

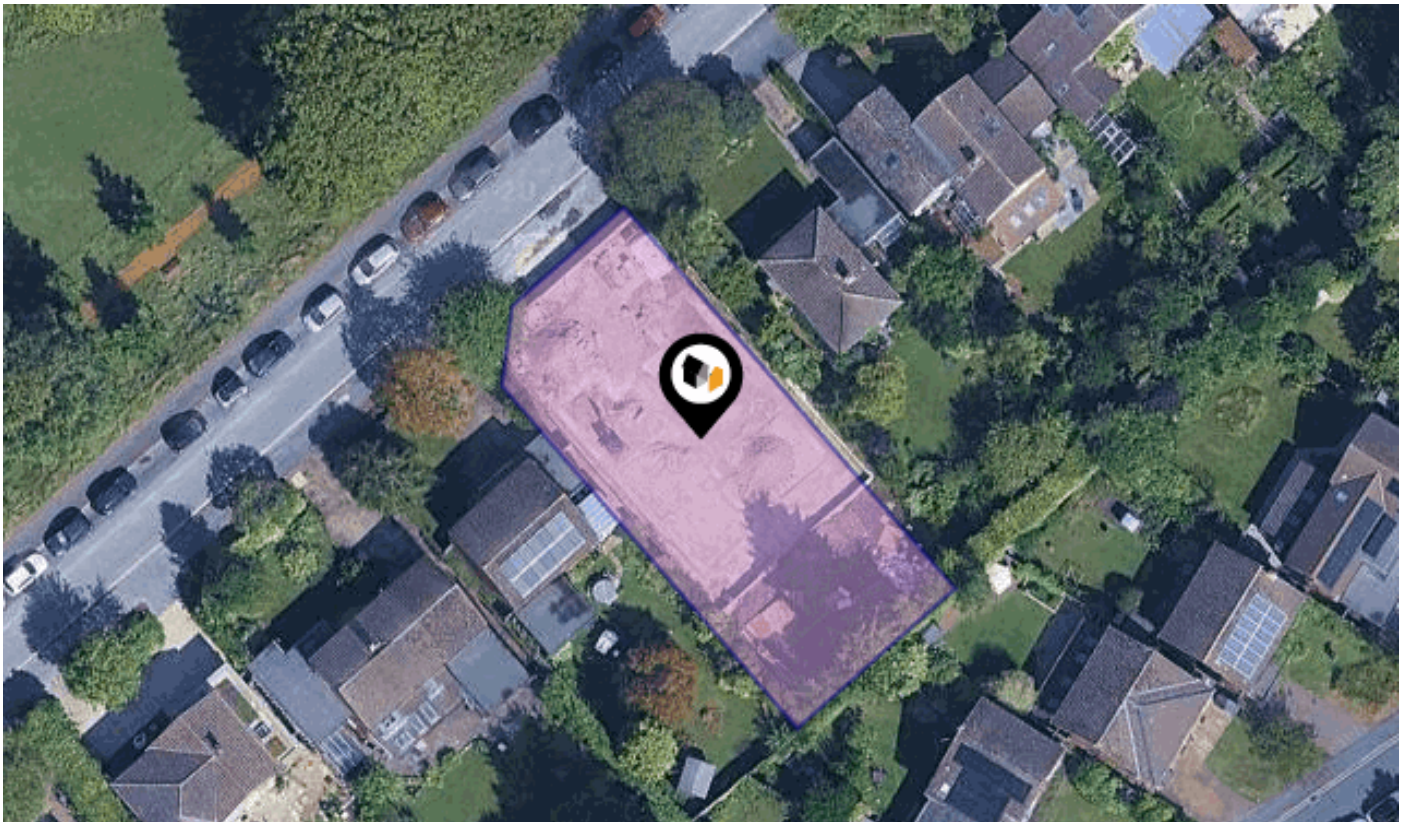


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 13th November 2025



NIGHTINGALE AVENUE, CAMBRIDGE, CB1

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk



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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	2,258 ft ² / 209 m ²		
Plot Area:	0.18 acres		
Year Built :	2025		
Council Tax :	Band Deleted		
Title Number:	CB52703		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	7	77	1000
• Surface Water	Very low	mb/s	mb/s	mb/s

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

Planning records for: **Nightingale Avenue, Cambridge, CB1**

Reference - 17/2261/CONDB
Decision: Decided
Date: 16th February 2024
Description: Submission of details required by conditon 9 (external surfaces) of planning permission 17/2261/FUL

Reference - 17/2261/FUL
Decision: Decided
Date: 10th January 2018
Description: Erection of two detached, three storey, four bedroom family homes with single storey elements to the front and rear following demolition of existing detached house and garage.

Reference - 17/2261/NMA1
Decision: Withdrawn
Date: 17th January 2024
Description: Non material amendment on application 17/2261/FUL for:- Roof Dormer, from zinc cladding to aluminium/composite cladding.- Double Storey Walls, from Red Wienerberger Ewhurst brick to Grey Kirton Chatsworth brick.- Rear Single Storey Walls, from timber oak cladding to Grey Kirton Chatsworth brick.- Fenestration Alterations to walls and roof.- Addition of Roof Lantern over rear single storey element.- Addition of first floor side window.- Rear stepped landscaping to be single level rear garden.

Reference - 17/2261/CONDA
Decision: Decided
Date: 11th February 2021
Description: Submission of details required by conditions 6 (Airborne Dust), 7 (Surface Water Drainage), 9 (Samples of Materials), 10 (Secure Bicycle Parking), 11 (Hard and Soft Landscape) of planning permission 17/2261/FUL.

Planning History

This Address



Planning records for: **Nightingale Avenue, Cambridge, CB1**

Reference - 21/01538/DEMDT	
Decision:	Decided
Date:	04th April 2021
Description:	The demolition of an existing detached house and single storey garage

Reference - 24/01388/S73	
Decision:	Decided
Date:	15th April 2024
Description:	S73 to vary conditions 2 (Approved plans) and 13 (Obscured glazing) of planning permission 17/2261/FUL (Erection of two detached, three storey, four bedroom family homes with single storey elements to the front and rear following demolition of existing detached house and garage) fenestration alterations and addition of roof lantern.

Reference - 24/01388/CONDA	
Decision:	Decided
Date:	15th November 2024
Description:	Submission of details required by condition 10 (Hard and Soft Landscaping) of planning permission 24/01388/S73

Reference - 24/80063/COND	
Decision:	Decided
Date:	16th February 2024
Description:	Discharge of Conditions 3 (External Materials), 4 (Hard and Soft Landscaping) and 5 (Biodiversity) of 19/02273/FUL.

Planning History

This Address



Planning records for: **Nightingale Avenue, Cambridge, CB1**

Reference - 24/00576/FUL	
Decision:	Awaiting decision
Date:	16th February 2024
Description:	External and internal alterations and associated works to include New main entrances to each unit, New fau00e7ade to north elevation, including new masonry wall, double-glazed windows and insulated metal cladding, New double-glazed windows to the south elevation and the installation of a new plant with louvred screening.

Reference - 24/01388/CONDB	
Decision:	Decided
Date:	09th January 2025
Description:	Submission of details required by condition 10 (Hard and Soft Landscaping) of planning permission 24/01388/S73

Planning records for: *1 Nightingale Avenue Cambridge Cambridgeshire CB1 8SG*

Reference - 22/1395/TTPO
Decision: Decided
Date: 25th November 2022
Description: T1 Copper Beech tree - crown-lift to 4.5m. Retaining primary branches.

Reference - 24/0888/TTPO
Decision: Decided
Date: 15th August 2024
Description: T5 - Beechx24m: reduce by up to 2m, raise crown to 4m all round taking care to maintain natural canopy line and thin remaining crown by 10 - 20% to leave tree at approximately 22m in height, and ensuring window is clear.

Reference - 17/1067/FUL
Decision: Decided
Date: 19th June 2017
Description: Single storey side extension, first floor side extension and loft conversion with front and side dormers, and rendering of existing walls.

Reference - 17/1067/NMA1
Decision: Decided
Date: 11th September 2018
Description: Non material amendment on application 17/1067/FUL for enlarging the approved fenestration on the south elevation by replacing it with a narrower but higher sliding/folding door (at the ground floor). Insertion of new window on the west front (street) elevation (at the ground floor).

Planning records for: **11 Nightingale Avenue Cambridge Cambridgeshire CB1 8SG**

Reference - 12/0586/FUL	
Decision:	Decided
Date:	10th May 2012
Description:	Amended application to provide a 2 storey front, side and rear extension.

Planning records for: **23 Nightingale Avenue Cambridge Cambridgeshire CB1 8SG**

Reference - 10/0117/FUL	
Decision:	Decided
Date:	10th February 2010
Description:	Single storey rear extension and porch to front.

Reference - 19/0636/FUL	
Decision:	Decided
Date:	23rd May 2019
Description:	Application of rendered external wall insulation to north and west walls of dwelling. Insertion of three new ground floor windows (replacing existing ones) and removal of one window.

Planning records for: **27 Nightingale Avenue Cambridge Cambridgeshire CB1 8SG**

Reference - 24/04501/HFUL	
Decision:	Decided
Date:	02nd December 2024
Description:	Removal of chimney. Refurbishment of single storey front bay window with new linked porch. Refurbishment of single storey garage including raising of roof height and installation of roof lights. First floor side extensions and single storey side/rear extensions. Raising of ridge height and installation of solar panels and roof lights to rear and side facing roof slopes. Application of external insulated render and timber cladding, alterations to fenestration and installation of windows to ground floor side.

Planning records for: **29 Nightingale Avenue Cambridge Cambridgeshire CB1 8SG**

Reference - 06/1038/FUL
Decision: Decided
Date: 09th October 2006
Description: Erection of part single part 2 storey front extension, single storey rear extension, and erection of summer house in back garden.

Reference - 05/0600/FUL
Decision: Decided
Date: 25th May 2005
Description: 0Single storey front and rear extensions to incorporate a garage; first floor front window extension to form window seat; and summer house to rear of dwelling.

Reference - 14/0042/NMA
Decision: Awaiting decision
Date: 13th January 2014
Description: Non material amendment on application 09/0009/FUL to change width of garage doors to 10' and change design of dormer window.

Reference - 13/0761/NMA
Decision: Awaiting decision
Date: 31st May 2013
Description: Non material amendment on application 08/0588/FUL for a reduction in width of enclosed porch area.

Planning records for: **29 Nightingale Avenue Cambridge Cambridgeshire CB1 8SG**

Reference - 17/1996/FUL	
Decision:	Decided
Date:	20th November 2017
Description:	Single Storey Rear Extension

Reference - 09/0009/FUL	
Decision:	Decided
Date:	05th January 2009
Description:	Front and side extension including front dormer.

Reference - 08/0588/FUL	
Decision:	Decided
Date:	29th April 2008
Description:	Erection of one 2 storey courtyard house with bin & bicycle store and forecourt parking (following demolition of double garage).

Reference - 08/1010/FUL	
Decision:	Decided
Date:	21st July 2008
Description:	Single storey front extensions and rear extension

Planning records for: **31 Nightingale Avenue Cambridge Cambridgeshire CB1 8SG**

Reference - 06/0819/FUL	
Decision:	Decided
Date:	31st July 2006
Description:	Erection of two storey side extension (including garage conversion) and single storey rear extension and bin/cycle enclosure.

Planning records for: **35 Nightingale Avenue Cambridge Cambridgeshire CB1 8SG**

Reference - 24/03010/HFUL	
Decision:	Awaiting decision
Date:	08th August 2024
Description:	Removal of approx 20m hedge along side boundary of rear garden adjacent to Rotherwick Way. Erection of fence on top of existing low brick boundary wall to total height 2m above pavement level. Fence construction similar to and continuing from existing fence alongside rear portion of the house, but with chevron style close boarding.

Planning records for: **37 Nightingale Avenue Cambridge Cambridgeshire CB1 8SG**

Reference - 09/0185/FUL	
Decision:	Decided
Date:	02nd March 2009
Description:	Two storey side extension, single storey front extension, pitched roof to garage & store & to bay roof.

Reference - 08/1011/FUL	
Decision:	Decided
Date:	31st July 2008
Description:	Retrospective planning application for a timber framed boundary fence.

Planning records for: **37 Nightingale Avenue Cambridge Cambridgeshire CB1 8SG**

Reference - 15/2030/FUL	
Decision:	Decided
Date:	29th October 2015
Description:	Part single storey part two storey front, rear and side extensions incorporating first floor dormer windows.

Planning records for: **41 Nightingale Avenue Cambridge Cambridgeshire CB1 8SG**

Reference - 16/0368/FUL	
Decision:	Decided
Date:	01st March 2016
Description:	Two storey front and side extension and single storey side and rear extension.

Planning records for: **49 Nightingale Avenue Cambridge Cambridgeshire CB1 8SG**

Reference - 22/03514/FUL	
Decision:	Decided
Date:	29th July 2022
Description:	Erection of 1no 3bed detached dwelling.

Reference - 22/00789/CONDA	
Decision:	Decided
Date:	29th July 2022
Description:	Submission of details required by condition 3 (Details of Hit and Miss cladding) of planning permission 22/00789/HFUL

Planning records for: **49 Nightingale Avenue Cambridge Cambridgeshire CB1 8SG**

Reference - 22/00789/NMA1	
Decision:	Decided
Date:	17th January 2024
Description:	Non material amendment on application 22/00789/HFUL to extend the timber cladding on the front elevation to cover a small area of brickwork.

Reference - 22/00789/HFUL	
Decision:	Decided
Date:	17th February 2022
Description:	Demolish an existing garage and lean to extension on the front elevation. Single storey side extension and first floor rear extension.

Planning records for: **51 Nightingale Avenue Cambridge Cambridgeshire CB1 8SG**

Reference - 08/0121/FUL	
Decision:	Decided
Date:	24th January 2008
Description:	Single storey side extension replacing existing single storey garage and new entrance porch.

Planning records for: **53 Nightingale Avenue Cambridge CB1 8SG**

Reference - 18/1174/FUL	
Decision:	Decided
Date:	25th July 2018
Description:	Two storey front/side and single storey side and rear extensions with alterations to front single storey roof and creation of a front porch, following demolition of existing garage, utility, conservatory and single storey side element.

Planning records for: **53 Nightingale Avenue Cambridge CB1 8SG**

Reference - 19/0301/S73	
Decision:	Decided
Date:	07th March 2019
Description:	S73 to vary condition 2 (Approved Drawings) of 18/1174/FUL (Two storey front/side and single storey side and rear extensions with alterations to front single storey roof and creation of a front porch, following demolition of existing garage, utility, conservatory and single storey side element) to reflect changes to plans and elevations.

Reference - 18/1174/NMA1	
Decision:	Withdrawn
Date:	15th January 2019
Description:	Non material amendment on application 18/1174/FUL for Internal alterations to ground and first floor layouts, removal of window to ground floor snug, new external doors to store cupboard, removal of bedroom 4 en-suite and associated alterations to the roof line.

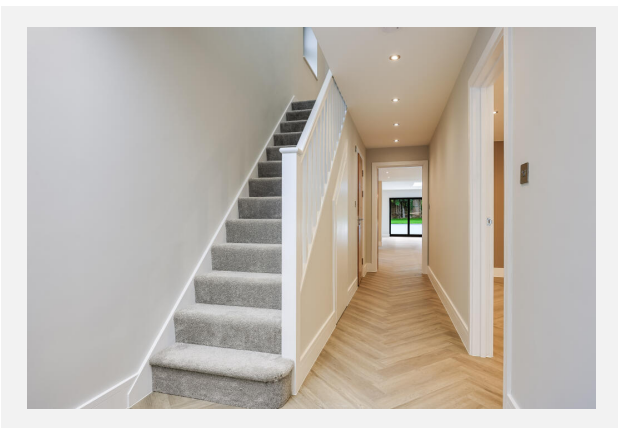
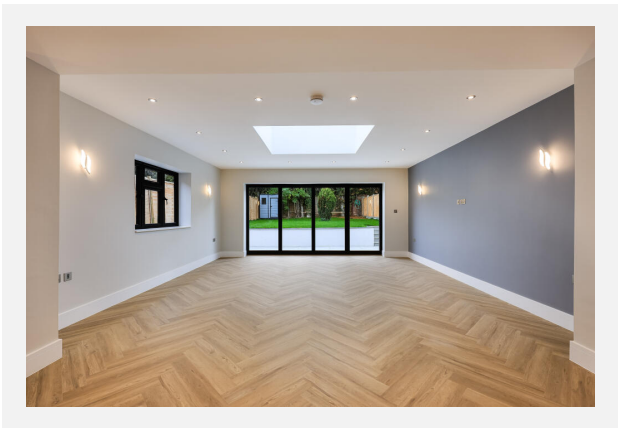
Planning records for: **7 Nightingale Avenue Cambridge Cambridgeshire CB1 8SG**

Reference - 06/0881/FUL	
Decision:	Decided
Date:	23rd August 2006
Description:	Part two storey and part first floor rear extension to existing dwelling house.

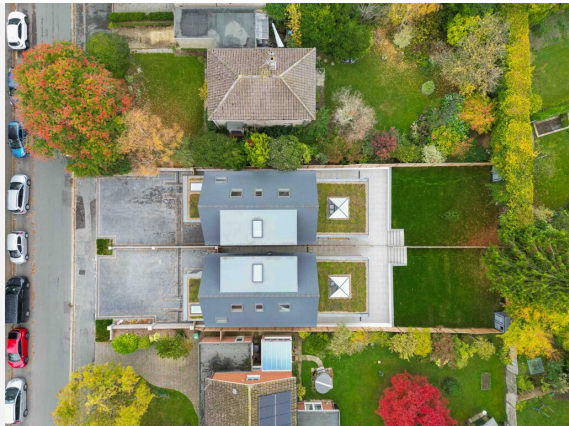
Planning records for: **9 Nightingale Avenue Cambridge Cambridgeshire CB1 8SG**

Reference - 09/0697/FUL	
Decision:	Decided
Date:	29th July 2009
Description:	Single storey side extension.









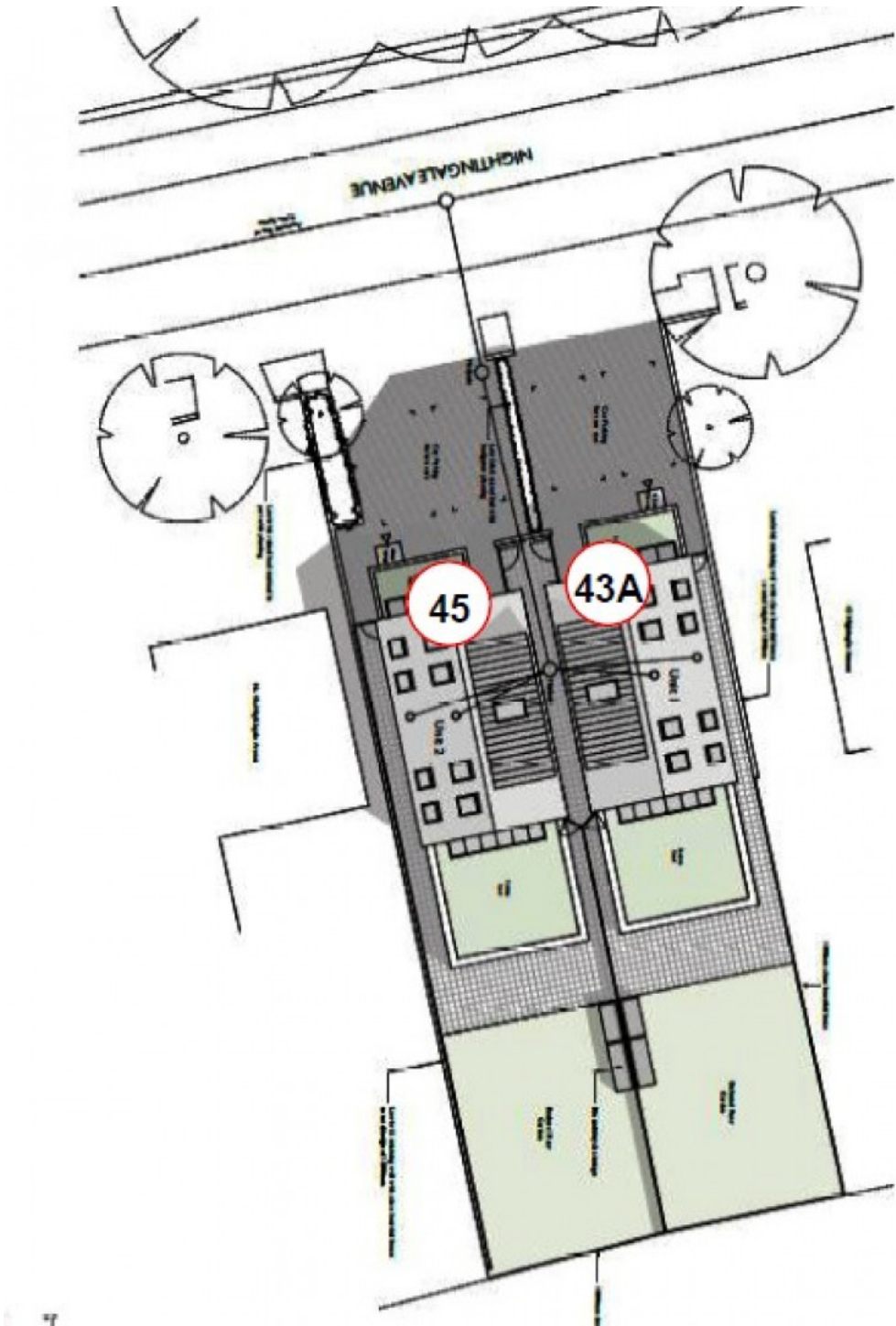
NIGHTINGALE AVENUE, CAMBRIDGE, CB1



Total area: approx. 209.8 sq. metres (2258.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

NIGHTINGALE AVENUE, CAMBRIDGE, CB1



Accessibility / Adaptations

New property

Construction Type

2025 - brick/block

Other

new fence

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

Gas boiler

Water Supply

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



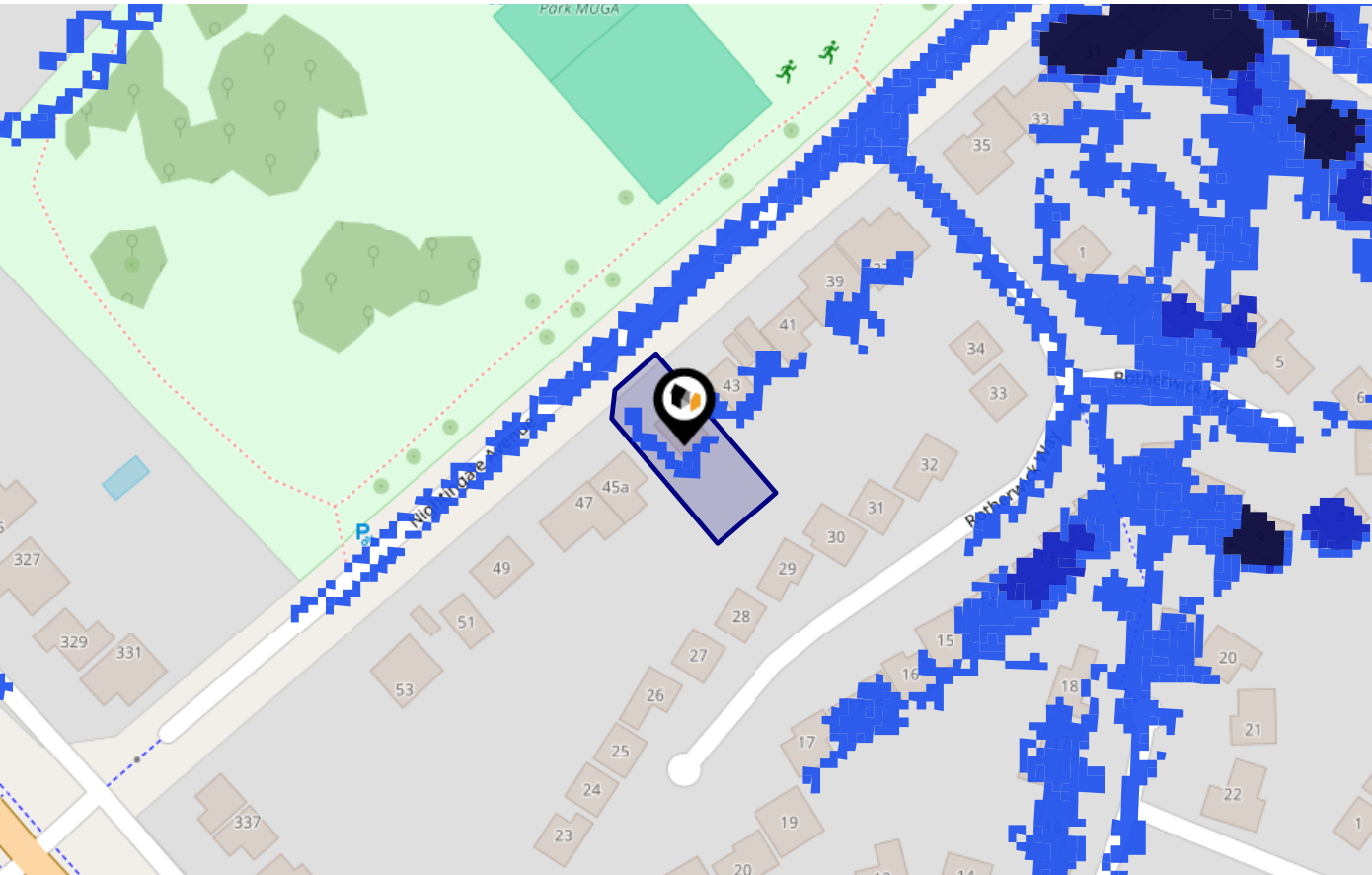
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Flood Risk

Surface Water - Flood Risk



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

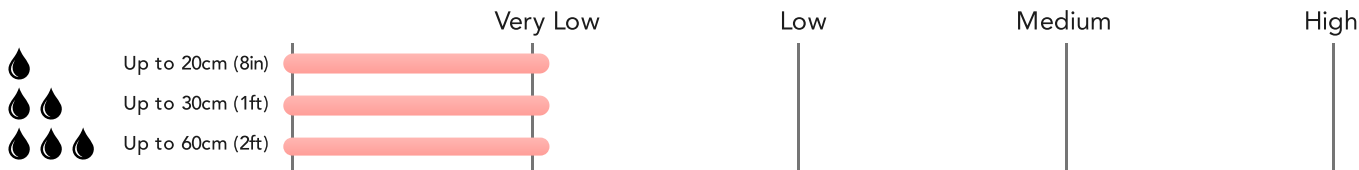


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

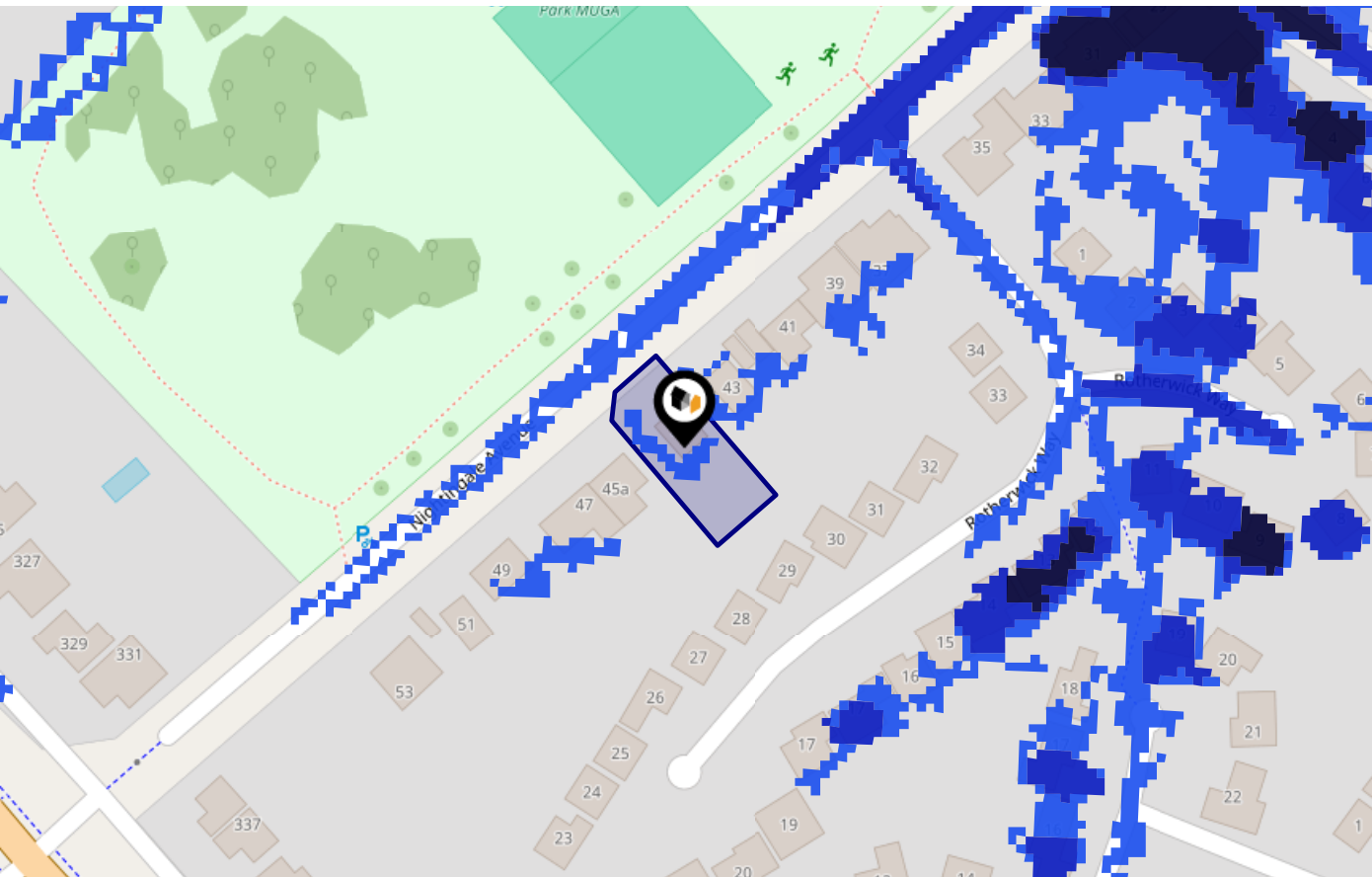


Flood Risk

Surface Water - Climate Change



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

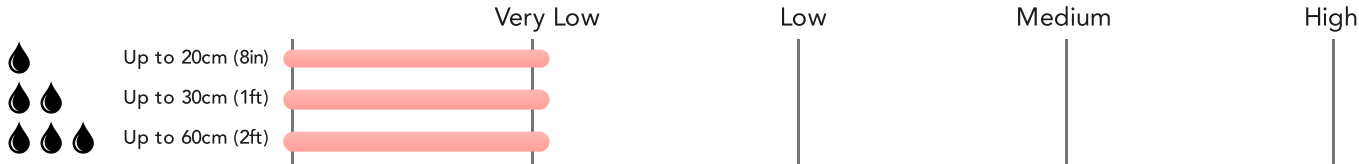


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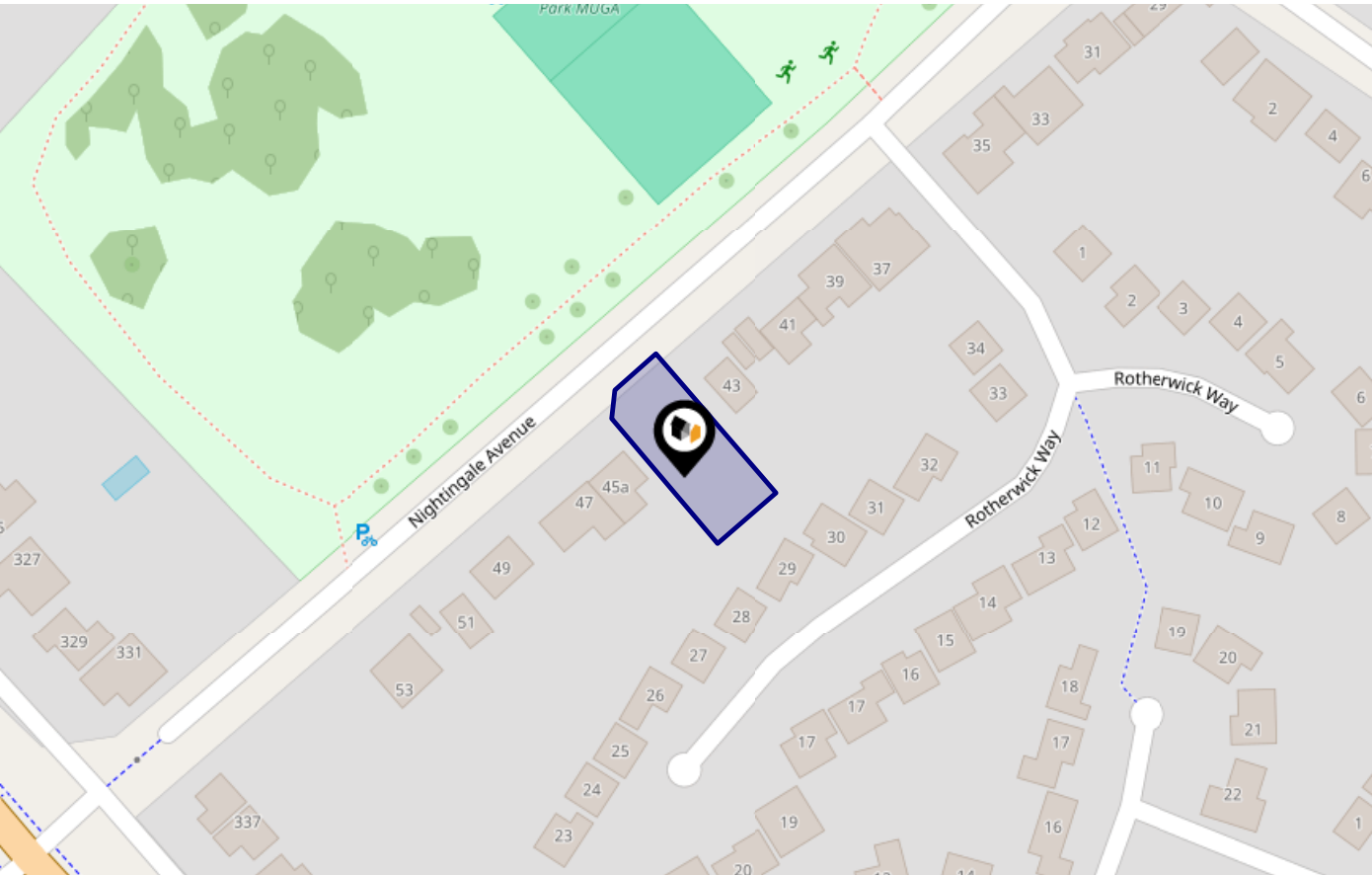


Flood Risk

Rivers & Seas - Flood Risk



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

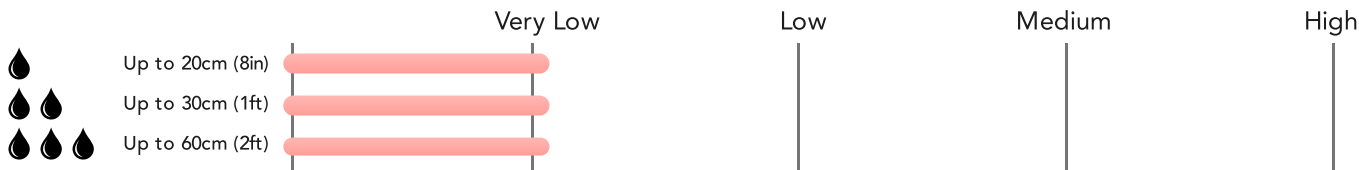


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

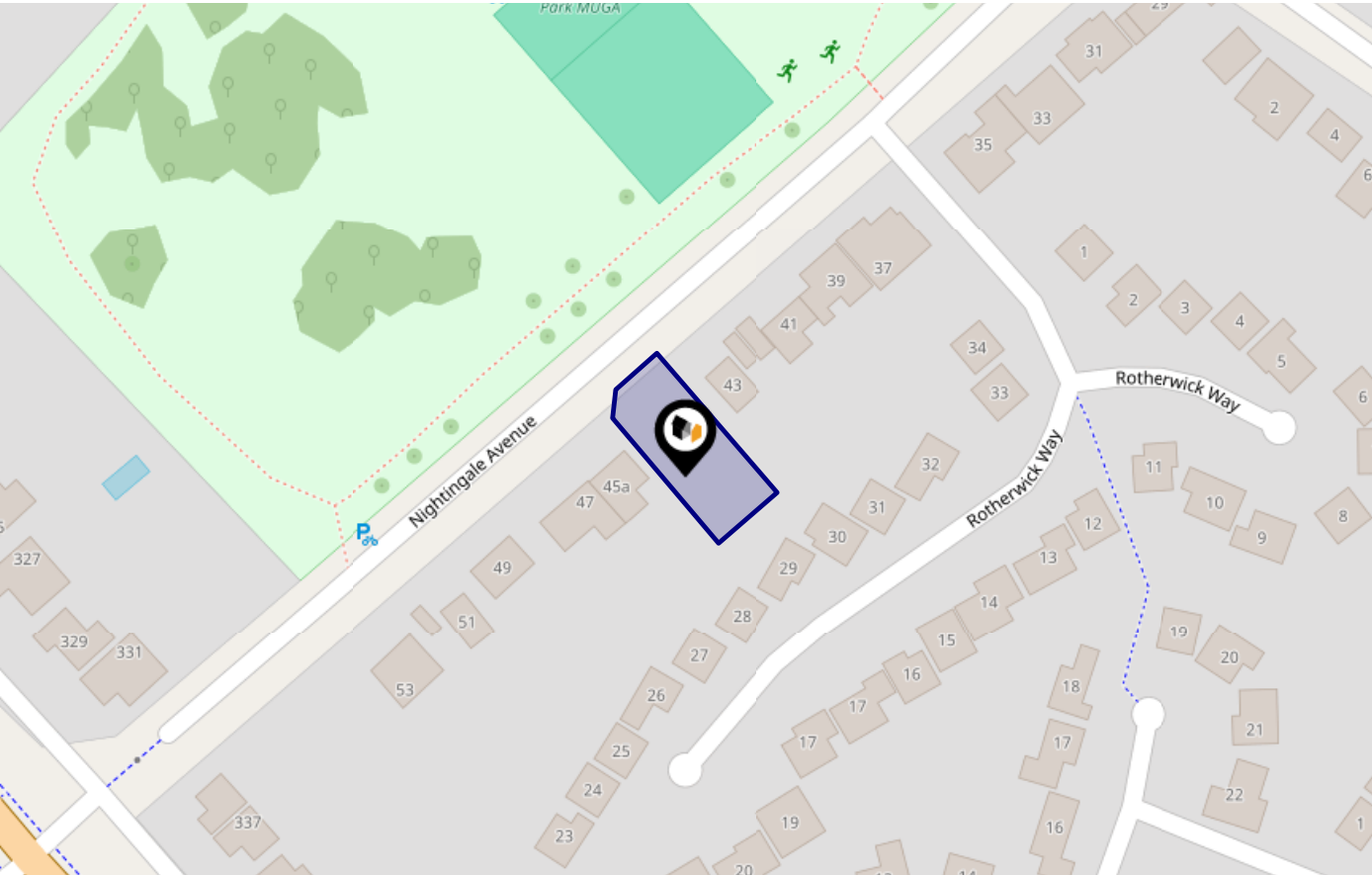


Flood Risk

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.

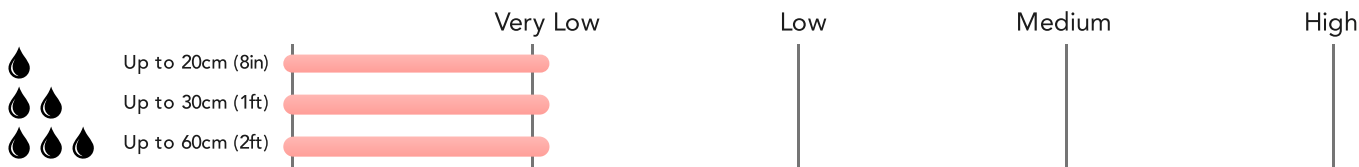


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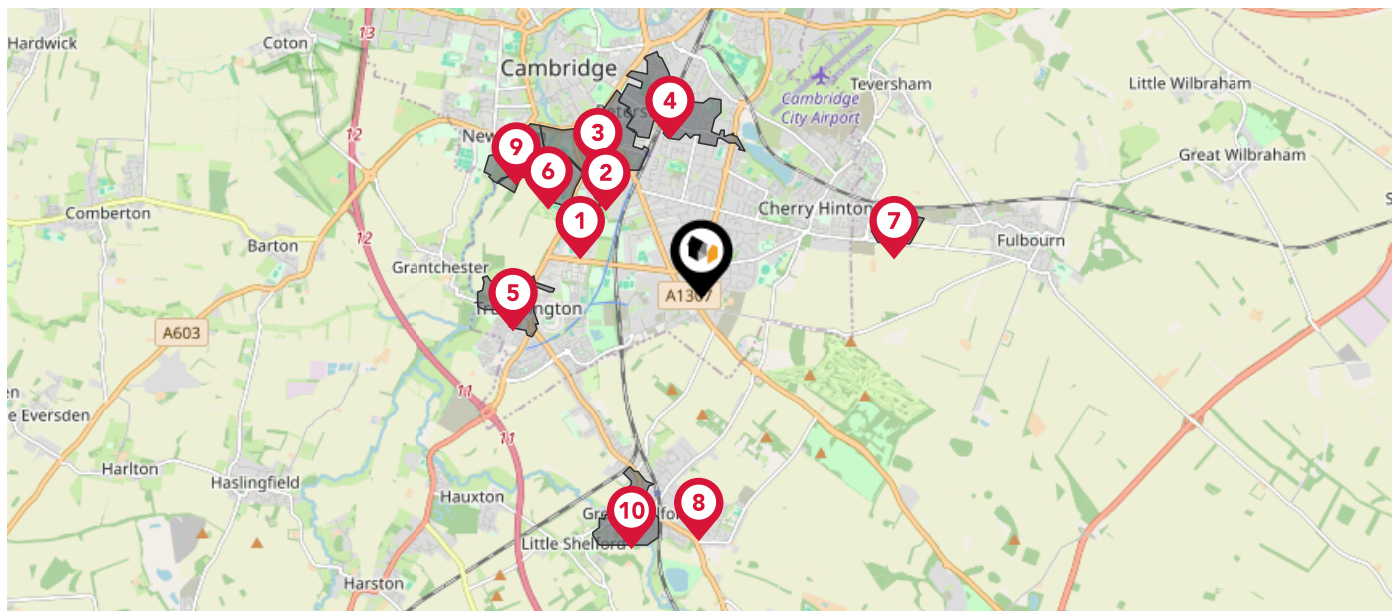


Maps

Conservation Areas



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



Nearby Conservation Areas



Barrow Road



Brooklands Avenue



New Town and Glisson Road



Mill Road



Trumpington



Southacre



Fulbourn Hospital



Stapleford



Newnham Croft



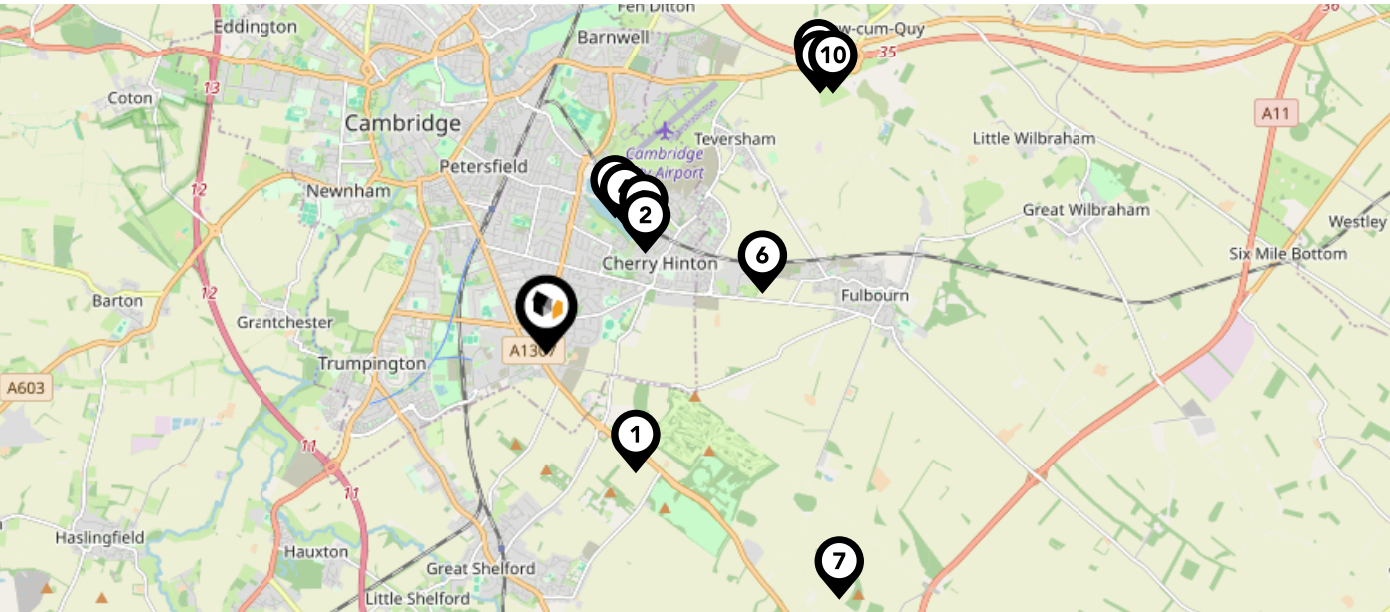
Great Shelford

Maps

Landfill Sites

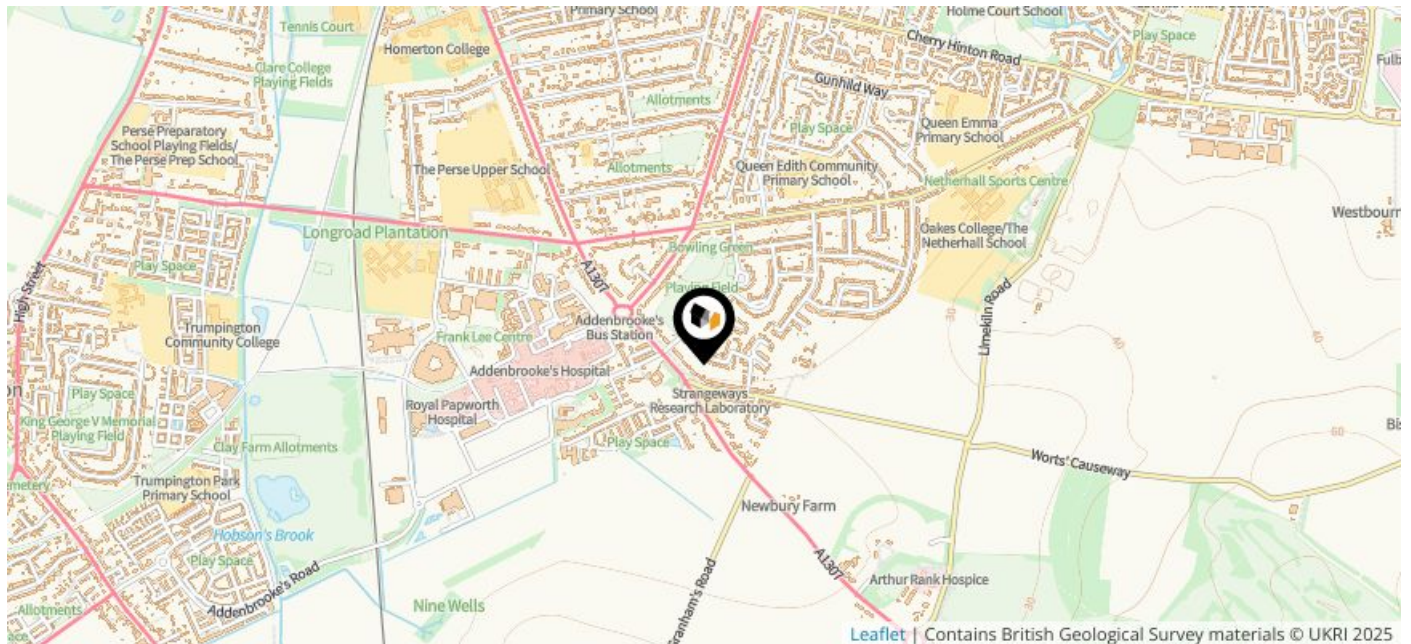


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Hill Trees-Stapleford	Historic Landfill
2	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
3	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
4	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
5	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
6	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill
7	Home Farm-Babraham	Historic Landfill
8	Quy Bridge-Quy	Historic Landfill
9	Quy Mill Hotel-Quy	Historic Landfill
10	EA/EPR/NP3790NX/A001	Active Landfill

This map displays nearby coal mine entrances and their classifications.



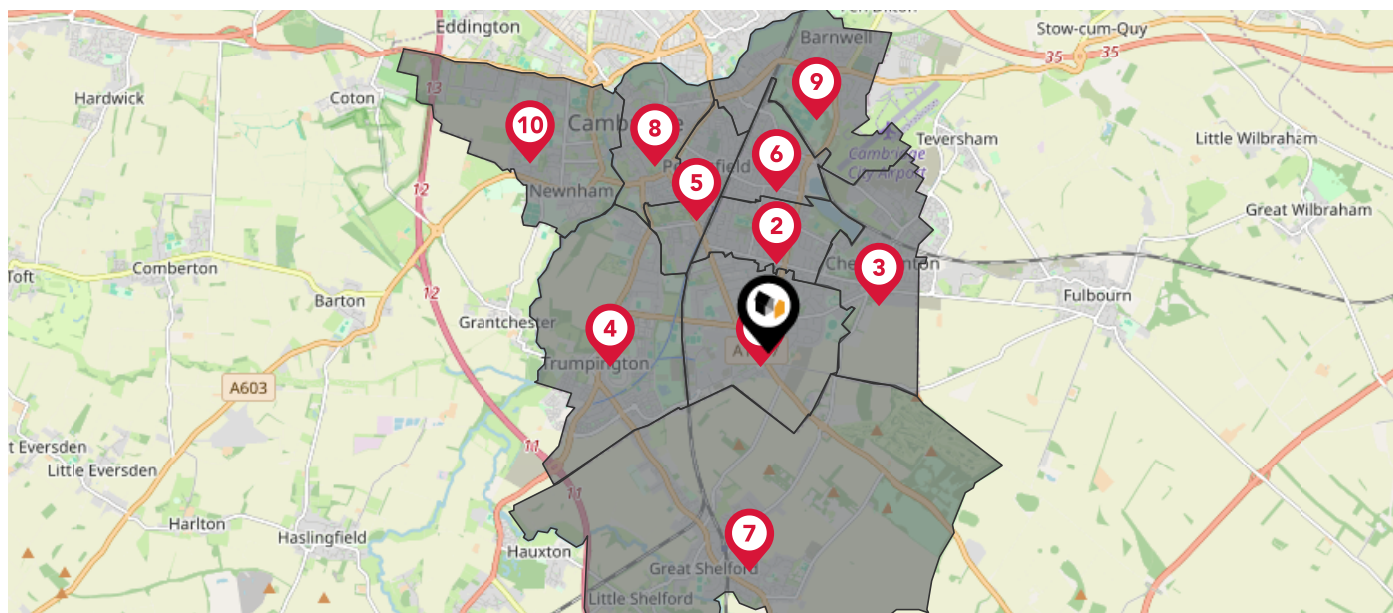
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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



Nearby Council Wards

1

Queen Edith's Ward

2

Coleridge Ward

3

Cherry Hinton Ward

4

Trumpington Ward

5

Petersfield Ward

6

Romsey Ward

7

Shelford Ward

8

Market Ward

9

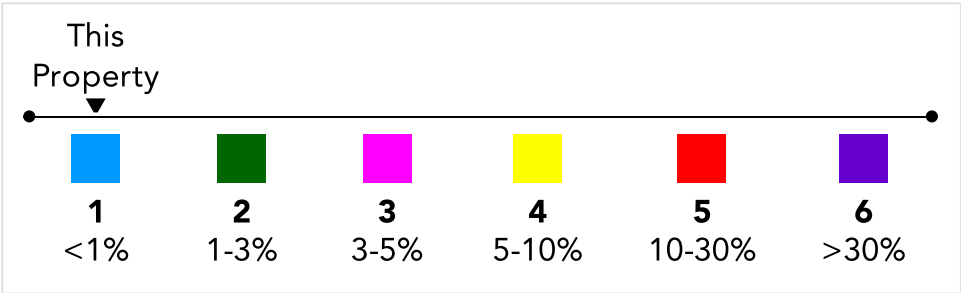
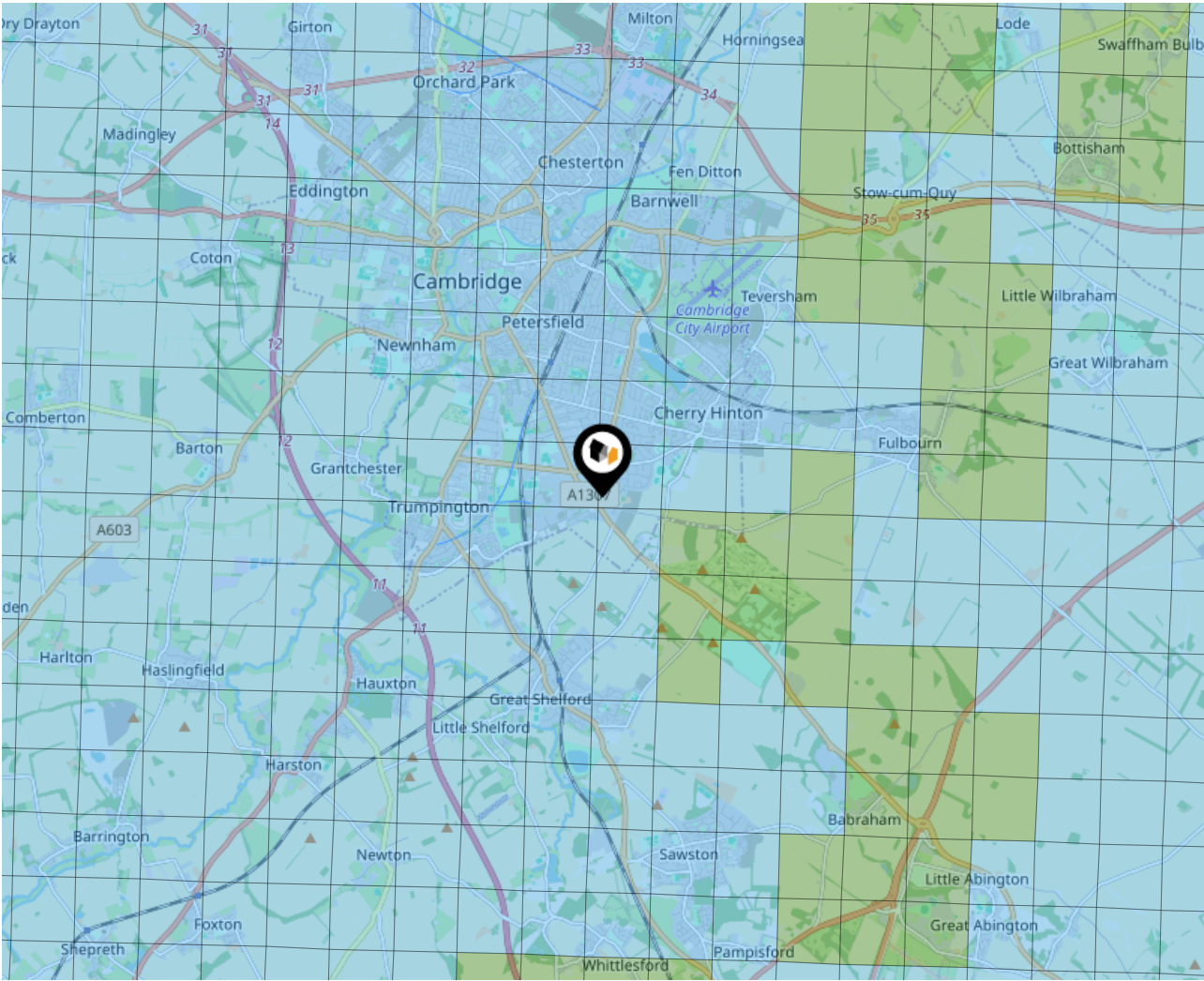
Abbey Ward

10

Newnham Ward

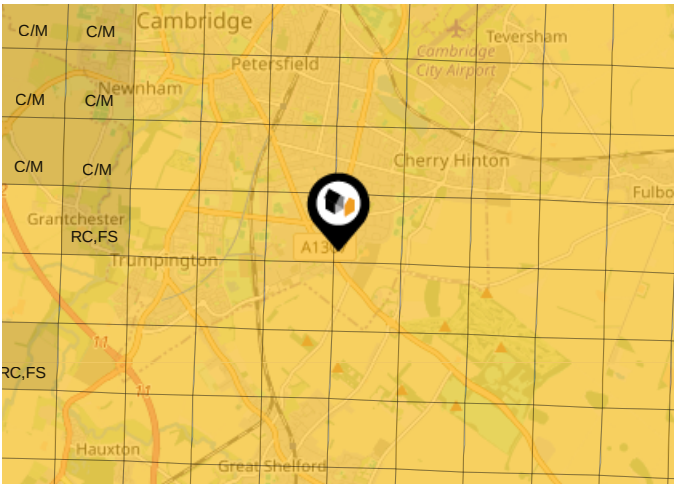
What is Radon?

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



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

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

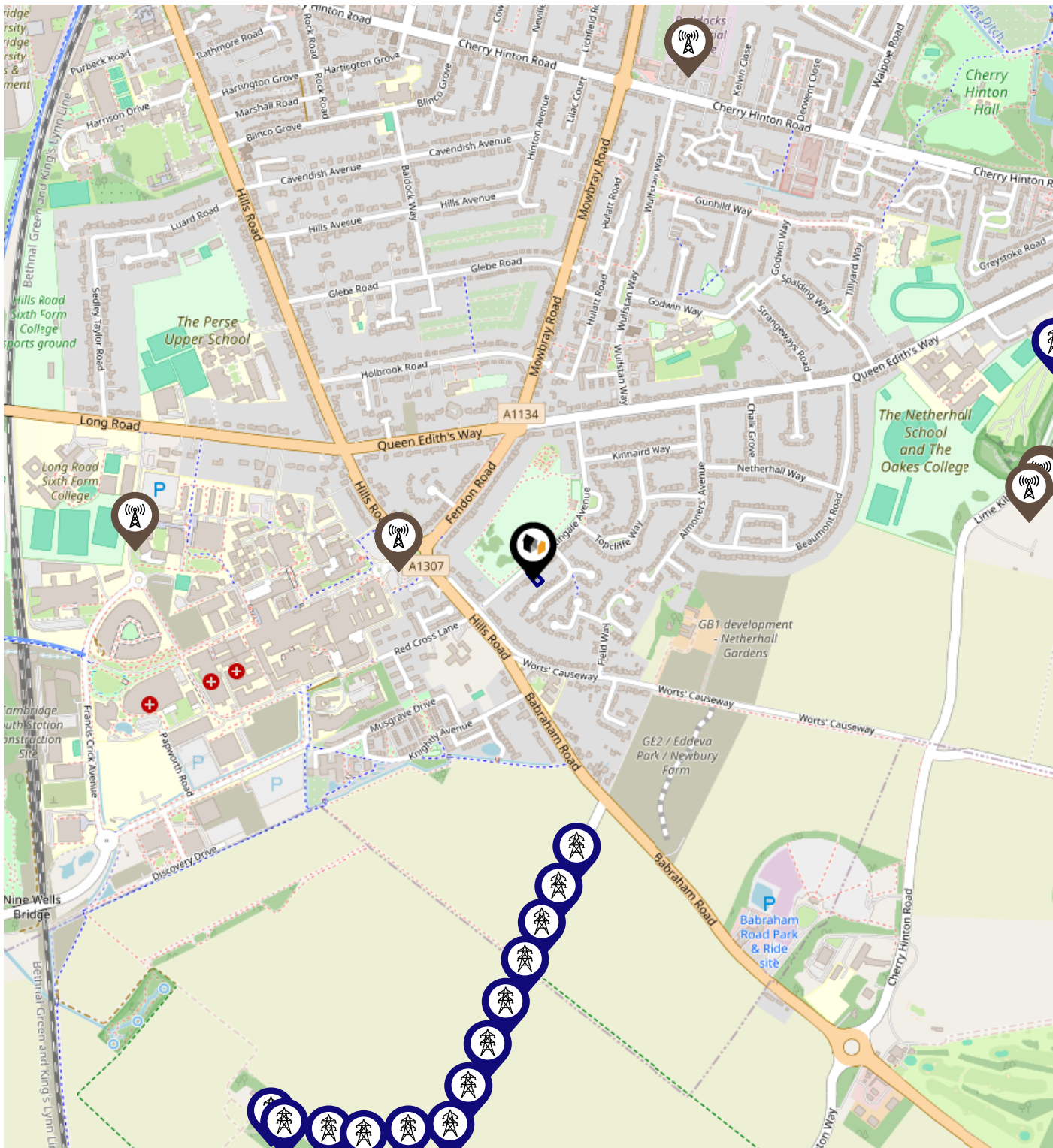


Primary Classifications (Most Common Clay Types)

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

Local Area

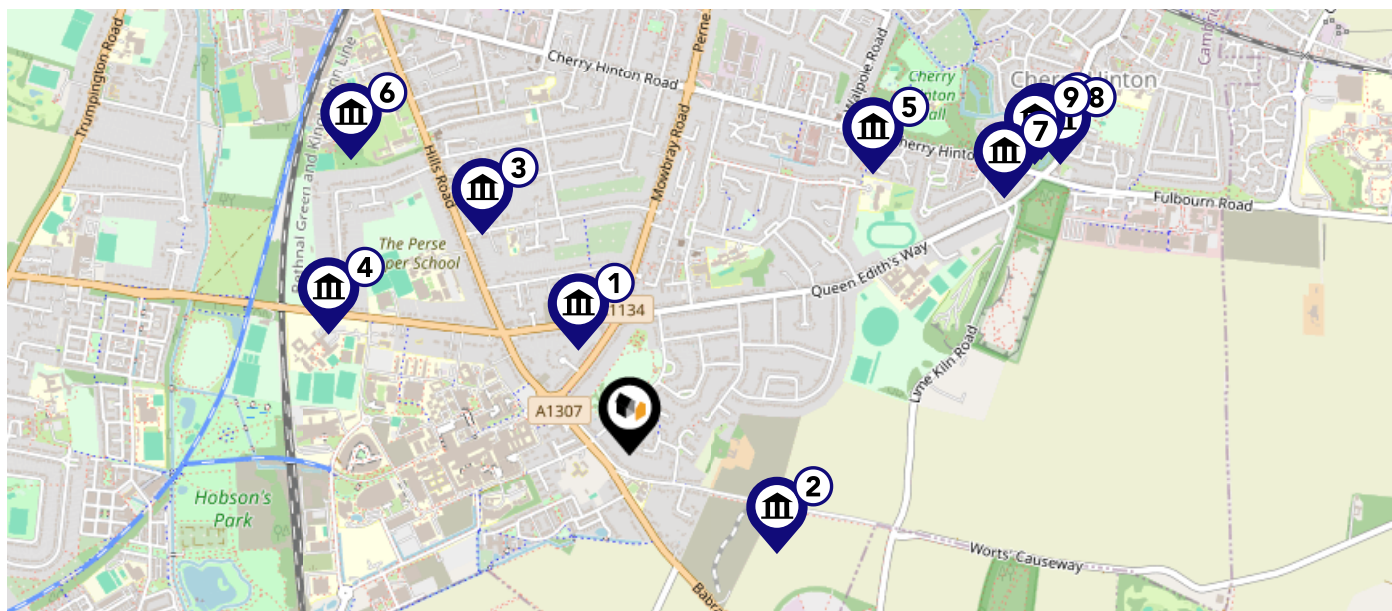
Masts & Pylons



Key:

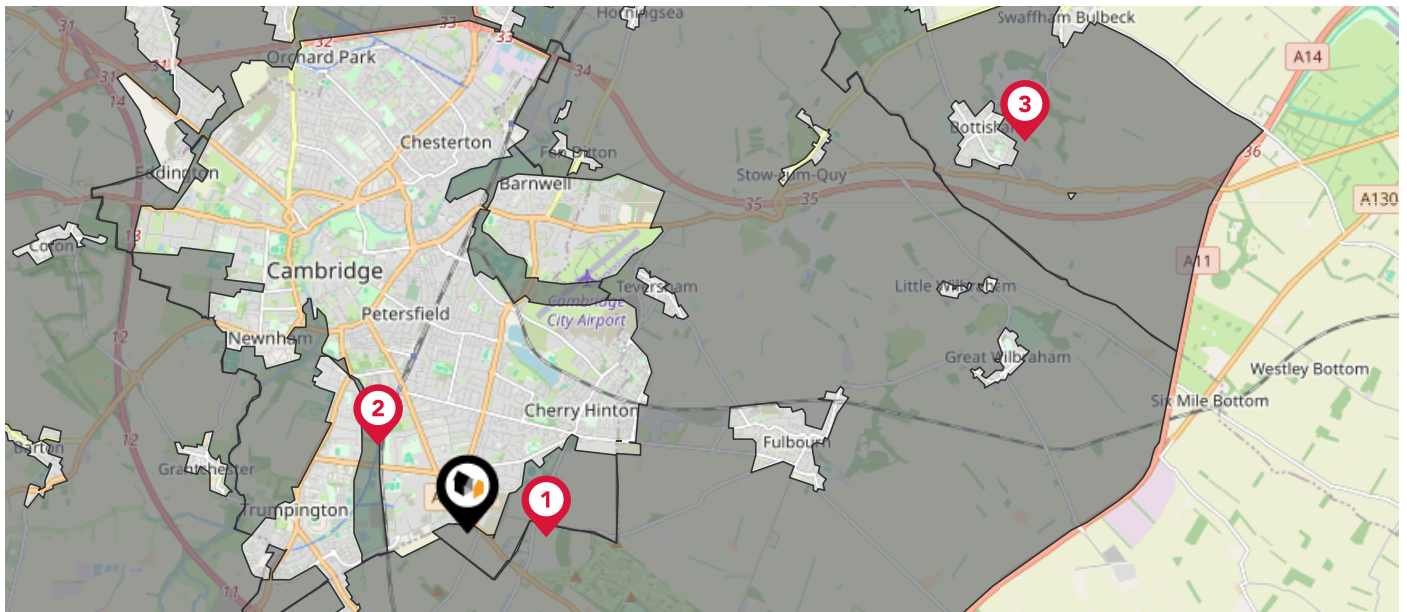
-  Power Pylons
-  Communication Masts

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



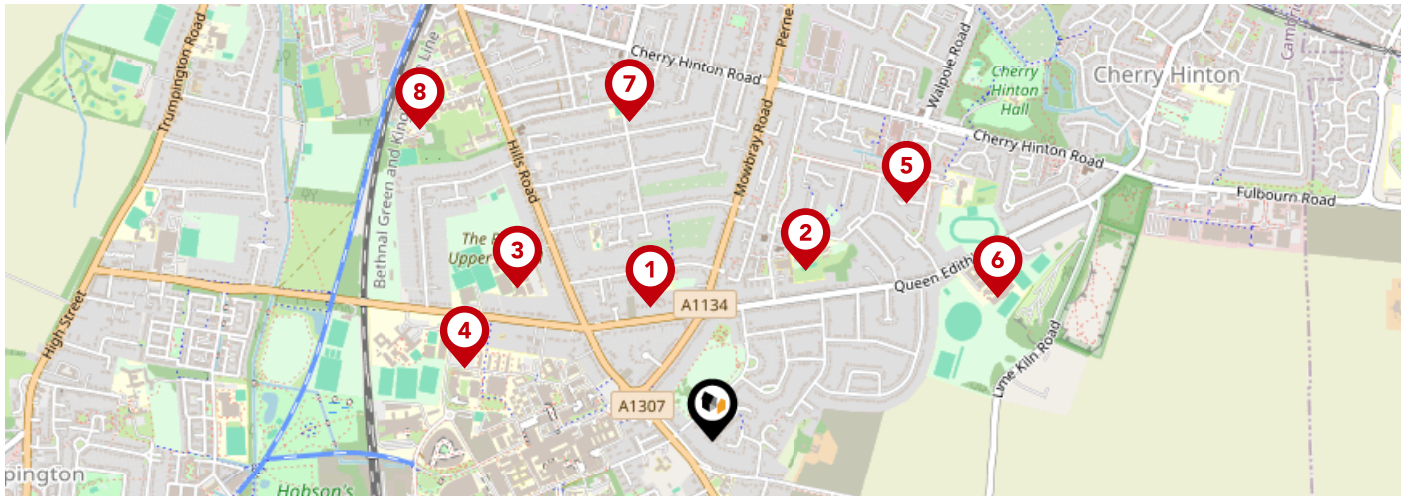
Listed Buildings in the local district		Grade	Distance
	1268343 - The Sun House	Grade II	0.3 miles
	1331933 - Old Milestone About 650 Yards South East From Red Cross	Grade II	0.4 miles
	1375672 - Keelson	Grade II	0.6 miles
	1246641 - Alcantara	Grade II	0.7 miles
	1031882 - The Lodge And Gatepiers And Gates At Cherry Hinton Hall	Grade II	0.9 miles
	1126038 - Gymnasium And Art And Craft Studios Adjoining West Of Homerton College	Grade II	0.9 miles
	1126237 - Springfield	Grade II	1.1 miles
	1126002 - 50, High Street	Grade II	1.2 miles
	1126216 - The Old Smithy	Grade II	1.2 miles
	1126139 - The Red Lion Public House	Grade II	1.2 miles

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

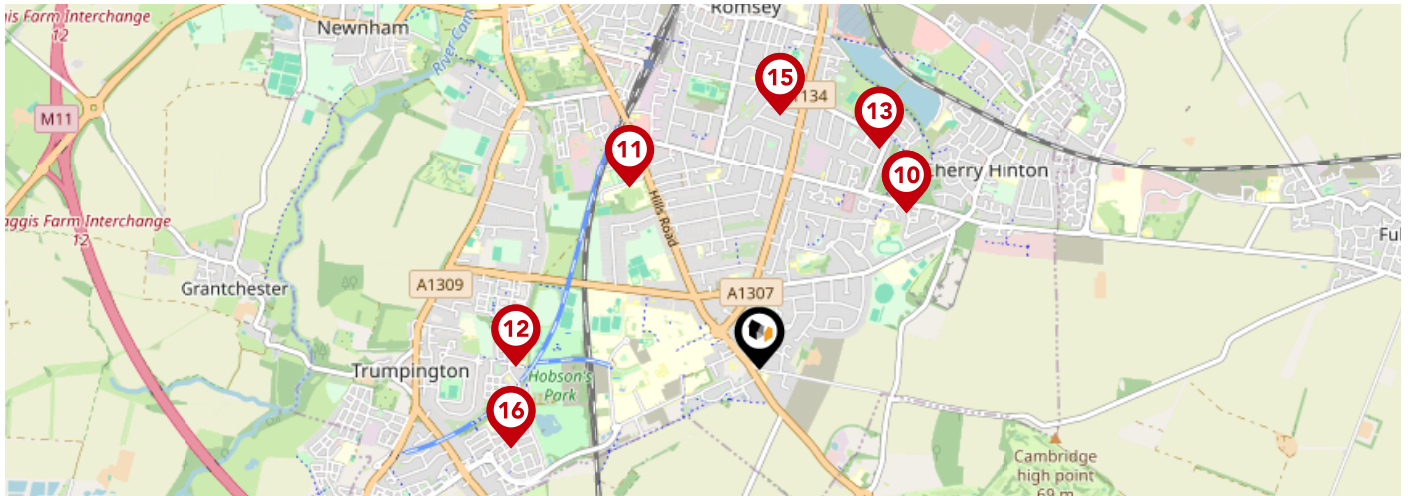


Nearby Green Belt Land

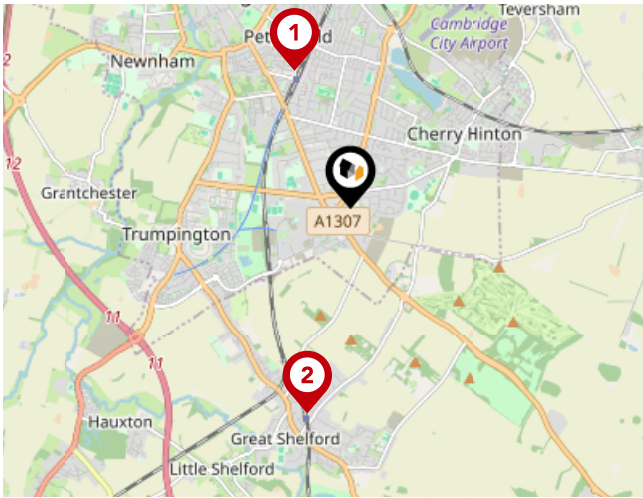
-  Cambridge Green Belt - Cambridge
-  Cambridge Green Belt - South Cambridgeshire
-  Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:0.34	☒	☐	☐	☐	☐
2	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:0.44	☐	☒	☐	☐	☐
3	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:0.57	☐	☐	☒	☐	☐
4	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:0.59	☐	☐	☒	☐	☐
5	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance:0.7	☐	☒	☐	☐	☐
6	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:0.73	☐	☐	☒	☐	☐
7	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:0.75	☐	☒	☐	☐	☐
8	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:0.97	☐	☐	☒	☐	☐

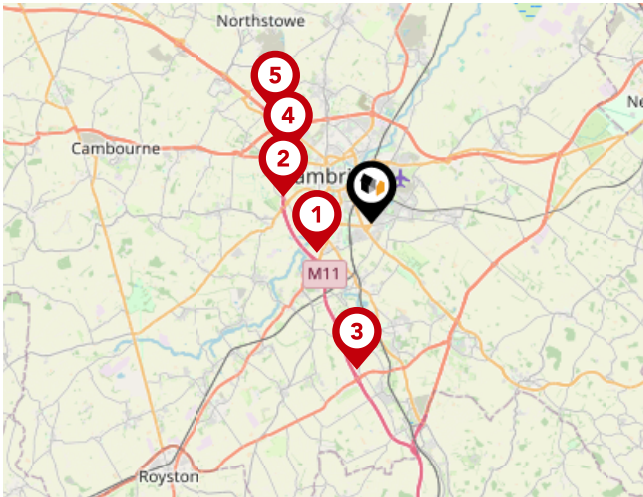


		Nursery	Primary	Secondary	College	Private
9	Cambridge International School Ofsted Rating: Not Rated Pupils: 75 Distance:0.98	☐	☒	☐	☐	☐
10	Holme Court School Ofsted Rating: Good Pupils: 50 Distance:0.98	☐	☐	☒	☐	☐
11	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:1.02	☐	☐	☒	☐	☐
12	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:1.1	☐	☐	☒	☐	☐
13	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:1.15	☐	☐	☒	☐	☐
14	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:1.16	☐	☒	☐	☐	☐
15	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:1.16	☐	☐	☒	☐	☐
16	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:1.18	☐	☒	☐	☐	☐



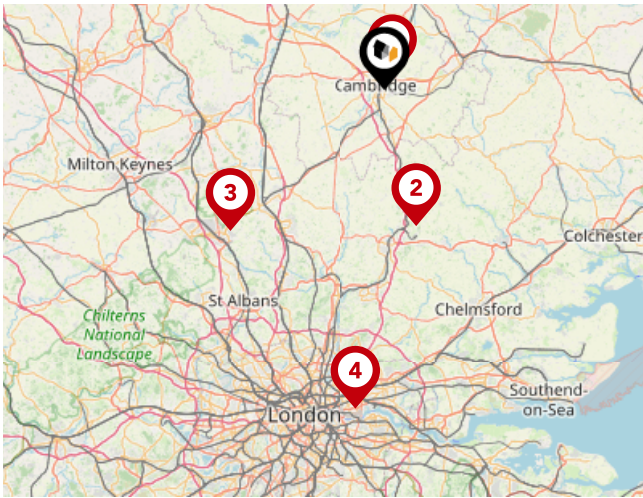
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.36 miles
2	Shelford (Cambs) Rail Station	1.9 miles
3	Cambridge North Rail Station	3.37 miles



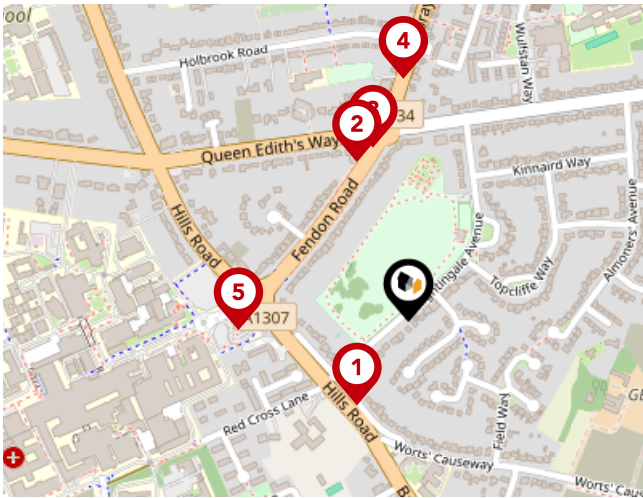
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.24 miles
2	M11 J12	3.32 miles
3	M11 J10	5.38 miles
4	M11 J13	3.94 miles
5	M11 J14	5.28 miles



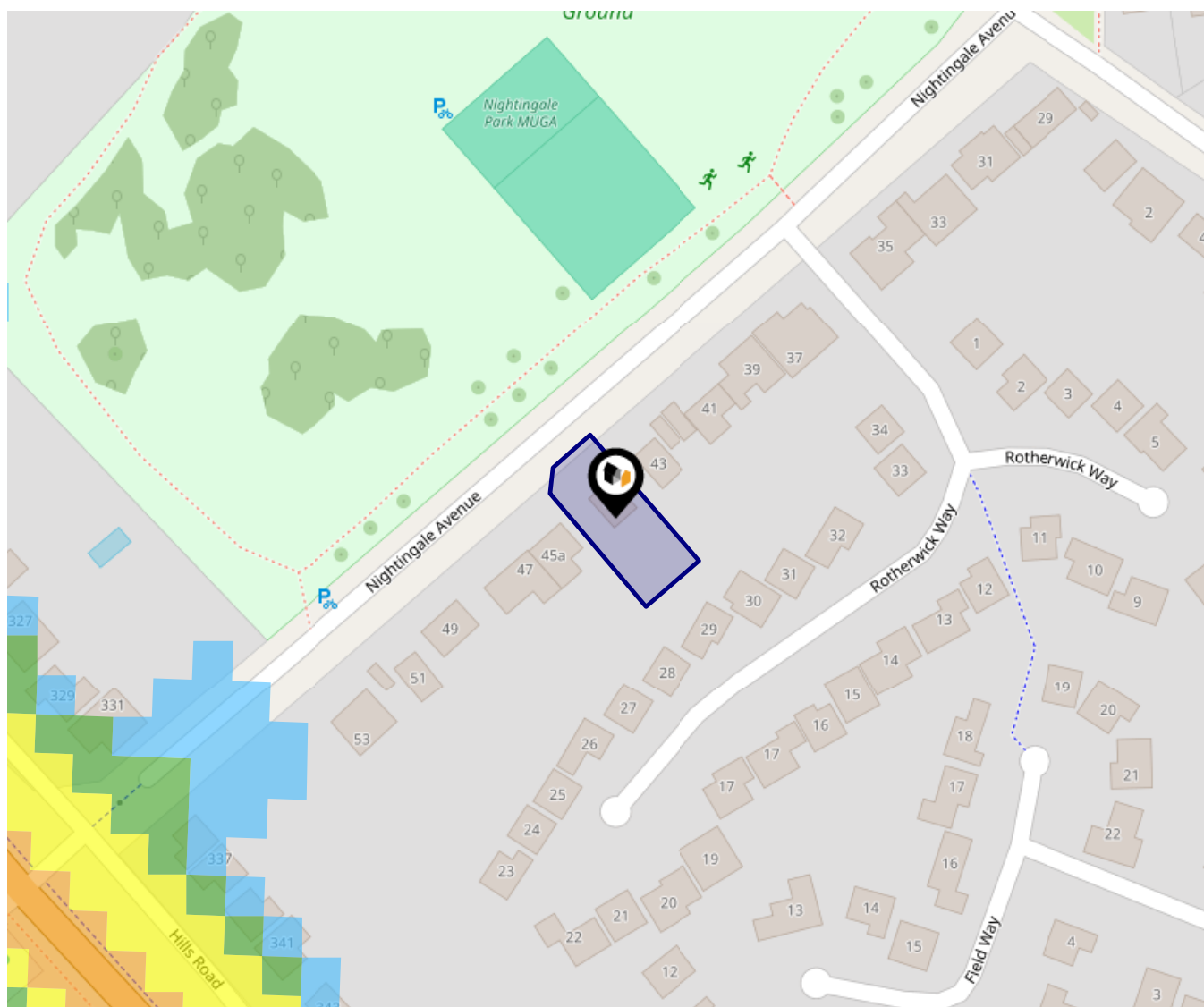
Airports/Helipads

Pin	Name	Distance
1	Cambridge	2.33 miles
2	Stansted Airport	20.3 miles
3	Luton Airport	30.38 miles
4	Silvertown	46.72 miles



Bus Stops/Stations

Pin	Name	Distance
1	Red Cross Lane	0.11 miles
2	Fendon Close	0.19 miles
3	Fendon Close	0.2 miles
4	Holbrook Road	0.28 miles
5	Hospital Bus Station	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

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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