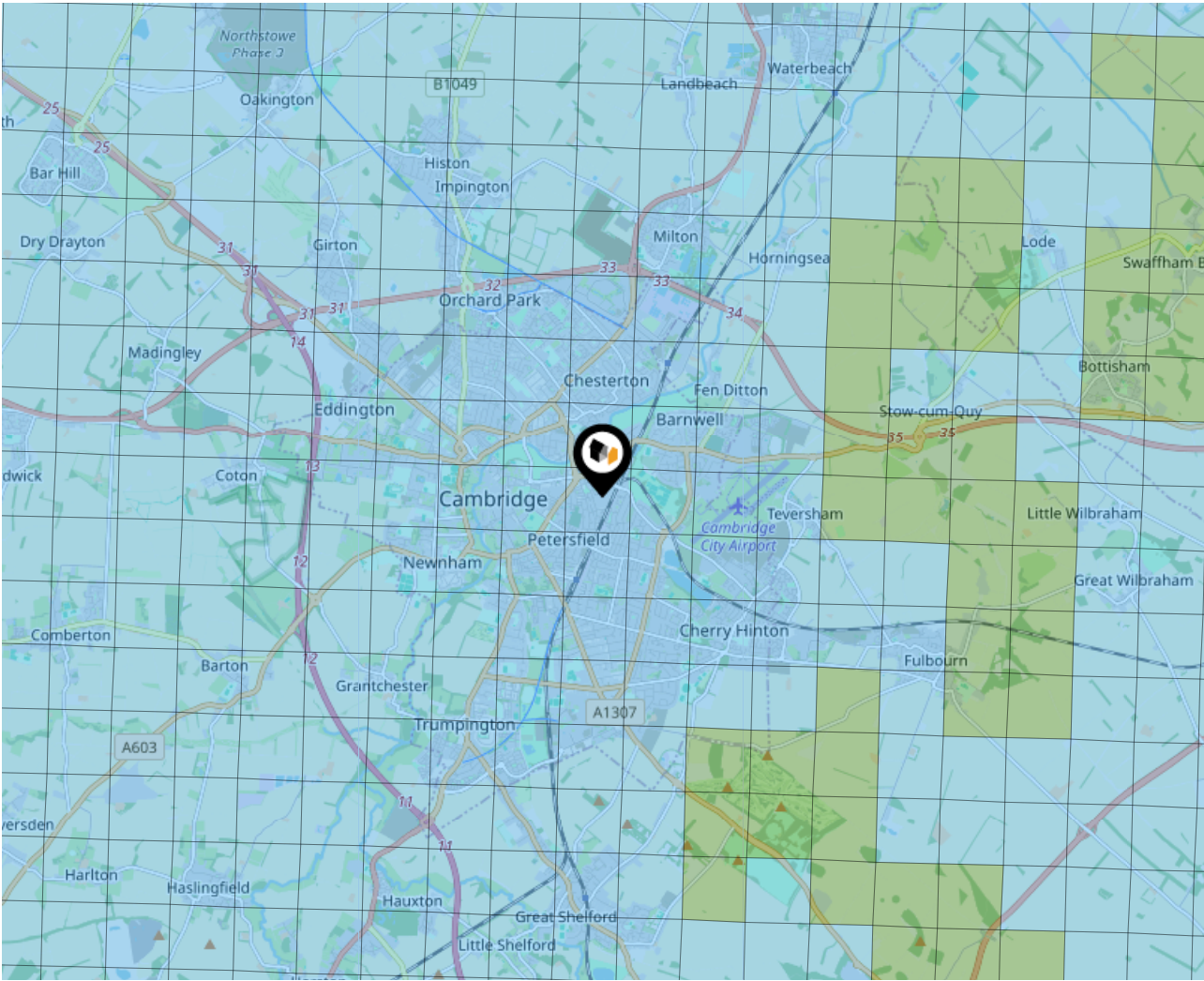


Nearby Council Wards

-  Romsey Ward
-  Abbey Ward
-  Petersfield Ward
-  Market Ward
-  West Chesterton Ward
-  Coleridge Ward
-  East Chesterton Ward
-  King's Hedges Ward
-  Milton & Waterbeach Ward
-  Arbury Ward

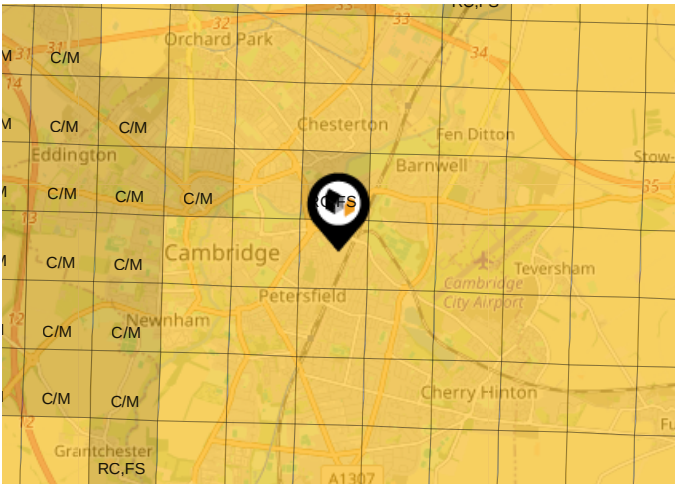
What is Radon?

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



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

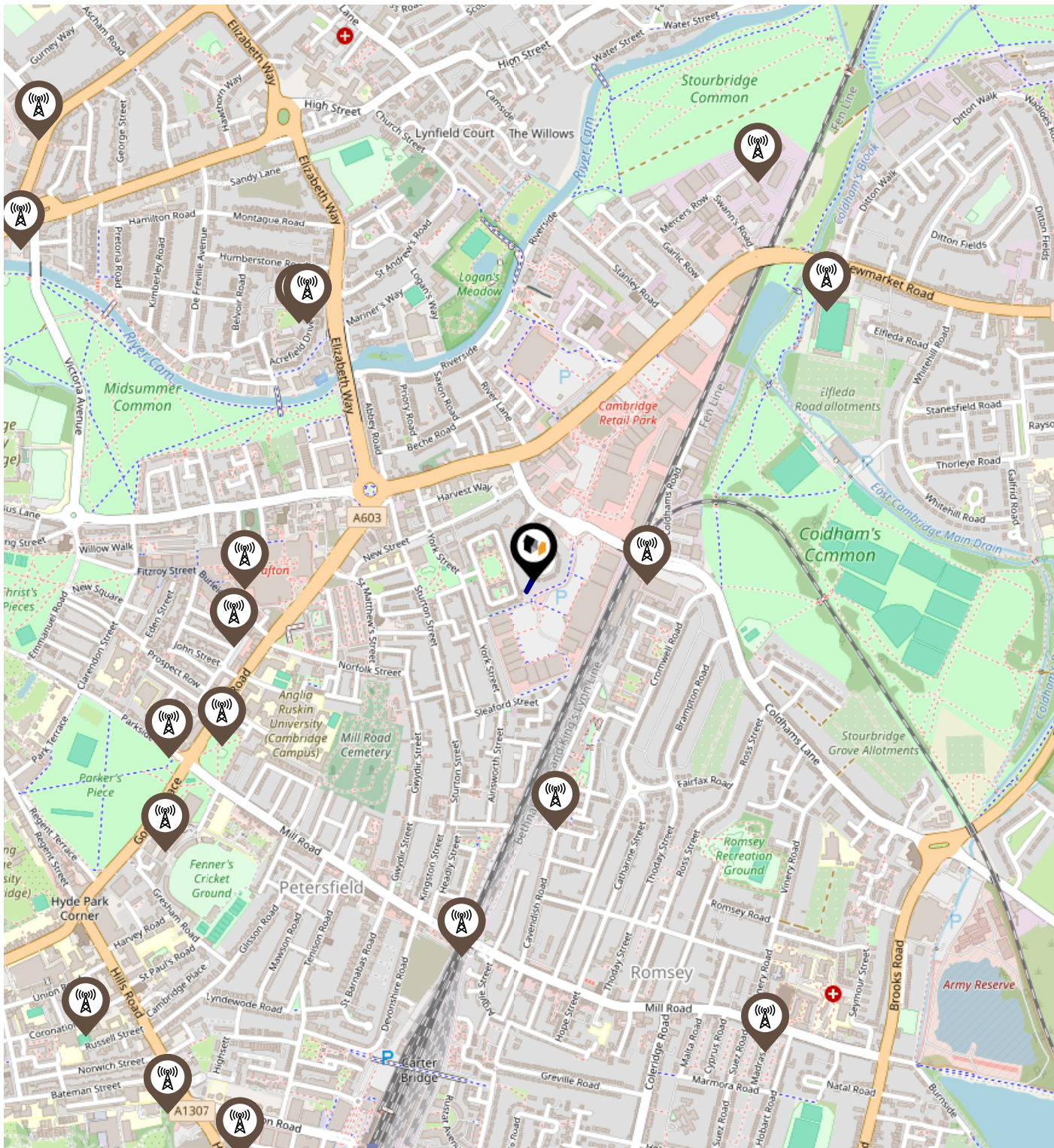
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

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

Local Area Masts & Pylons



Key:

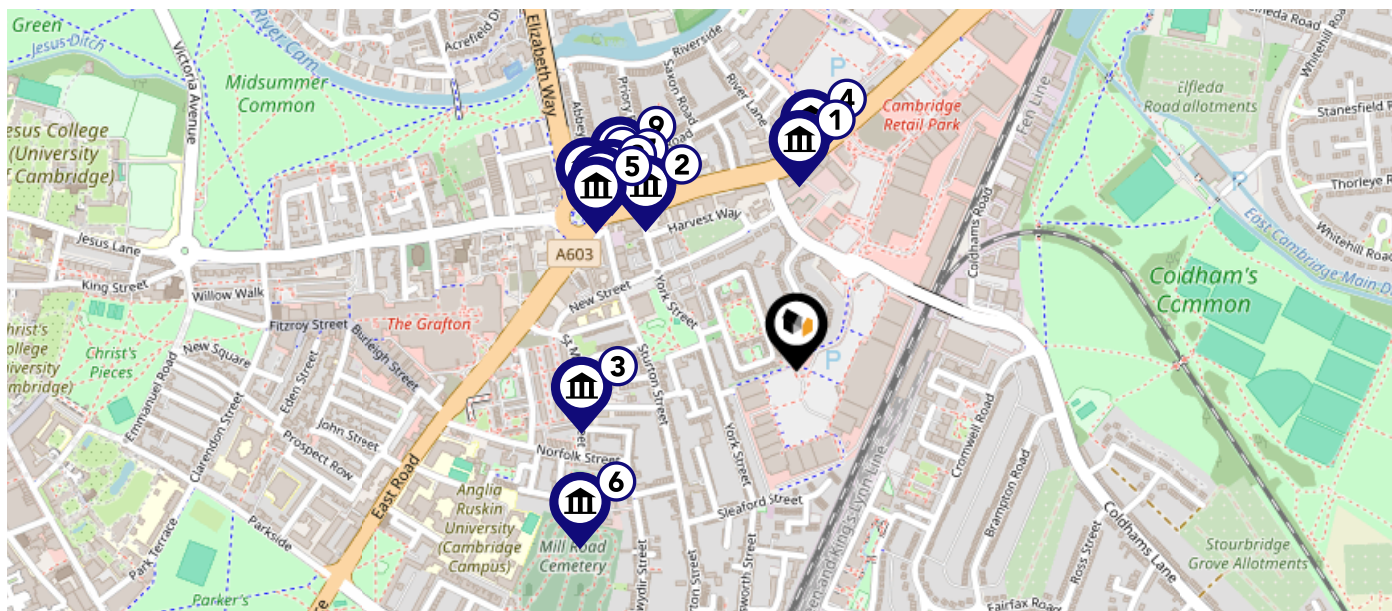
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

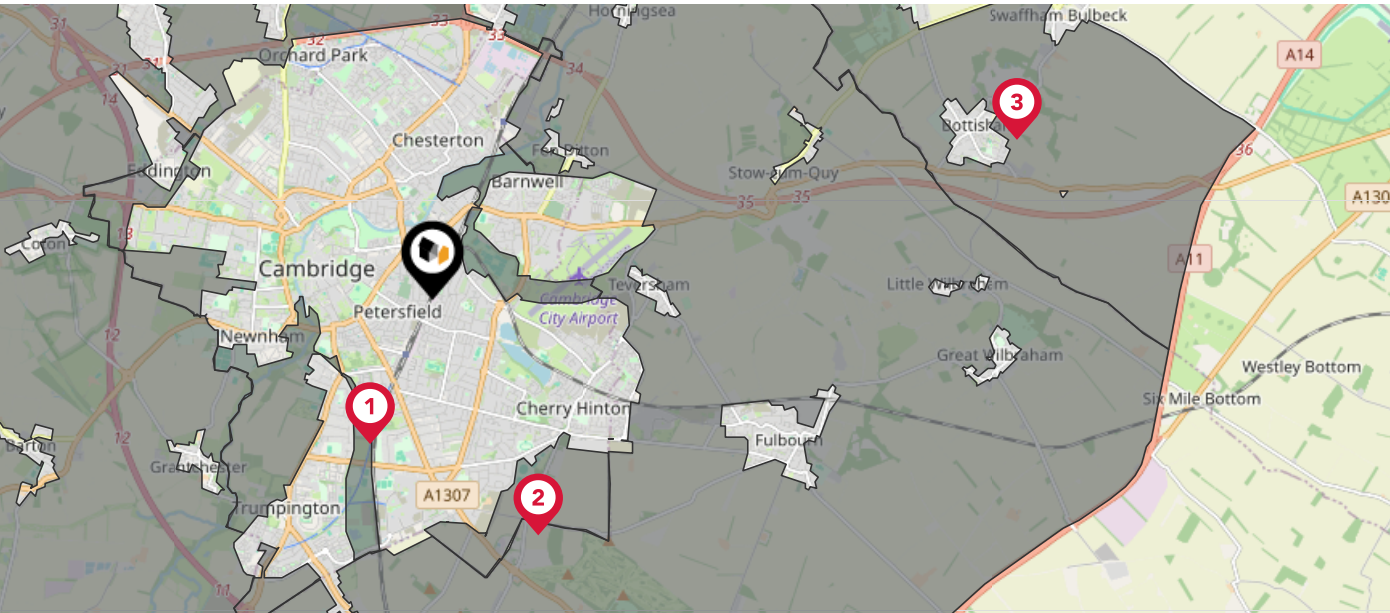


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



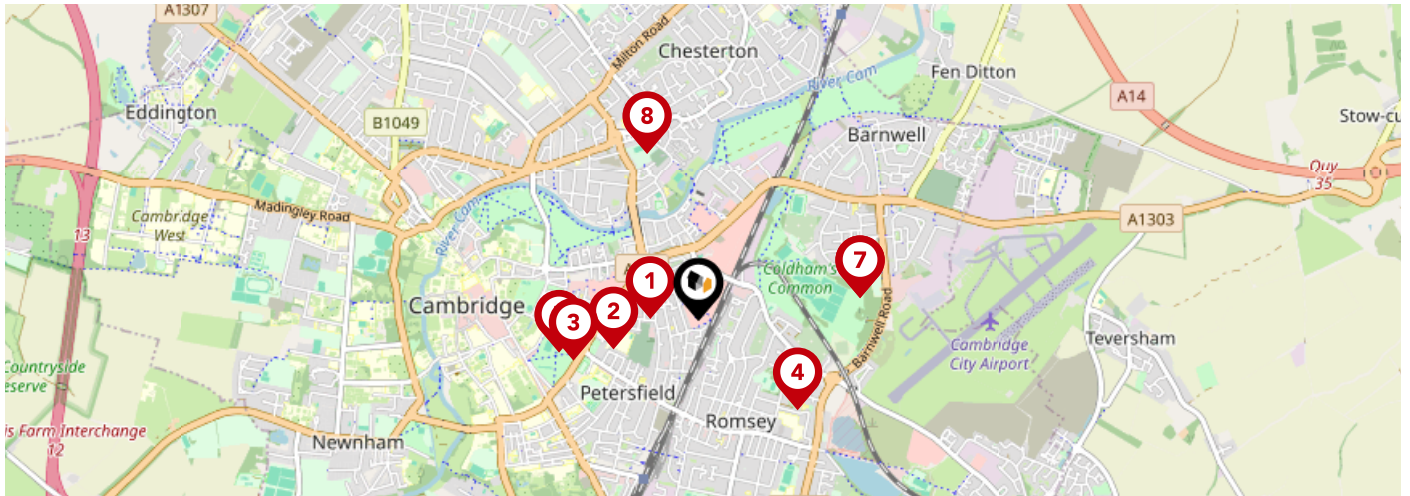
Listed Buildings in the local district		Grade	Distance
	1300768 - 247, Newmarket Road	Grade II	0.2 miles
	1126143 - Church Of St Andrew The Less	Grade II	0.2 miles
	1268345 - Church Of St Matthew	Grade II	0.2 miles
	1428632 - Cambridge Gas Company War Memorial	Grade II	0.2 miles
	1126283 - Archway At Abbey House And To The West Of It	Grade II	0.3 miles
	1380303 - Tomb Of James Reynolds At Mill Road Cemetery	Grade II	0.3 miles
	1122667 - Wall At Rear Of Abbey House	Grade II	0.3 miles
	1331811 - Abbey House	Grade II	0.3 miles
	1126103 - Barnwell Priory Barnwell Priory (the Cellarer's Checker)	Grade II	0.3 miles
	1338182 - Wall At Abbey House Fronting Abbey Road And Beche Road	Grade II	0.3 miles

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

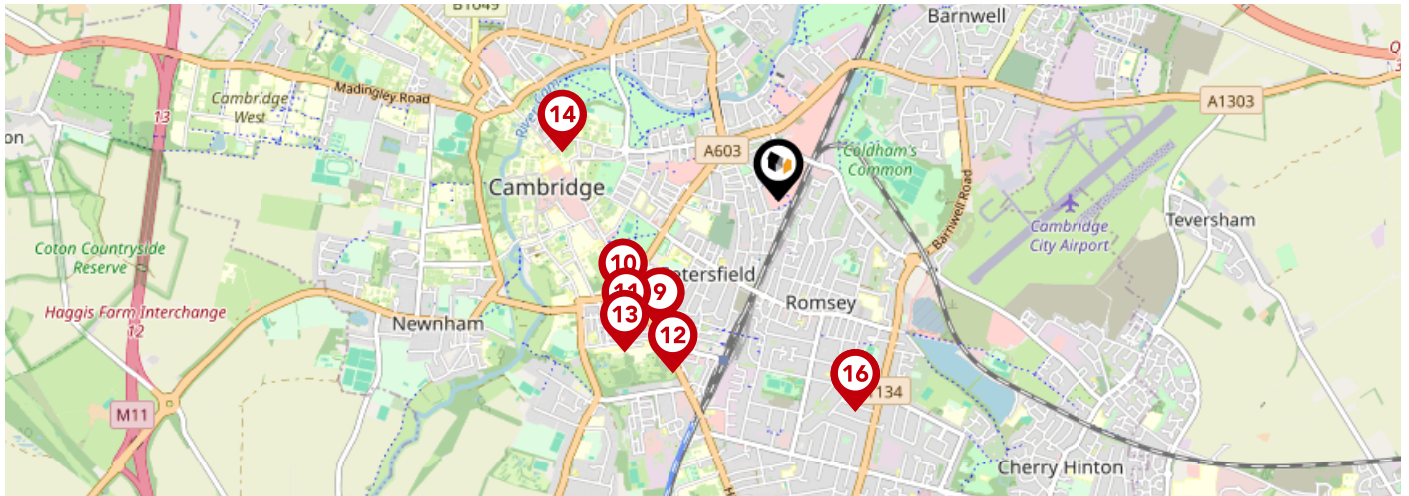


Nearby Green Belt Land

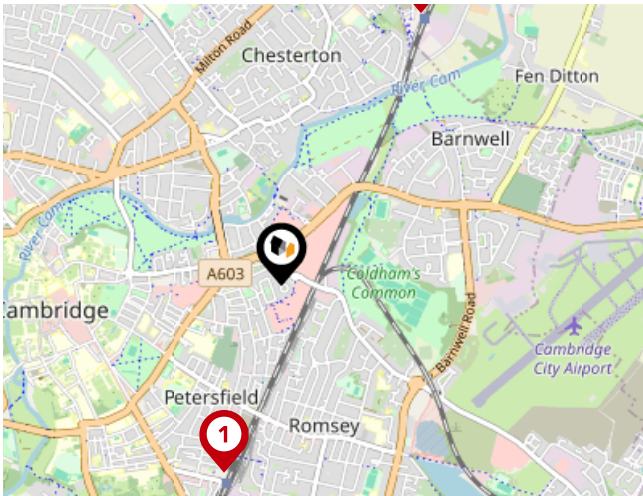
- 1 Cambridge Green Belt - South Cambridgeshire
- 2 Cambridge Green Belt - Cambridge
- 3 Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:0.22	☒	☐	☐	☐	☐
2	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:0.41	☐	☒	☐	☐	☐
3	Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated Pupils: 34 Distance:0.59	☐	☐	☒	☐	☐
4	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:0.61	☐	☒	☐	☐	☐
5	Parkside Community College Ofsted Rating: Outstanding Pupils: 735 Distance:0.65	☐	☐	☒	☐	☐
6	The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:0.74	☒	☐	☐	☐	☐
7	The Galfrid School Ofsted Rating: Good Pupils: 267 Distance:0.74	☐	☒	☐	☐	☐
8	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:0.79	☐	☐	☒	☐	☐

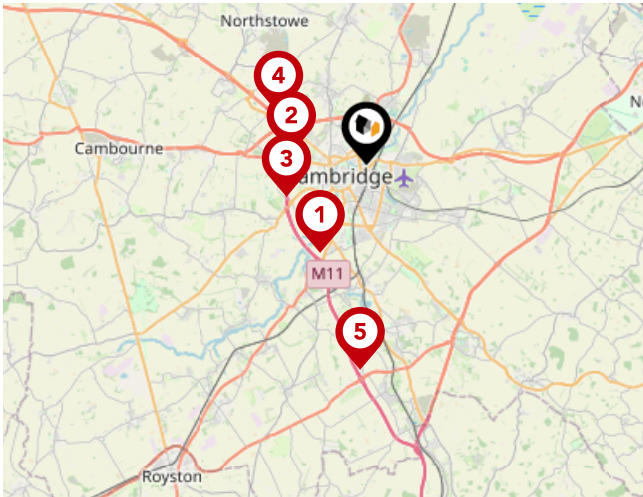


		Nursery	Primary	Secondary	College	Private
	Sancton Wood School Ofsted Rating: Not Rated Pupils: 397 Distance:0.8	☐	☐	☒	☐	☐
	Cardiff Sixth Form College, Cambridge Ofsted Rating: Good Pupils: 74 Distance:0.84	☐	☐	☒	☐	☐
	St Alban's Catholic Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.9	☐	☒	☐	☐	☐
	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:0.92	☐	☐	☒	☐	☐
	St Pauls CofE VA Primary School Ofsted Rating: Good Pupils: 161 Distance:0.98	☐	☒	☐	☐	☐
	Park Street CofE Primary School Ofsted Rating: Good Pupils: 115 Distance:1	☐	☒	☐	☐	☐
	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:1.02	☐	☒	☐	☐	☐
	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:1.02	☐	☐	☒	☐	☐



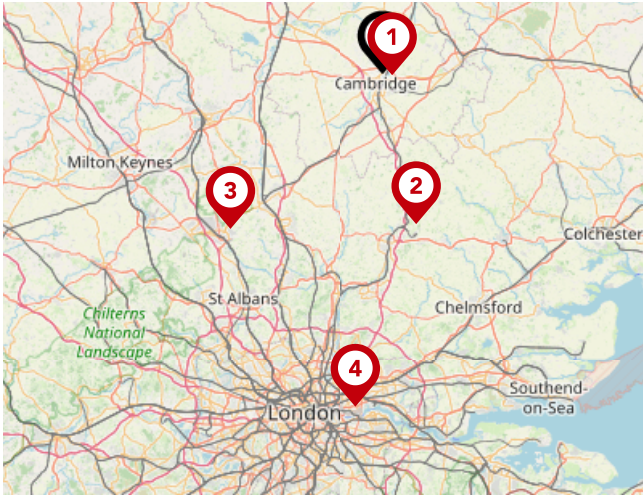
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.89 miles
2	Cambridge North Rail Station	1.39 miles
3	Shelford (Cambs) Rail Station	3.98 miles



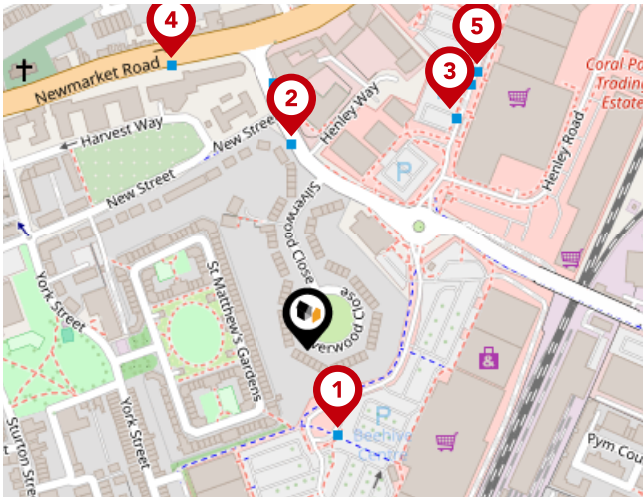
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.62 miles
2	M11 J13	2.81 miles
3	M11 J12	3.15 miles
4	M11 J14	3.72 miles
5	M11 J10	7.47 miles



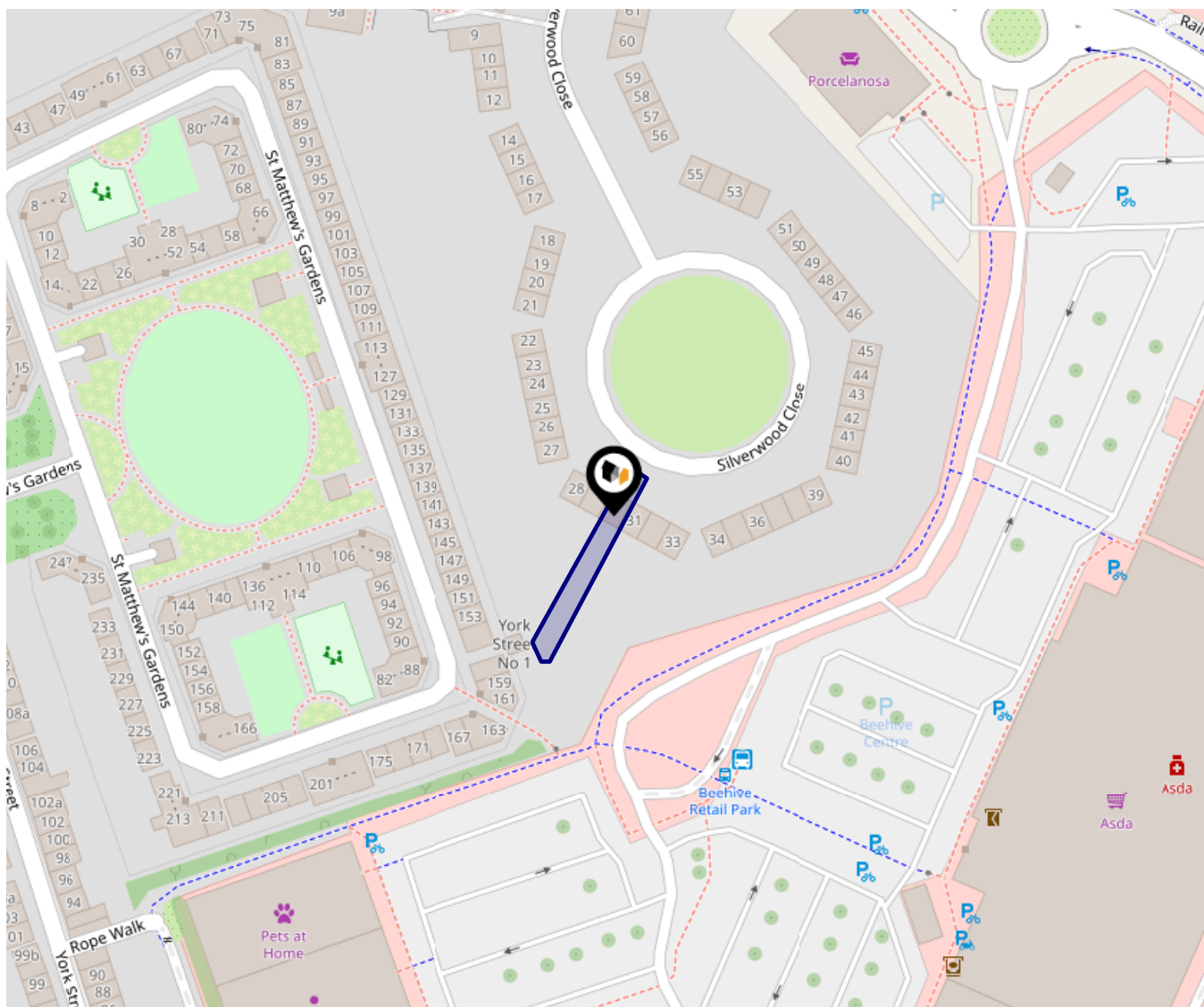
Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.33 miles
2	Stansted Airport	22.42 miles
3	Luton Airport	31.66 miles
4	Silvertown	48.81 miles



Bus Stops/Stations

Pin	Name	Distance
1	Beehive Retail Park	0.05 miles
2	New Street	0.12 miles
3	Homebase	0.16 miles
4	River Lane	0.18 miles
5	Homebase	0.19 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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