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MIR: Material Info

The Material Information Affecting this Property

Monday 24th November 2025



WIMPOLE ROAD, BARTON, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	893 ft ² / 83 m ²		
Plot Area:	0.06 acres		
Year Built :	1930-1949		
Council Tax :	Band D		
Annual Estimate:	£2,415		
Title Number:	CB77862		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	Barton Wimpole Road	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	9	75	1000
• Surface Water	Very low	mb/s	mb/s	mb/s

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

Planning records for: **28 Wimpole Road Barton CB23 7AB**

Reference - 20/01698/HFUL	
Decision:	Decided
Date:	13th March 2020
Description:	Infill extension of the car port between the main house and secondary building. Provision of conservation roof lights. Erection of a detached garage ancillary to the main house. Rear first floor extension to main house to accommodate a lift.
Reference - 22/0870/TTCA	
Decision:	Decided
Date:	09th August 2022
Description:	T1: Yew - Crown raise by 2.5 meters T2, T3, T4, T5: Yew - Fell T6: Yew - Crown raise by 2 meters T7: Crab Apple - Fell and replant with Tibetan Cherry
Reference - 21/01881/CONDD	
Decision:	Decided
Date:	09th August 2022
Description:	Submission of details required by condition 4 (Management of Streets) of reserved matters application 21/01881/REM
Reference - 20/04804/FUL	
Decision:	Awaiting decision
Date:	26th November 2020
Description:	Change of use of ground floor and part of external area from residential (Class C3) to recreational (Class E(d)).

Planning records for: **21 Wimpole Road Barton Cambridge Cambridgeshire CB23 7AB**

Reference - S/1609/13/FL	
Decision:	Decided
Date:	21st July 2013
Description:	Removal of existing garage and replacement with office/studio

Reference - 23/00361/HFUL	
Decision:	Decided
Date:	31st January 2023
Description:	Two storey and single storey rear extension. Single storey front extension.

Reference - S/0896/16/FL	
Decision:	Decided
Date:	01st April 2016
Description:	Proposed external wall insulation to existing solid brick wall of the 1930s house. External wall insulation shall have render finish.

Planning records for: **29 Wimpole Road Barton CB23 7AB**

Reference - 21/01286/HFUL	
Decision:	Decided
Date:	21st March 2021
Description:	Porch to front of property and remove existing front door.

Planning records for: **31 Wimpole Road Barton Cambridge Cambridgeshire CB23 7AB**

Reference - S/1074/15/FL	
Decision:	Decided
Date:	27th April 2015
Description:	Ground floor extension to the side and rear

Reference - S/0624/14/FL	
Decision:	Decided
Date:	14th March 2014
Description:	External wall insulation to front elevation side elevation and top section of the rear elevation (90mm thick panels with rendered finish).

Planning records for: **40 Wimpole Road Barton Cambridgeshire CB23 7AB**

Reference - 25/0437/TTCA	
Decision:	Decided
Date:	02nd May 2025
Description:	Conifer (T1) - fell to allow more light and space in garden 2x Conifer (G1) - raise the crown by 3 meters from ground level for better visibility in and out of driveway

Reference - 25/0494/TTCA	
Decision:	Decided
Date:	13th May 2025
Description:	5 Days Notice - T1 - Conifer - Fell (heavily leaning into road, root plate lifting, and lorries keep hitting lower limbs)

Planning records for: **43 Wimpole Road Barton Cambridge Cambridgeshire CB23 7AB**

Reference - S/0206/06/O	
Decision:	Decided
Date:	06th February 2006
Description:	House

Planning records for: **47 Wimpole Road Barton Cambridge Cambridgeshire CB23 7AB**

Reference - S/2517/18/FL	
Decision:	Decided
Date:	29th June 2018
Description:	Proposed roof material change to the rear conservatory from glazing to tile including 2 roof lights and patio doors and new window in south facing elevation.

Reference - 20/1538/TTCA	
Decision:	Decided
Date:	29th June 2020
Description:	Sycamore in neighbouring garden (47 Wimpole Road) - Reduce overhanging branches (45 Wimpole Road) by 2-3m to nearest appropriate pruning point - The tree is heavily encroaching on the property and causing excessive shading.

Planning records for: **51 Wimpole Road Barton Cambridge Cambridgeshire CB23 7AB**

Reference - S/1096/12/FL	
Decision:	Decided
Date:	15th May 2012
Description:	New Dwelling.

Planning records for: **51 Wimpole Road Barton Cambridgeshire CB23 7AB**

Reference - 23/0220/TTCA
Decision: Decided
Date: 27th February 2023
Description: Holly (T1) - Fell

Reference - S/0676/11
Decision: Decided
Date: 31st March 2011
Description: Erection of a detached dwelling and garage..

Reference - 21/01135/HFUL
Decision: Decided
Date: 11th March 2021
Description: Two storey side and rear extension following demolition of dilapidated ground floor extension, installation of entrance to side and front timber windows and door, removal of existing rear metal windows and installation of rear aluminium windows and doors

Reference - 21/1440/TTCA
Decision: Decided
Date: 01st November 2021
Description: Conifer (T1) To fell due to growing under an Ash and obstructing light into approved planning permission extension. Low amenity value. Ash (T2) Crown raise on south facing side up to a maximum of 6 meters high to allow access for building works and light into the approved extension. Western Red (T3) To fell to give more access into garden and for better access for building works. Low amenity value. Willow (T4) To fell to give more light into garden and to remove the risk of subsidence to newly approved extension. Also roots will possibly be disturbed due to foundations being built, causing the Willow tree's health to decline and increase the risk of a parasitical fungal infection, such as Honey Fungus. Ash hedge (T5-T13) to be pollarded by 3 meters to maintain hedge. The finished height of the hedge will be 1.2 metres height.

Planning records for: **51 Wimpole Road Barton Cambridgeshire CB23 7AB**

Reference - 24/1302/TTCA	
Decision:	Awaiting decision
Date:	14th November 2024
Description:	T1 - Ash - Reduce branches encroaching on No. 51 giving a clearance of 3 meters.

Planning records for: **54 Wimpole Road Barton Cambridge Cambridgeshire CB23 7AB**

Reference - 22/0324/TTCA	
Decision:	Decided
Date:	11th March 2022
Description:	The tree is a diseased horse chestnut (Aesculus hippocastanum). A tree surgeon has been consulted, visited the site and inspected the tree. As the whole tree is impacted by the disease the surgeon recommends removal of the tree in its entirety for safety of the householder and users of The Leys public access area.

Planning records for: **The Leys 56 Wimpole Road Barton Cambridge CB23 7AB**

Reference - S/1572/18/FL	
Decision:	Decided
Date:	25th April 2018
Description:	Single storey side extension partial demolition of flat roofed part of the property and re-building. Solar panels to front and rear of property. Internal alterations.

Reference - S/1573/18/LB	
Decision:	Decided
Date:	25th April 2018
Description:	Single storey side extension partial demolition of flat roofed part of the property and re-building. Solar panels to front and rear of property. Internal alterations.

Planning records for: **56 Wimpole Road Barton Cambridgeshire CB23 7AB**

Reference - 24/04254/LBC	
Decision:	Decided
Date:	13th November 2024
Description:	Replacement of 3 No existing windows with double glazed wooden casement windows.

Planning records for: **58 Wimpole Road Barton CB23 7AB**

Reference - 21/0526/TTCA	
Decision:	Decided
Date:	19th April 2021
Description:	(G1) 2x Leylandii - hedge cut the sides of these trees, removing 15-25cm to maintain in their current location.

Reference - 24/0939/TTCA	
Decision:	Decided
Date:	30th August 2024
Description:	T1- Lime - Reduce in height and shape by 2M. G2- 2x Leylandii- Reduce in height by 1m.

Reference - 25/0465/TTCA	
Decision:	Decided
Date:	12th May 2025
Description:	T1 - Paper Birch - Fell

Planning records for: **58 Wimpole Road Barton CB23 7AB**

Reference - 20/2249/TTCA	
Decision:	Decided
Date:	30th October 2020
Description:	(G1) 2x Leylandii reduce in height to level with the apex on the roof of the adjacent car port. This will be removing 3 meters in height to maintain these trees in their current location.

Planning records for: **59 Wimpole Road Barton Cambridgeshire CB23 7AB**

Reference - 22/1265/TTPO	
Decision:	Decided
Date:	28th October 2022
Description:	Beech - crown thin 25-30% (and remove major dead wood).

Reference - 22/1264/TTCA	
Decision:	Decided
Date:	28th October 2022
Description:	T1: Pine - Remove to ground level - tree in decline - replant

Planning records for: **60 Wimpole Road Barton Cambridgeshire CB23 7AB**

Reference - 24/01758/HFUL	
Decision:	Decided
Date:	09th May 2024
Description:	Part removal of the rear roof and windows and replacement with new dual pitched roof.

Planning records for: **60 Wimpole Road Barton Cambridgeshire CB23 7AB**

Reference - 24/1018/TTCA	
Decision:	Decided
Date:	16th September 2024
Description:	T1- Elm- crown raise over neighbours garage by removing 2 meters.

Planning records for: **61 Wimpole Road Barton Cambridge Cambridgeshire CB23 7AB**

Reference - 22/0412/TTCA	
Decision:	Decided
Date:	11th April 2022
Description:	T1 - Multi stemmed Sycamore, Remove , due to danger of damaging the house next to it , tar spot is also infecting the tree. New trees have been planted beside it and plan to replant a suitable tree in its place further from the house.

Reference - 24/00107/REM	
Decision:	Decided
Date:	23rd January 2024
Description:	Reserved Matters Application relating to the details of the appearance, layout, scale and landscaping of 21/01196/OUT for the erection of three dwellings and garaging

Reference - 22/0311/TTCA	
Decision:	Awaiting decision
Date:	11th April 2022
Description:	G1: Group of Conifer Trees - reduce by 6m to be a finished height of 2.4mT2: Conifer Tree - Fell

Planning records for: **61 Wimpole Road Barton Cambridgeshire CB23 7AB**

Reference - 24/0117/TTCA	
Decision:	Decided
Date:	23rd January 2024
Description:	Cypress Hedge (G1) - fell to allow more light into the neighbouring property and replant with a native hedge Cypress (G2) - fell 11 Cypress which stand at 20m tall to allow more light into garden and neighbouring property. Replant with Silver Birch to improve area and screen from the neighbours.

Planning records for: **62 Wimpole Road Barton Cambridgeshire CB23 7AB**

Reference - 25/0690/TTCA	
Decision:	Decided
Date:	10th July 2025
Description:	T1 - Silver Birch - fell to allow for approved house extension to be carried out and excessive shading of property

Reference - 25/01585/HFUL	
Decision:	Decided
Date:	23rd April 2025
Description:	Two storey front extension with skylights to south and west elevations

Reference - 25/01585/NMA1	
Decision:	Decided
Date:	01st August 2025
Description:	Non material amendment on application 25/01585/HFUL to change windows on west elevation from 2 no roof lights to 2 no roof lights with 2 no vertical fixed windows below.

Planning records for: **62 Wimpole Road Barton Cambridge Cambridgeshire CB23 7AB**

Reference - 20/02346/HFUL	
Decision:	Decided
Date:	24th March 2020
Description:	Single storey side extension, upgrade to existing render, external insulation and replace with a smooth render to match existing.

Reference - 22/05085/HFUL	
Decision:	Decided
Date:	22nd November 2022
Description:	Construction of an outbuilding to provide home office and storage.

Reference - 22/05084/LBC	
Decision:	Decided
Date:	22nd November 2022
Description:	Internal alterations to existing Listed Building.

Planning records for: **63A Wimpole Road Barton Cambridge Cambridgeshire CB23 7AB**

Reference - S/0695/18/TC	
Decision:	Decided
Date:	20th February 2018
Description:	Alder - fell

Planning records for: **63A Wimpole Road Barton CB23 7AB**

Reference - 20/02162/HFUL	
Decision:	Decided
Date:	23rd April 2020
Description:	Laying of brick/stone patio in enclosed garden, take down and replacement of two existing sheds (one at front elevation and one at rear), installation of garden gate in garden hedgerow adjacent to access road

Planning records for: **67 Wimpole Road Barton Cambridgeshire CB23 7AB**

Reference - 22/02716/CONDB	
Decision:	Decided
Date:	25th August 2023
Description:	Submission of details required by condition 6 (Mortar, Plaster and Render) of planning permission 22/02716/LBC

Reference - 22/1036/TTCA	
Decision:	Decided
Date:	12th September 2022
Description:	P1, P2, P3: 3no. plum - remove

Reference - S/3602/19/TC	
Decision:	Decided
Date:	18th October 2019
Description:	Remove 2 Plum Trees

Planning records for: **67 Wimpole Road Barton Cambridgeshire CB23 7AB**

Reference - 22/02716/LBC	
Decision:	Decided
Date:	10th June 2022
Description:	Replacement substructure masonry walling to the rear and right hand side gable end walls to cottage

Reference - 22/01155/LBC	
Decision:	Withdrawn
Date:	09th March 2022
Description:	Underpinning of rear and RHS gable end walls to the property.

Reference - S/3401/18/TC	
Decision:	Decided
Date:	06th September 2018
Description:	Removal of 2 main branches from plum tree to allow the telephone engineers access to pole.

Reference - 22/02716/CONDA	
Decision:	Decided
Date:	09th May 2023
Description:	Submission of details required by condition 3 (Timber Frame), 4 (Existing Timber Frame), 5 (Brickwork) and 6 (Mortar, Plaster and Render) of planning permission 22/02716/LBC

Planning records for: **67 Wimpole Road Barton Cambridge Cambridgeshire CB23 7AB**

Reference - S/3538/17/TC	
Decision:	Decided
Date:	09th October 2017
Description:	1) Removal of Plum tree to allow growth of adjacent trees. 2) Removal of Plum trees at danger of falling over

Reference - 24/0971/TTCA	
Decision:	Decided
Date:	04th September 2024
Description:	Plum trees *2 - Remove

Reference - 22/02710/HFUL	
Decision:	Decided
Date:	10th June 2022
Description:	Single storey garden room conservatory

Planning records for: **69 Wimpole Road Barton CB23 7AB**

Reference - 21/1140/TTCA	
Decision:	Decided
Date:	08th September 2021
Description:	T1 Spruce tree and T2 Ash tree - Both to Fell - to combat subsidence damage to 67 Wimpole Road, Barton, Cambridge, CB23 7AB

Planning records for: **71 Wimpole Road Barton Cambridge Cambridgeshire CB23 7AB**

Reference - S/0206/09/LB	
Decision:	Decided
Date:	08th February 2009
Description:	Replacement of 1 dining room and 2 bedroom windows.

Planning records for: **75 Wimpole Road Barton Cambridgeshire CB23 7AB**

Reference - 22/04945/FUL	
Decision:	Decided
Date:	10th November 2022
Description:	Extension to existing building to form dispatch area and covered loading/ unloading area

Reference - 21/03611/HFUL	
Decision:	Decided
Date:	06th August 2021
Description:	First floor side and rear extension with front dormers, rear balcony and alterations to existing roof style. Erection of replacement garage/studio/office.

Reference - 22/05027/FUL	
Decision:	Decided
Date:	18th November 2022
Description:	Change of use to Operational Railway Land, plus installation of Smart IO Housing Equipment and associated landscaping and fencing.

Planning records for: **75 Wimpole Road Barton Cambridgeshire CB23 7AB**

Reference - 22/1335/TTCA	
Decision:	Decided
Date:	10th November 2022
Description:	T1 -Apple Tree RE pollard back 3 mtrs. T2 -Apple Tree Re pollard back 2 mtrs. T3 - No work T4 -Apple Tree Re pollard back 2 mtrs. T5 Apple Tree- RE pollard back 2 mtrs.

Reference - 22/1358/TTCA	
Decision:	Decided
Date:	18th November 2022
Description:	T1 - Apple re pollard back 3 mtrs. T2 - Apple re pollard back 2 mtrs. T3 - Apple - no work T4 - Apple re pollard back 2 mtrs. T5 - Apple re pollard back 2 mtrs.

Planning records for: **28 Wimpole Road Barton Cambridgeshire CB23 7AB**

Reference - 15/2271/CONDH	
Decision:	Awaiting decision
Date:	09th May 2023
Description:	Submission of details required by condition 32 (drainage system) of planning permission 15/2271/FUL

Reference - 23/1409/TTCA	
Decision:	Awaiting decision
Date:	14th November 2023
Description:	Horse Chestnut (T1) - Fell and replant with two Magnolia Susan either side of the entrance way to replace the trees removed.

Planning records for: **Barton House 28 Wimpole Road Barton Cambridge CB23 7AB**

Reference - S/3521/19/TC
Decision: Decided
Date: 09th October 2019
Description: T.1 Beech - Crown lift 4 metres from ground level and remove dead wood T.2 Leylandii hedgerow - Reduce height by 4 metres and cut back sides hard to retain green growth to create hedge T.3 Pine- Fell to ground level due to declining and nearly dead and T.4 Pine- Fell to ground level due to declining and nearly dead.
Reference - S/4400/19/FL
Decision: Withdrawn
Date: 17th December 2019
Description: Ground floor change of use of the secondary building (Coach House) from Office (B1) to Educational Facility (D1). Infill extension of the car port between the main house and secondary building in order to accommodate a gym for the Educational facility. Provision of conservation roof lights to the main house. Erection of a detached garage ancillary to the main house
Reference - 23/0928/TTCA
Decision: Withdrawn
Date: 21st August 2023
Description: T1-T6 Lime Repollard at 2m to contain size and prevent damage to boundary wall.T7 Walnut - Fell.T8 Weeping Willow - Fell.
Reference - 23/0454/TTCA
Decision: Decided
Date: 09th May 2023
Description: 2 Cypress (G1) raise the crown by 3 meters from ground level to allow for more light.

Planning records for: **28 Wimpole Road Barton Cambridgeshire CB23 7AB**

Reference - 23/0311/TTCA
Decision: Decided
Date: 20th March 2023
Description: Yew (T1) - Fell

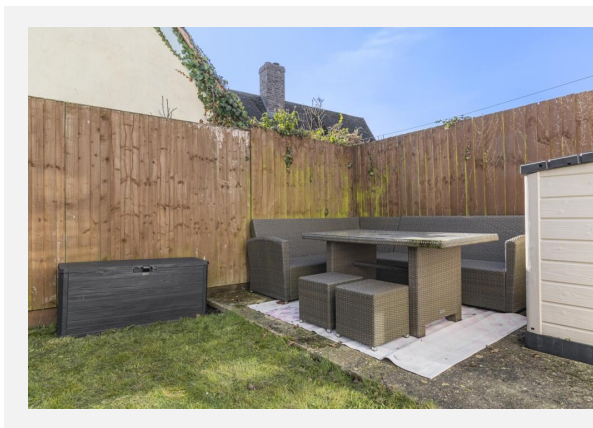
Reference - 23/0917/TTCA
Decision: Decided
Date: 21st August 2023
Description: Horse chestnut (T1) - Fell due to Ganoderma at the base.

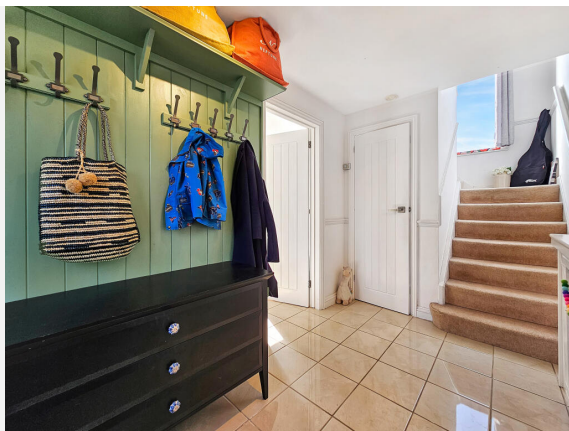
Reference - 21/1043/TTCA
Decision: Decided
Date: 20th August 2021
Description: TREES CIRCLED IN RED ON ACCOMPANYING TREE LOCATION PLAN (Ref. 19.8.21 APP - TREE LOCATION PLAN_DELAP 001) 4 Silver Birch (T123, T127, T128, T130) ~ Raise lower branches to 4.0 to 4.5 metres all round to ensure vehicular access along drive, maintaining natural canopy lines and thin remaining crowns by 10%. Row of 5 Hornbeam (T7) ~ Sympathetically raise lower branches to 2.5 metres; reduce laterals over drive by up to 1.0 metre.

Reference - 20/2417/TTCA
Decision: Decided
Date: 03rd December 2020
Description: T1 Horse Chestnut ~ Cut back to kerb and lift remaining branches to 5.0 metres. T61 Beech ~ Prune to clear building by 1.5 metres. T129 Pussy Willow ~ Reduce over-extended limbs by 50% to alleviate end weight.

Planning records for: **28 Wimpole Road Barton Cambridgeshire CB23 7AB**

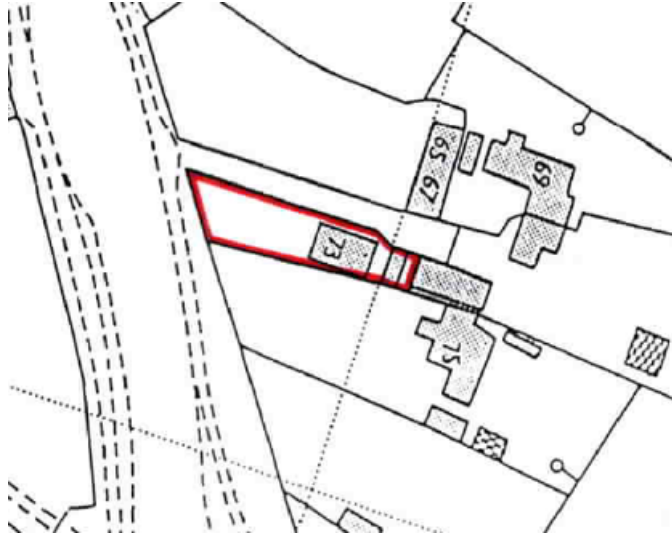
Reference - 23/0477/TTCA	
Decision:	Decided
Date:	16th May 2023
Description:	5 Day Notice - Scotts Pine Fell - Root plate lifting and leaning heavily into neighbour's garden







WIMPOLE ROAD, BARTON, CAMBRIDGE, CB23

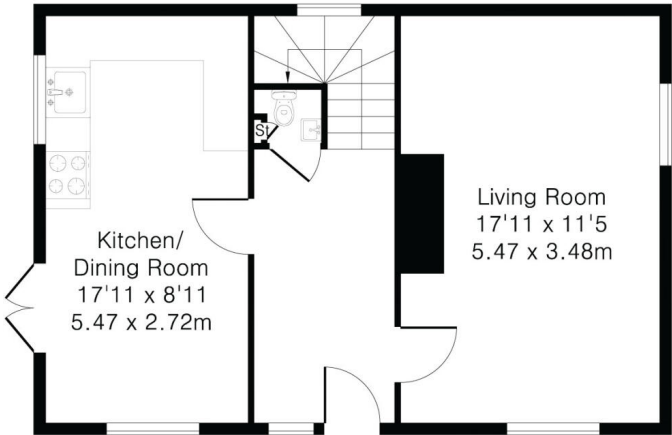


WIMPOLE ROAD, BARTON, CAMBRIDGE, CB23

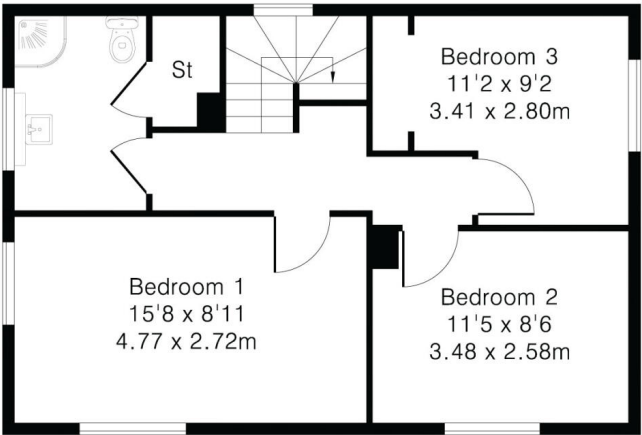
Approximate Gross Internal Area 972 sq ft - 90 sq m

Ground Floor Area 486 sq ft – 45 sq m

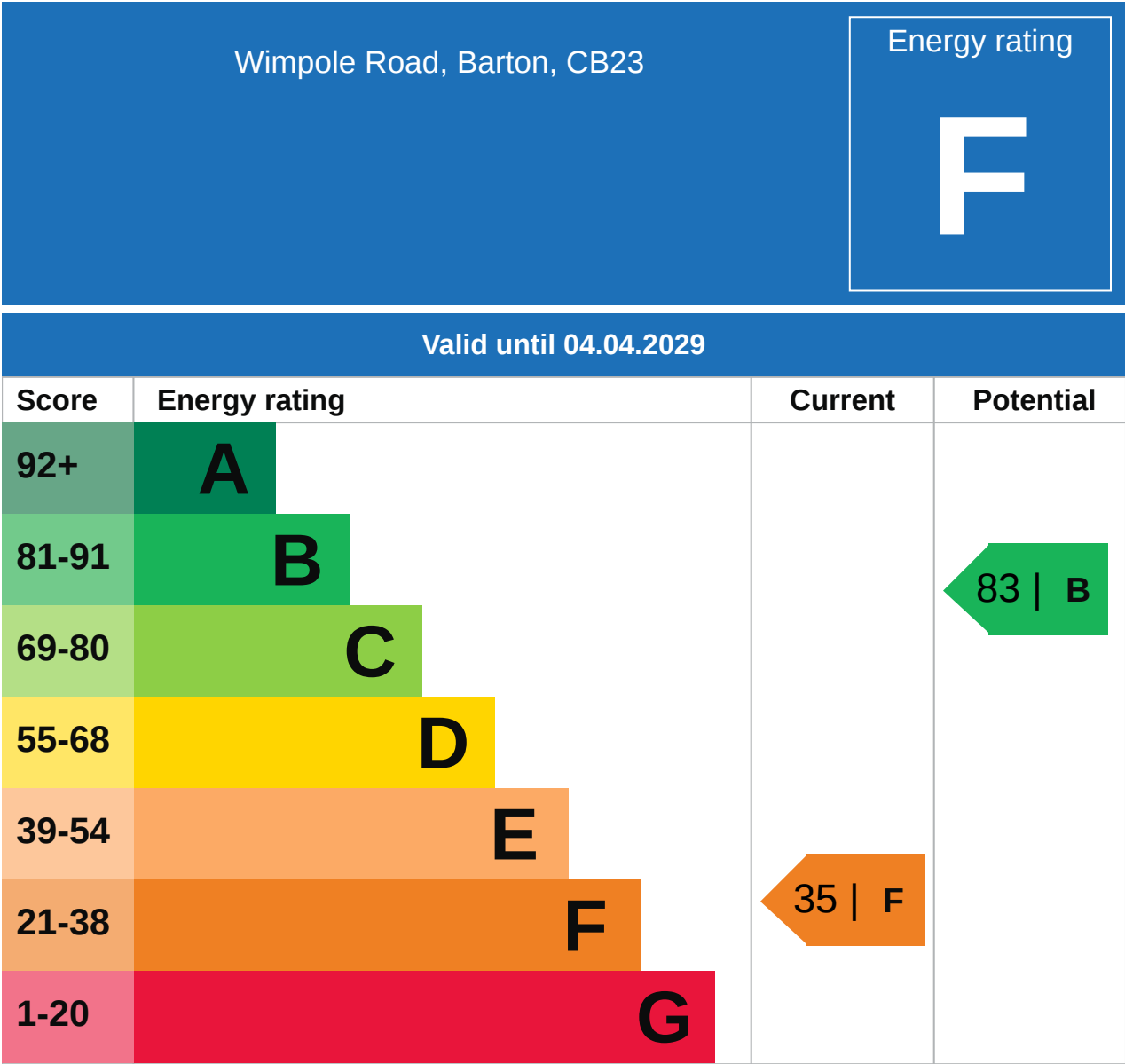
First Floor Area 486 sq ft – 45 sq m



Ground Floor



First Floor



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Oil (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, oil
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	83 m ²

Accessibility / Adaptations

New windows and front door installed approx 2 years ago

Electricity Supply

Octopus

Central Heating

Electric 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



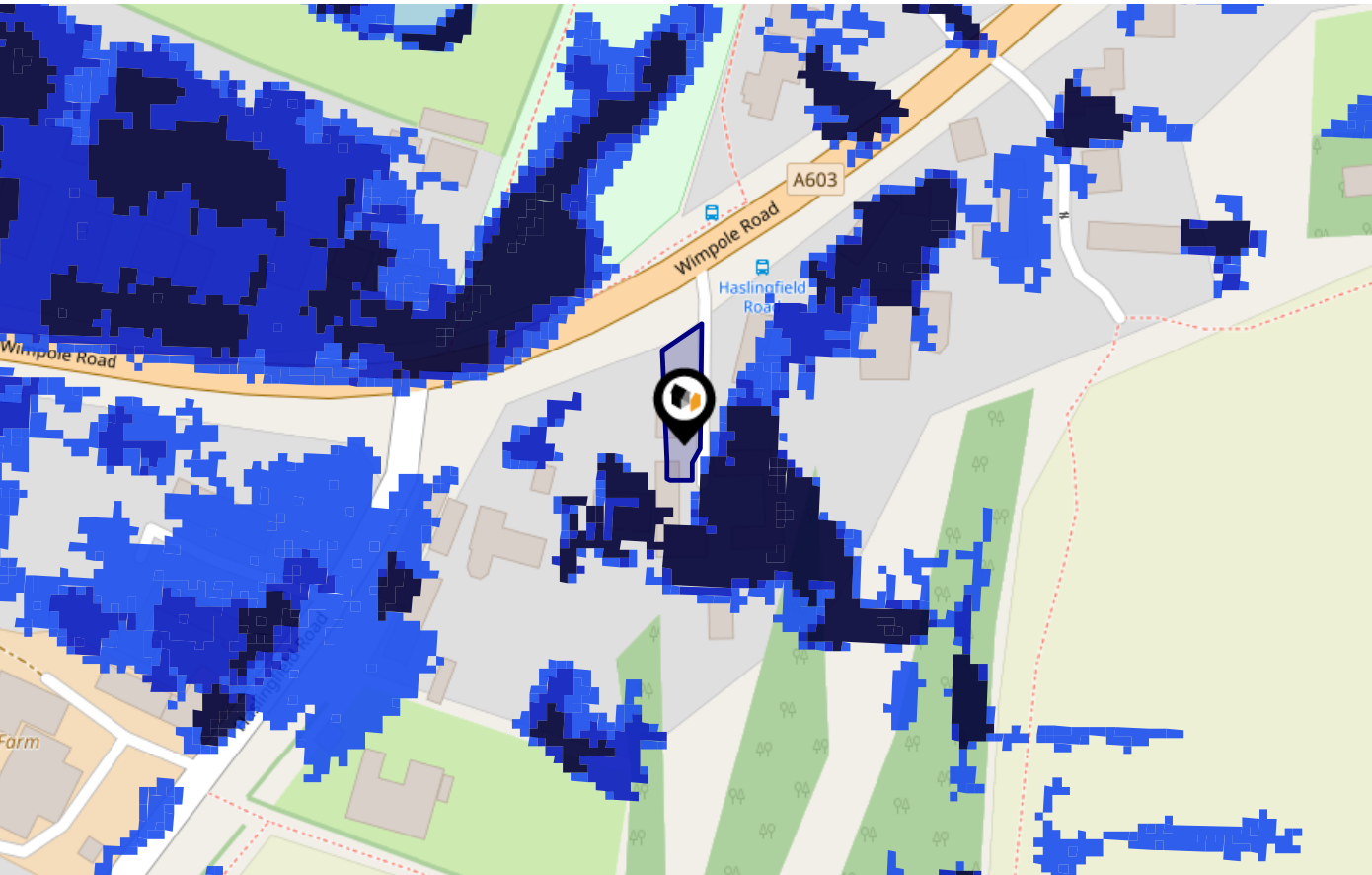
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Flood Risk

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.

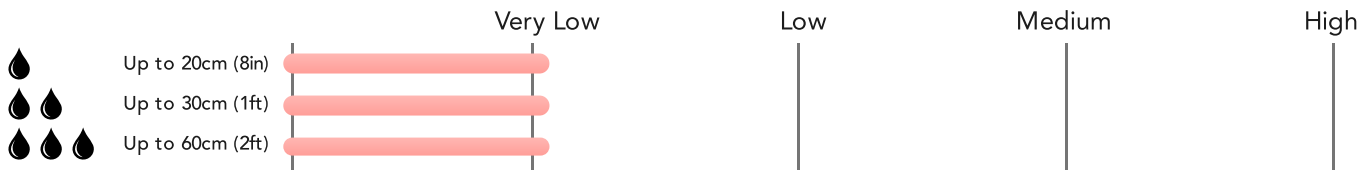


Risk Rating: Very low

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:

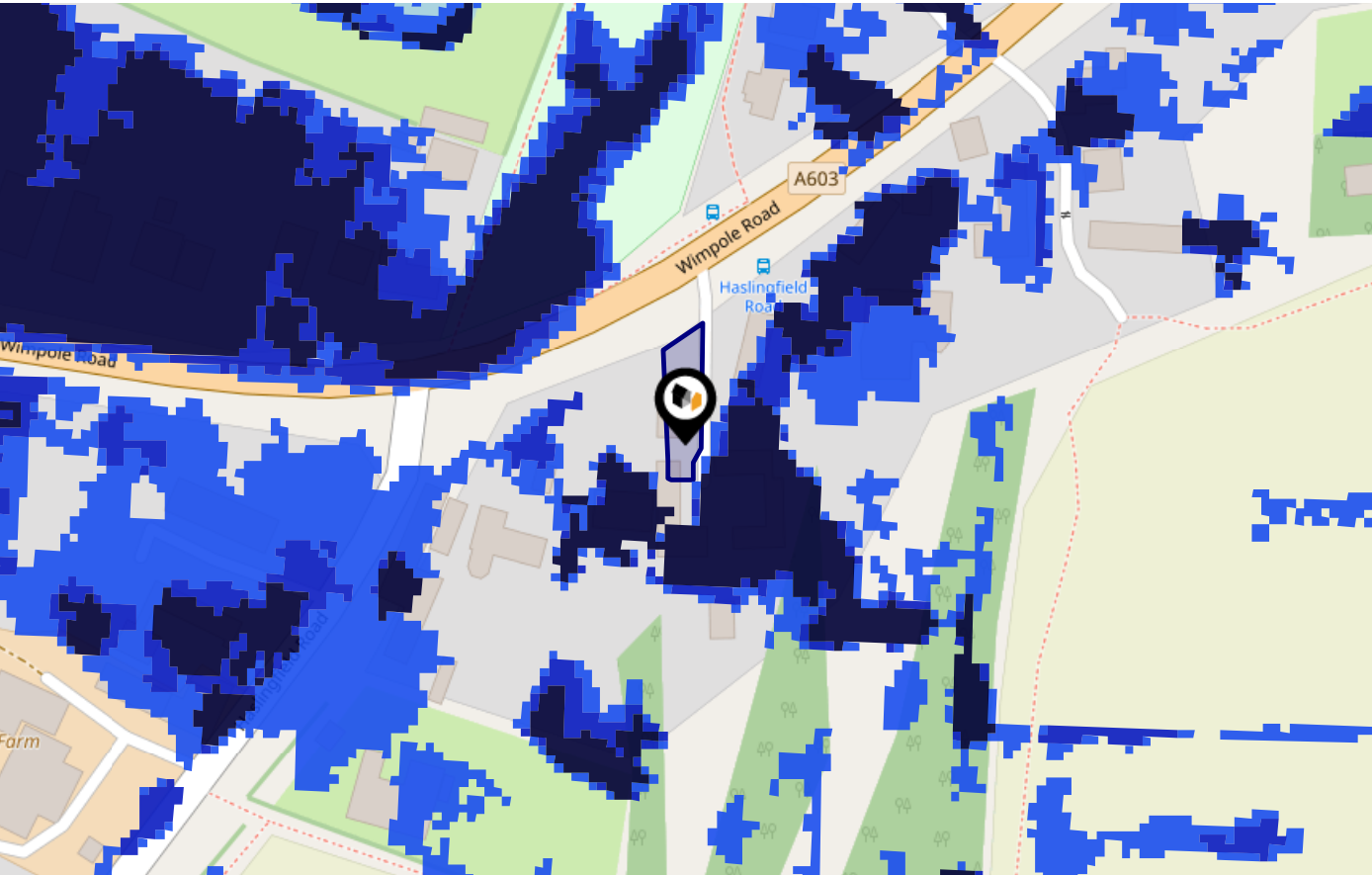


Flood Risk

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.

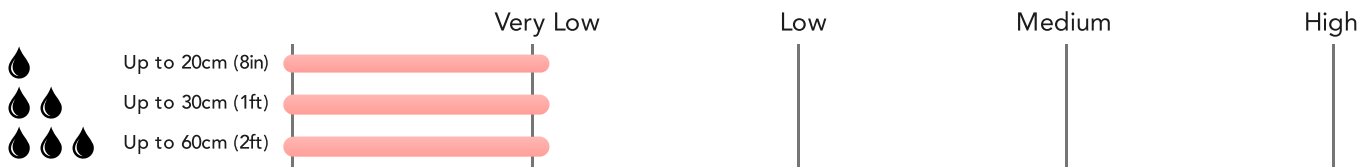


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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

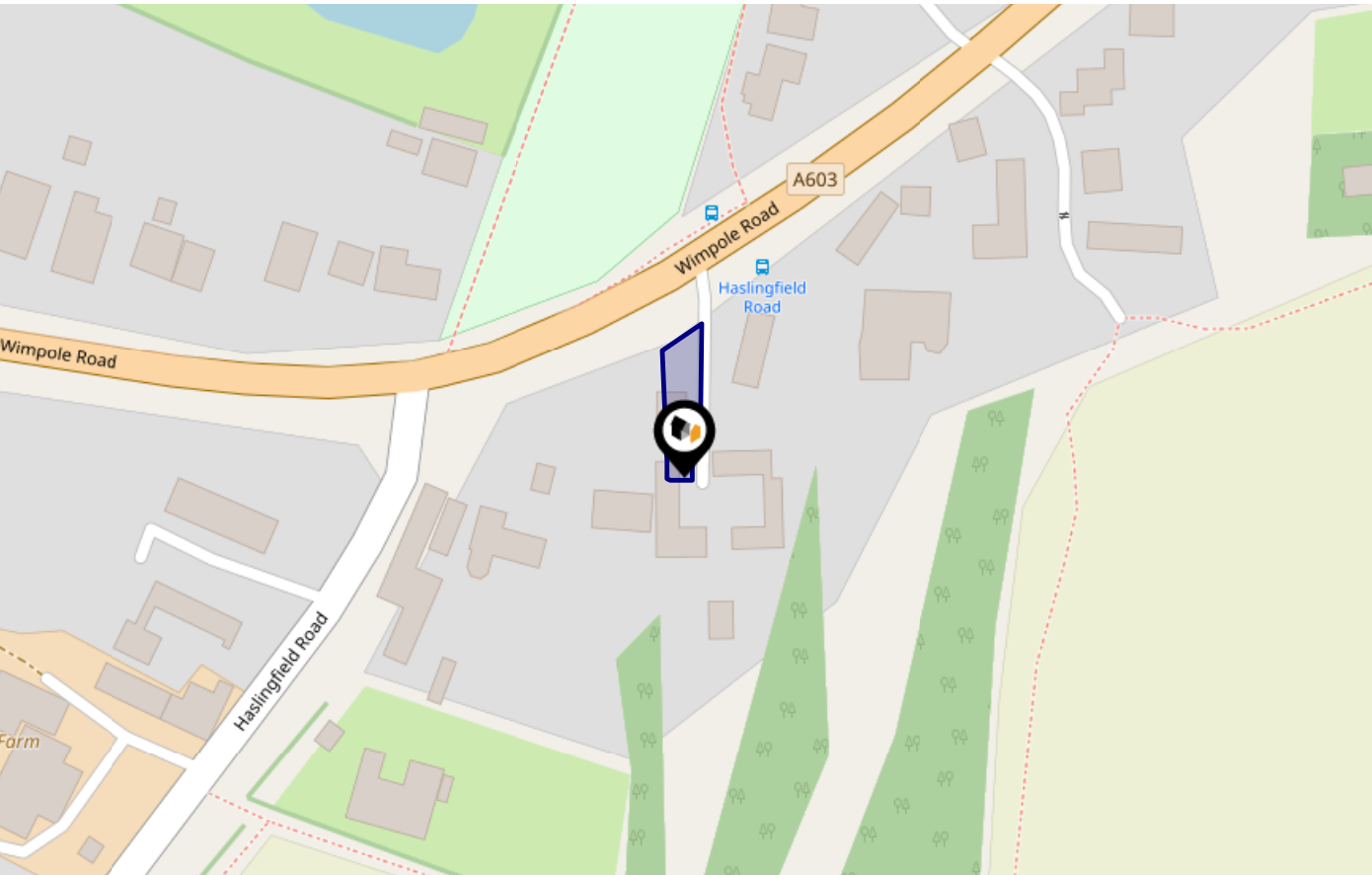


Flood Risk

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.

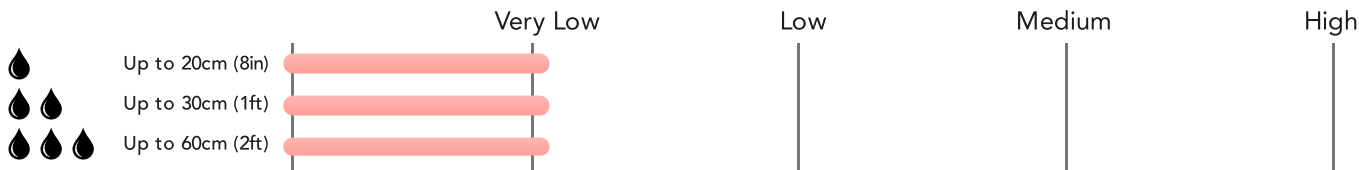


Risk Rating: Very low

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:

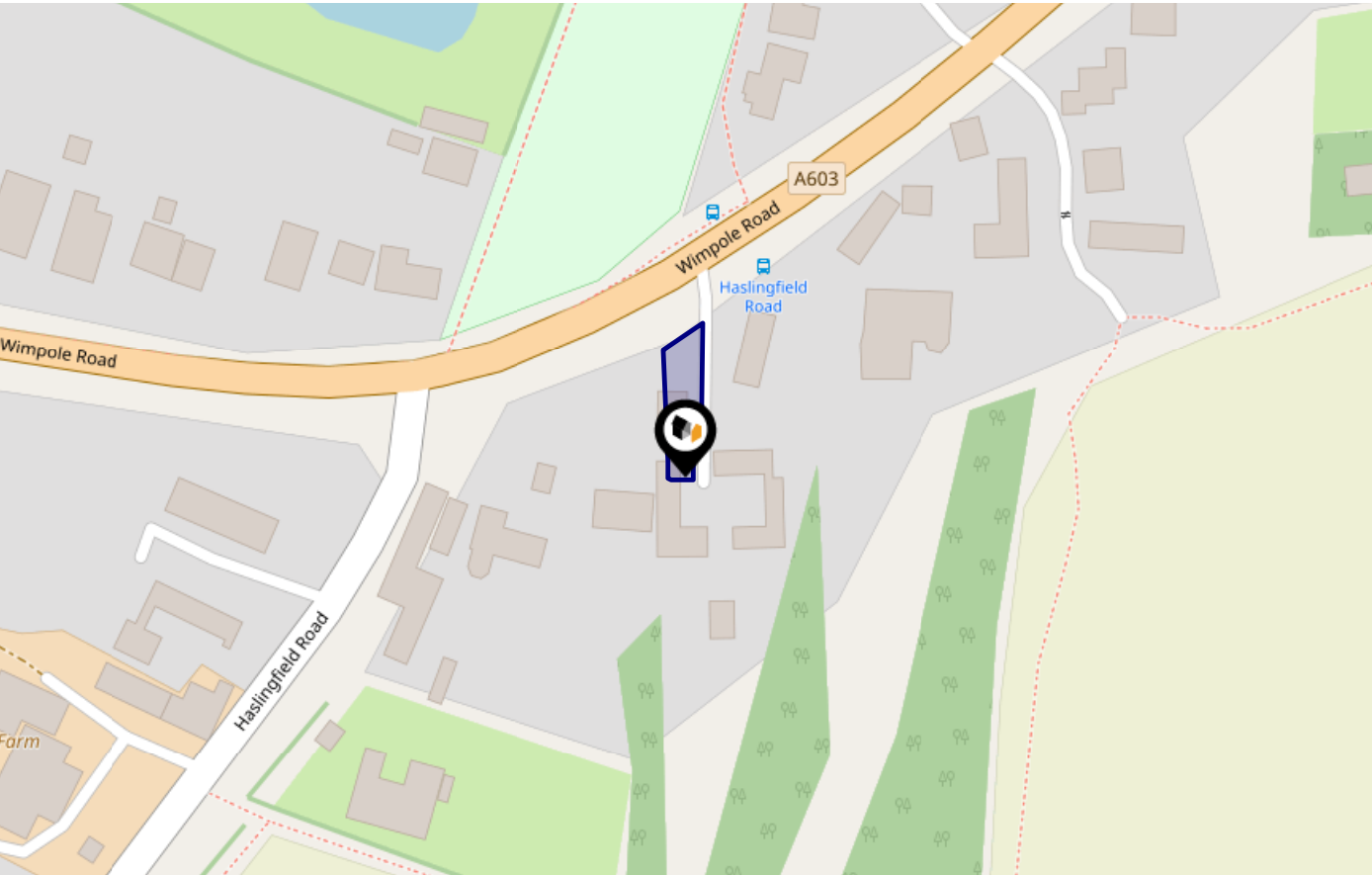


Flood Risk

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.

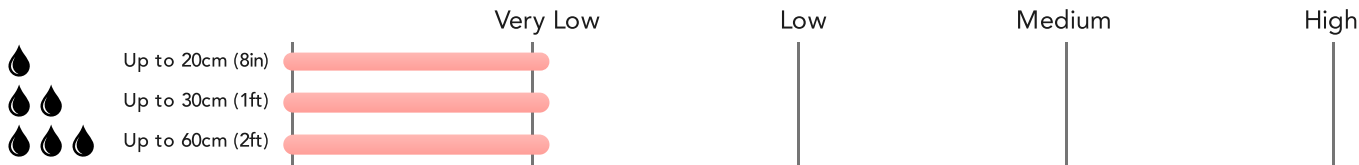


Risk Rating: Very low

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:

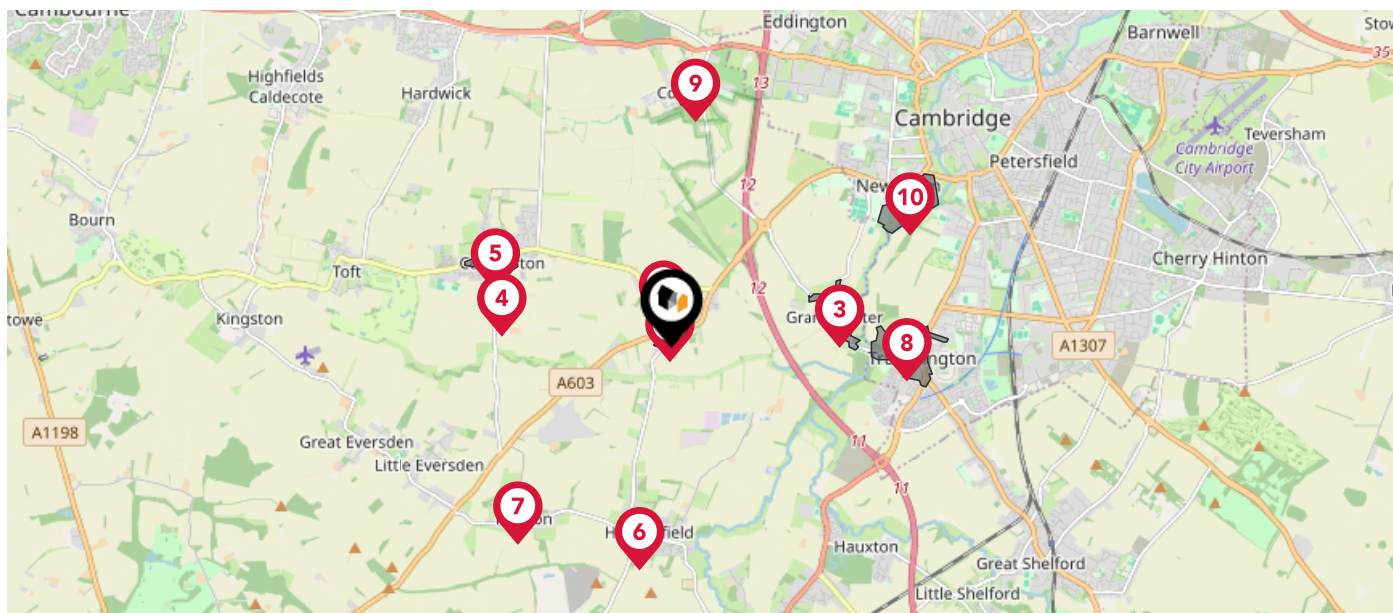


Maps

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



Barton Wimpole Road



Barton St Peter's



Grantchester



Comberton St Mary's



Comberton Village



Haslingfield



Harlton



Trumpington

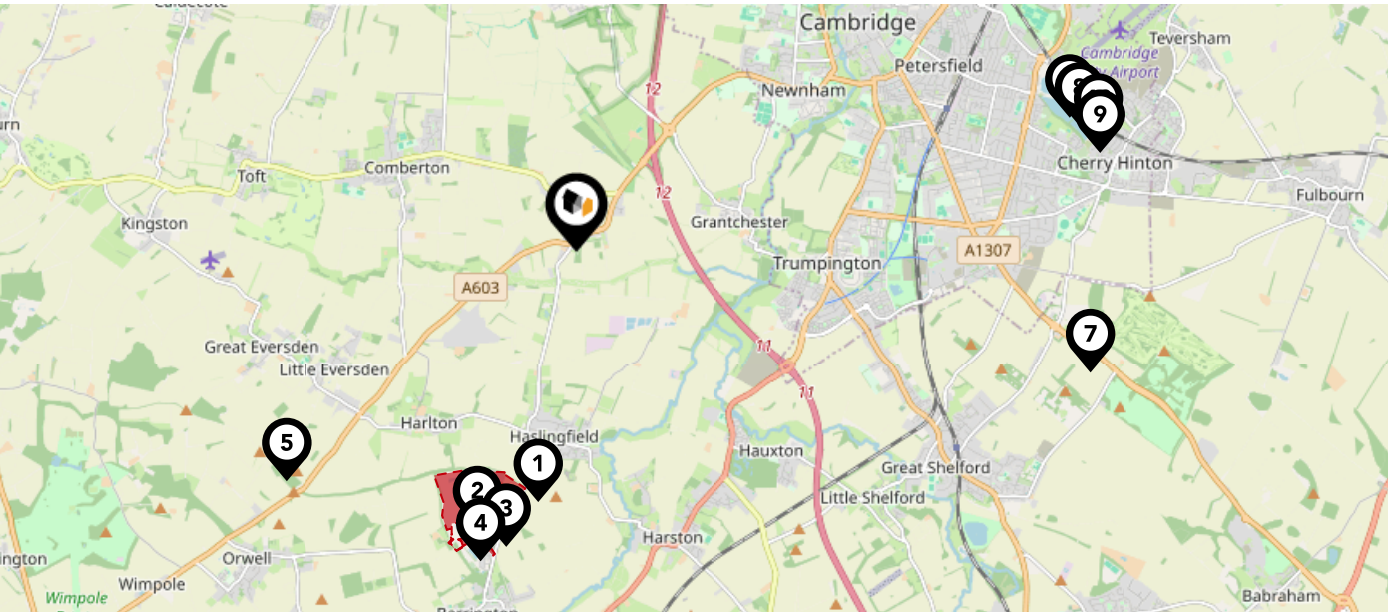


Coton



Newnham Croft

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	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill
2	No name provided by source	Active Landfill
3	Chapel Hill-Barrington	Historic Landfill
4	EA/EPR/FB3105UN/V002	Active Landfill
5	Little Eversden Landfill-Orwell Hill, Little Eversden	Historic Landfill
6	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
7	Hill Trees-Stapleford	Historic Landfill
8	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
9	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
10	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



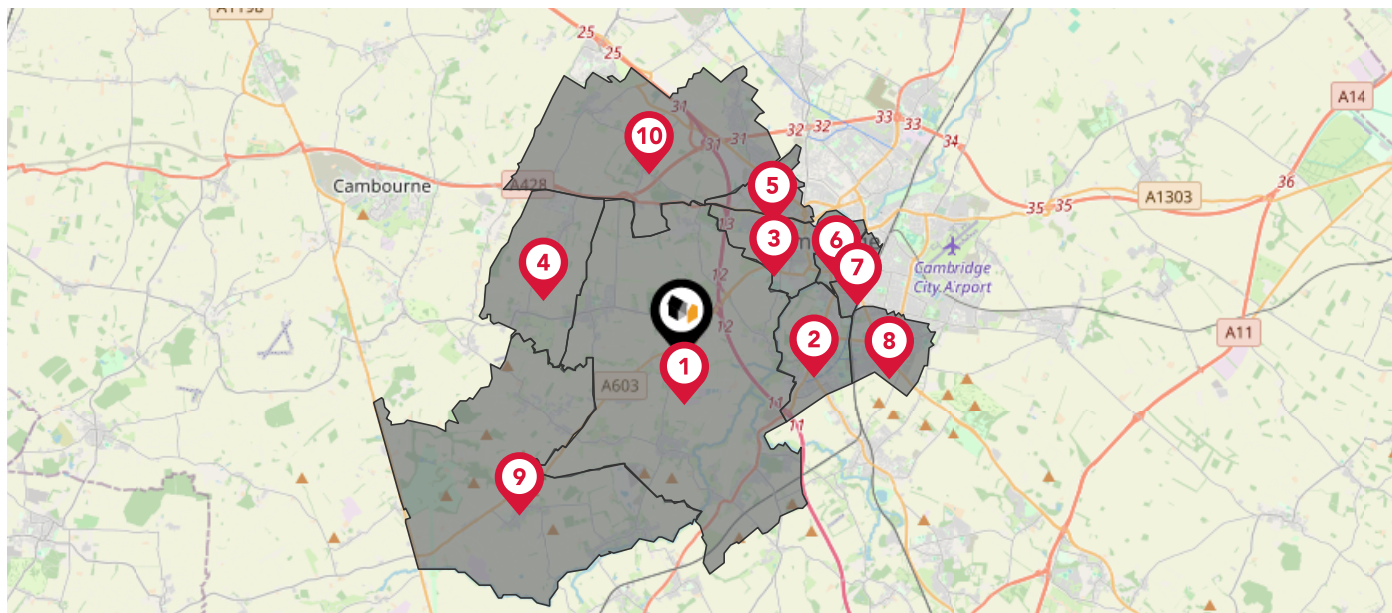
Mine Entry

- ✕ 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

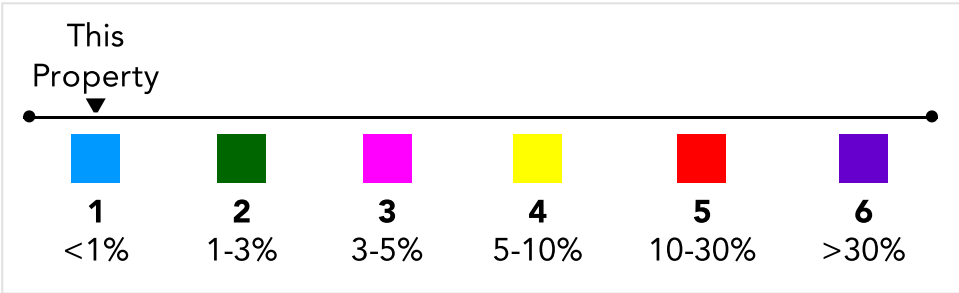
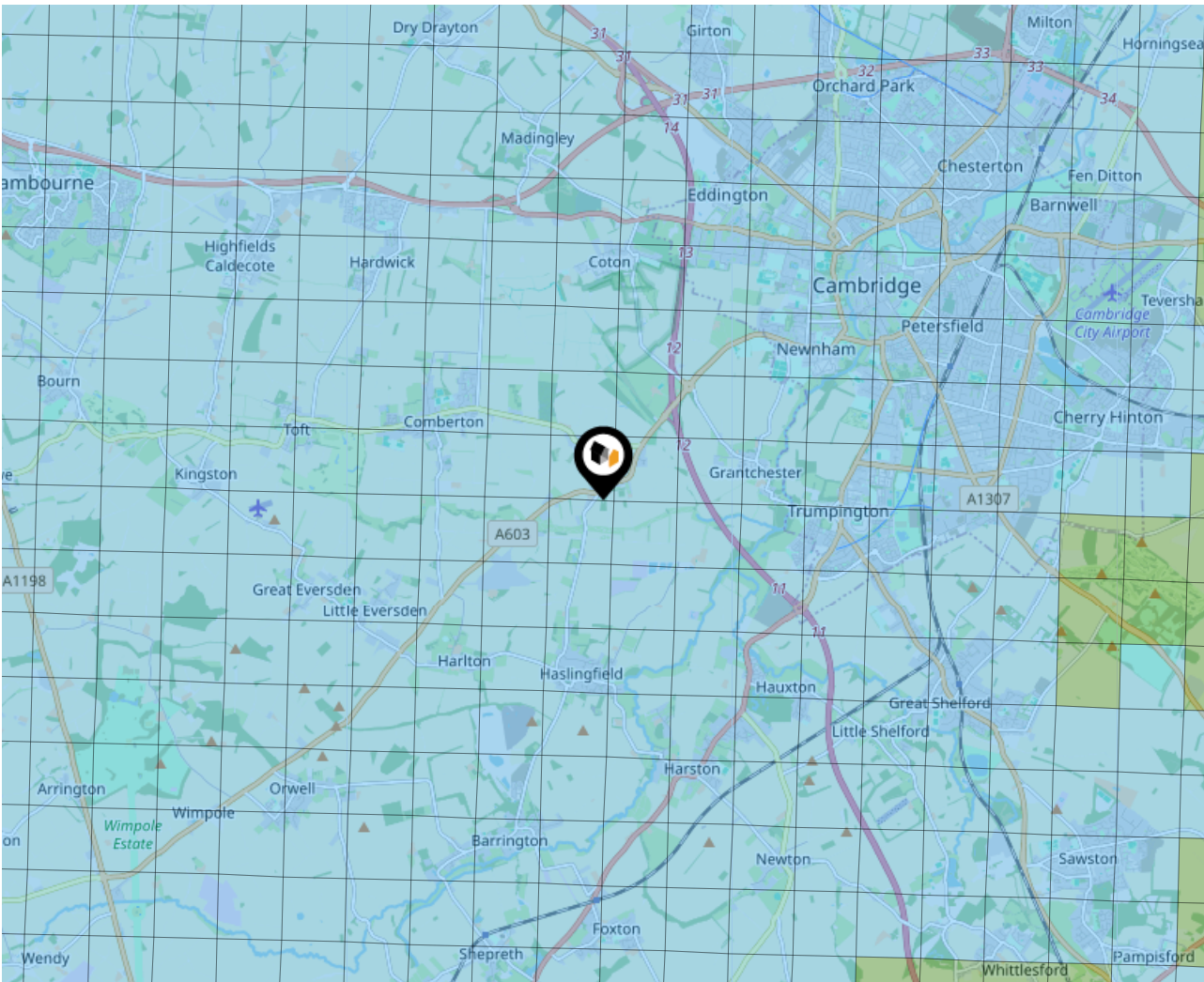


Nearby Council Wards

-  Harston & Comberton Ward
-  Trumpington Ward
-  Newnham Ward
-  Hardwick Ward
-  Castle Ward
-  Market Ward
-  Petersfield Ward
-  Queen Edith's Ward
-  Barrington Ward
-  Girton Ward

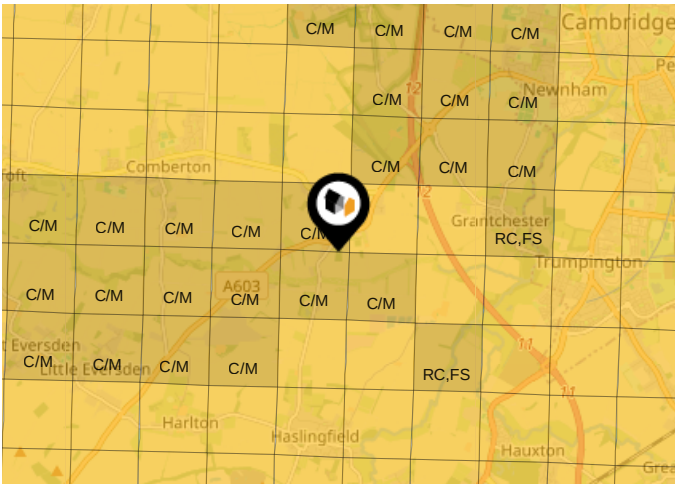
What is Radon?

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



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

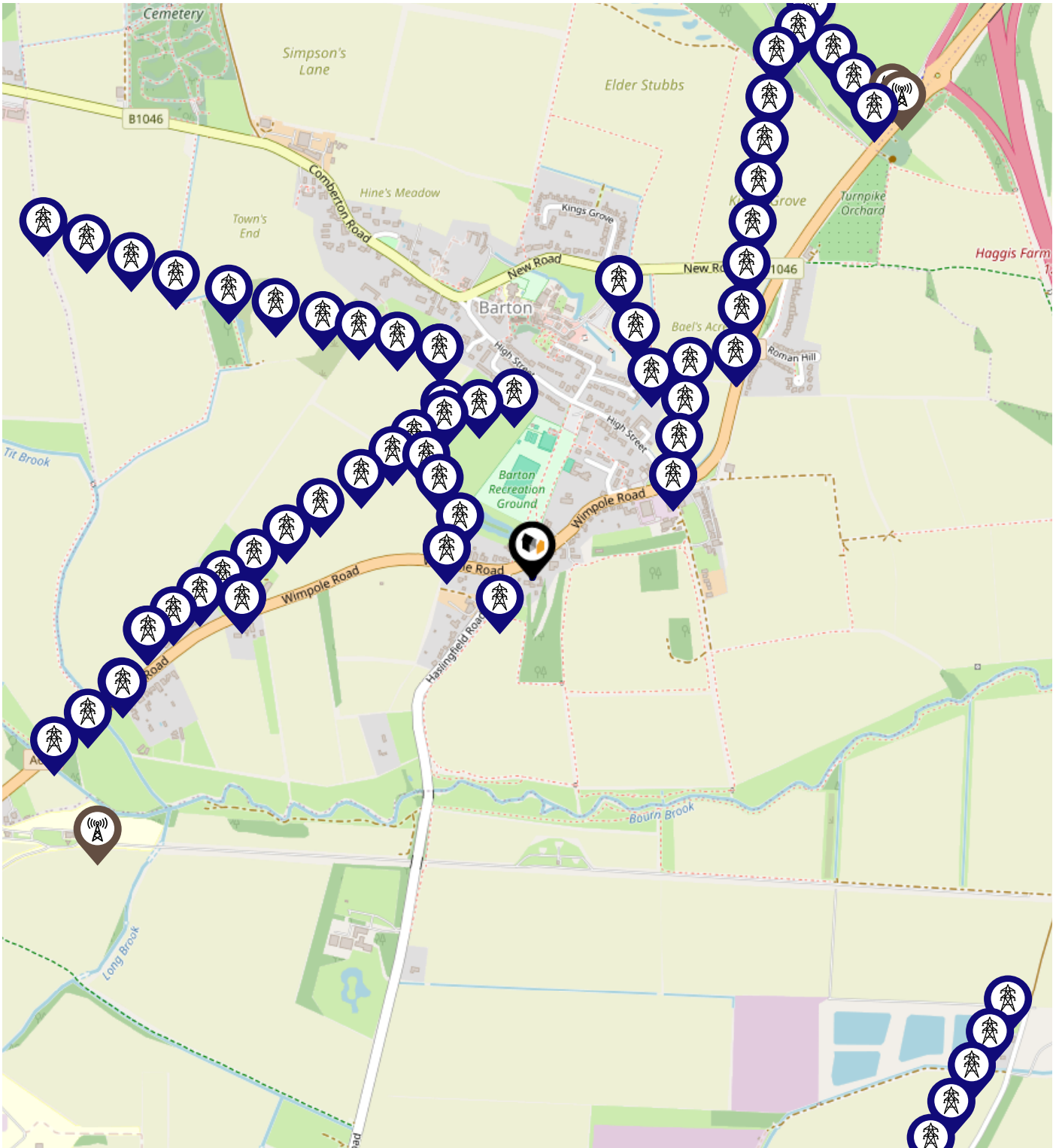
Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		



Primary Classifications (Most Common Clay Types)

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

Local Area Masts & Pylons



Key:

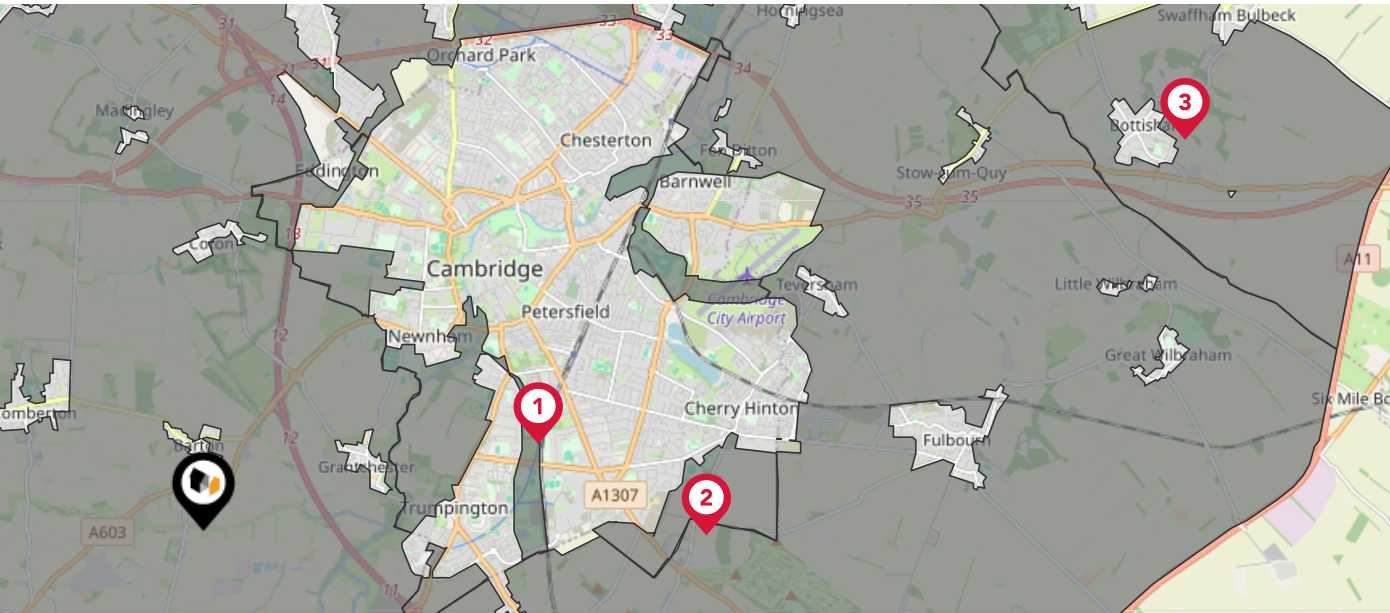
-  Power Pylons
-  Communication Masts

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



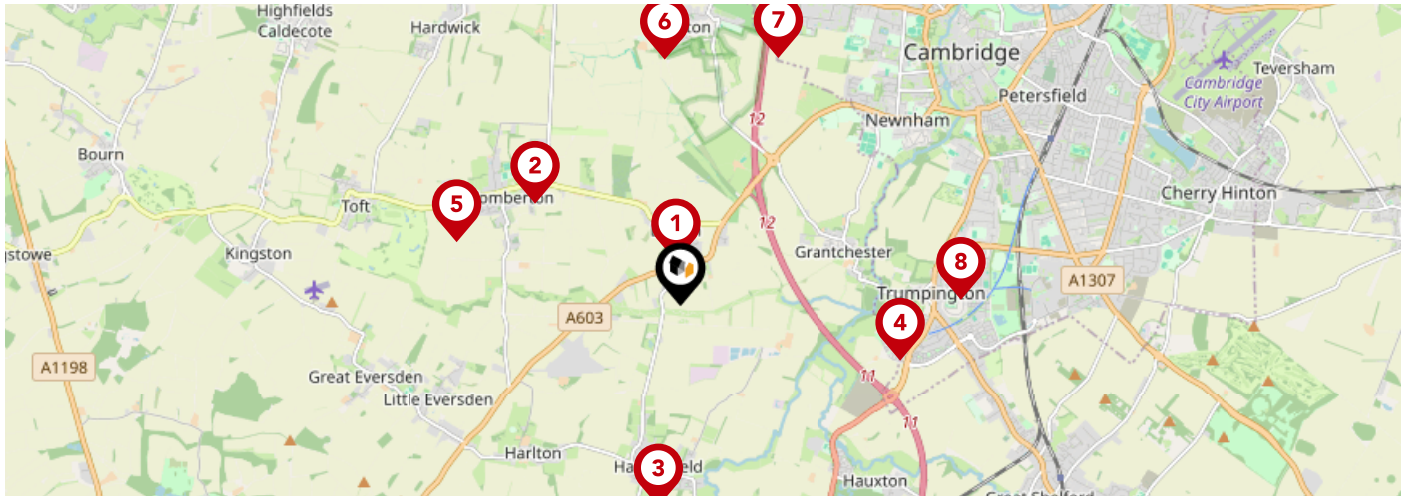
Listed Buildings in the local district		Grade	Distance
	1127793 - Water Pump	Grade II	0.0 miles
	1127795 - 71, Wimpole Road	Grade II	0.0 miles
	1127794 - 65 And 67, Wimpole Road	Grade II	0.0 miles
	1331098 - 59, Wimpole Road	Grade II	0.0 miles
	1331074 - Granary, At Birds Farm	Grade II	0.1 miles
	1127834 - The Leys	Grade II	0.1 miles
	1331097 - Meadow Cottage	Grade II	0.1 miles
	1331075 - Birds Farmhouse	Grade II	0.1 miles
	1331076 - Nickersons	Grade II	0.2 miles
	1127830 - 22, Haslingfield Road	Grade II	0.2 miles

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

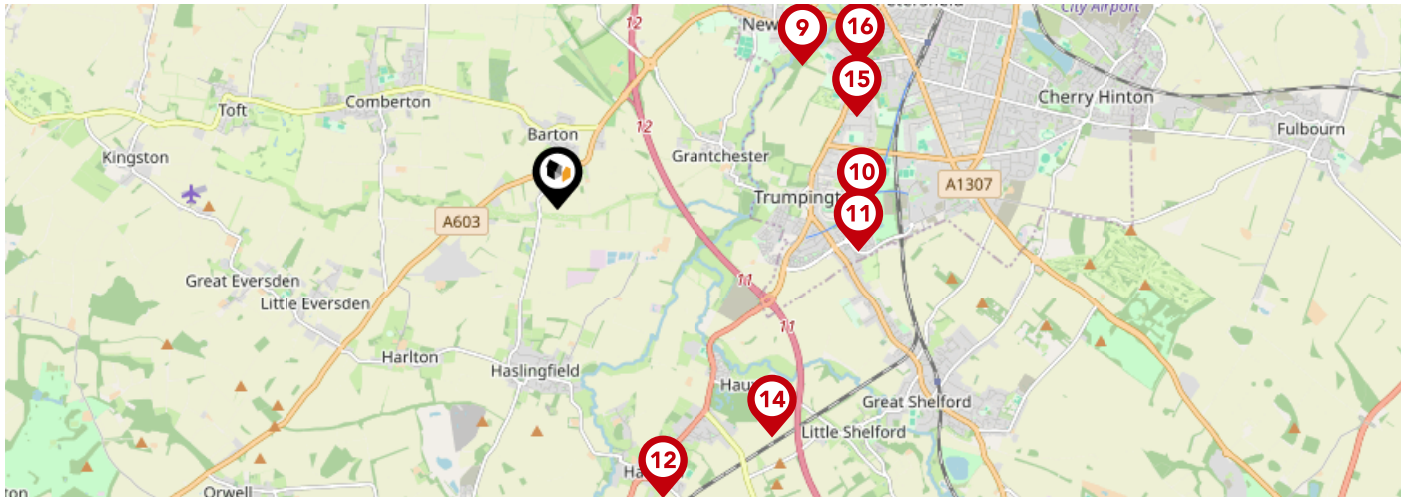


Nearby Green Belt Land

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



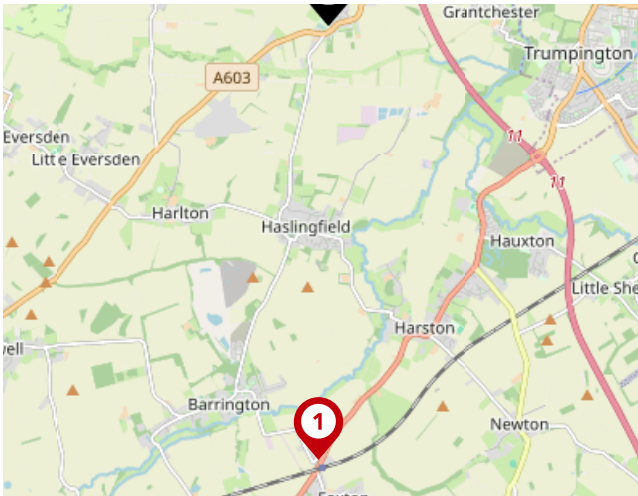
		Nursery	Primary	Secondary	College	Private
1	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:0.41	☐	☒	☐	☐	☐
2	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:1.62	☐	☒	☐	☐	☐
3	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:1.83	☐	☒	☐	☐	☐
4	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:2.06	☐	☒	☐	☐	☐
5	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:2.11	☐	☐	☒	☐	☐
6	Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.24	☐	☒	☐	☐	☐
7	University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 668 Distance:2.43	☐	☒	☐	☐	☐
8	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:2.55	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:2.59	☐	☒	☐	☐	☐
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:2.77	☐	☐	☒	☐	☐
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:2.77	☐	☒	☐	☐	☐
	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:2.79	☐	☒	☐	☐	☐
	King's College School Ofsted Rating: Not Rated Pupils: 414 Distance:2.8	☐	☐	☒	☐	☐
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:2.85	☐	☒	☐	☐	☐
	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:2.86	☐	☐	☒	☐	☐
	Mander Portman Woodward Ofsted Rating: Not Rated Pupils: 211 Distance:3.05	☐	☐	☒	☐	☐

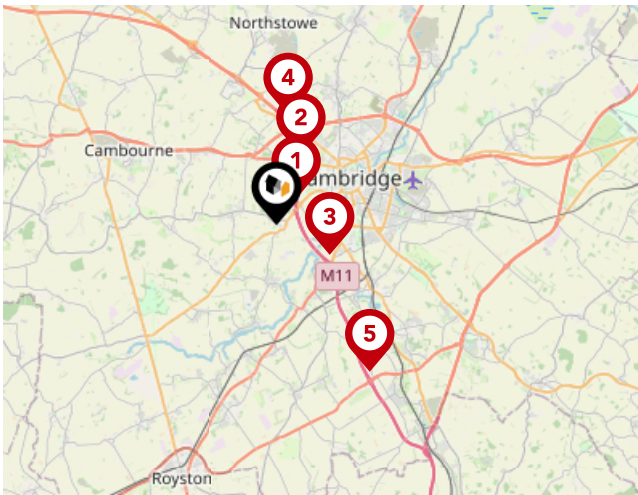
Area

Transport (National)



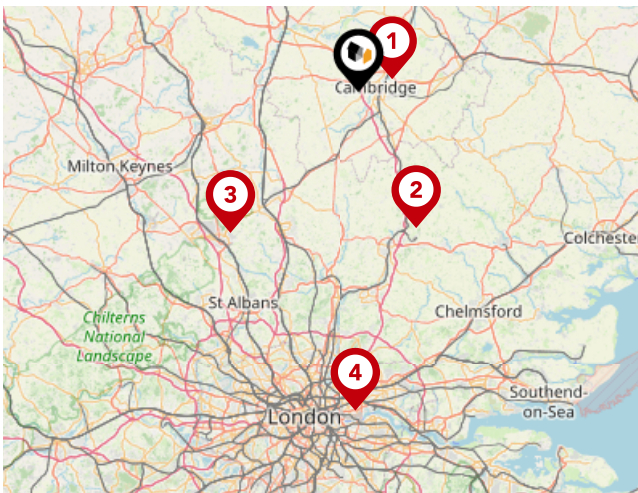
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	3.95 miles
2	Cambridge Rail Station	3.58 miles
3	Shelford (Cambs) Rail Station	3.95 miles



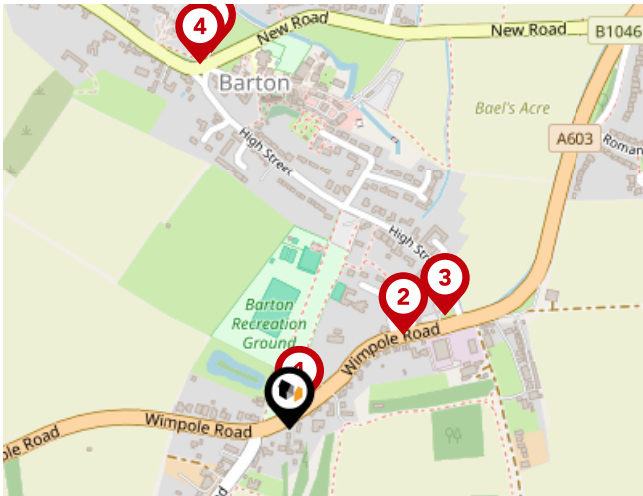
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	1.16 miles
2	M11 J13	2.62 miles
3	M11 J11	2.21 miles
4	M11 J14	3.98 miles
5	M11 J10	6.35 miles



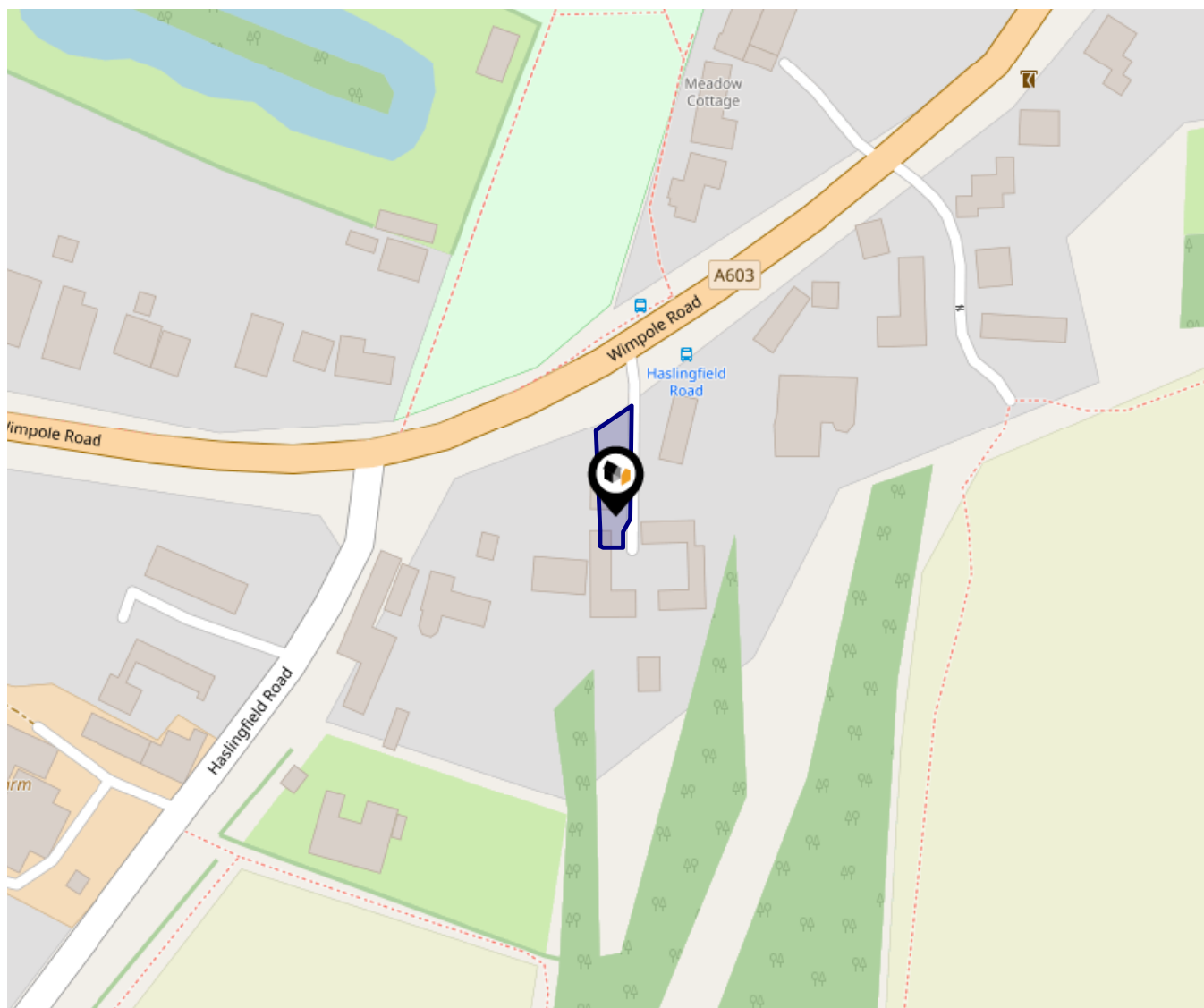
Airports/Helipads

Pin	Name	Distance
1	Cambridge	5.35 miles
2	Stansted Airport	21.55 miles
3	Luton Airport	27.65 miles
4	Silvertown	46.55 miles



Bus Stops/Stations

Pin	Name	Distance
1	Haslingfield Road	0.03 miles
2	Holben Close	0.17 miles
3	Holben Close	0.22 miles
4	High Street	0.43 miles
5	High Street	0.44 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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