

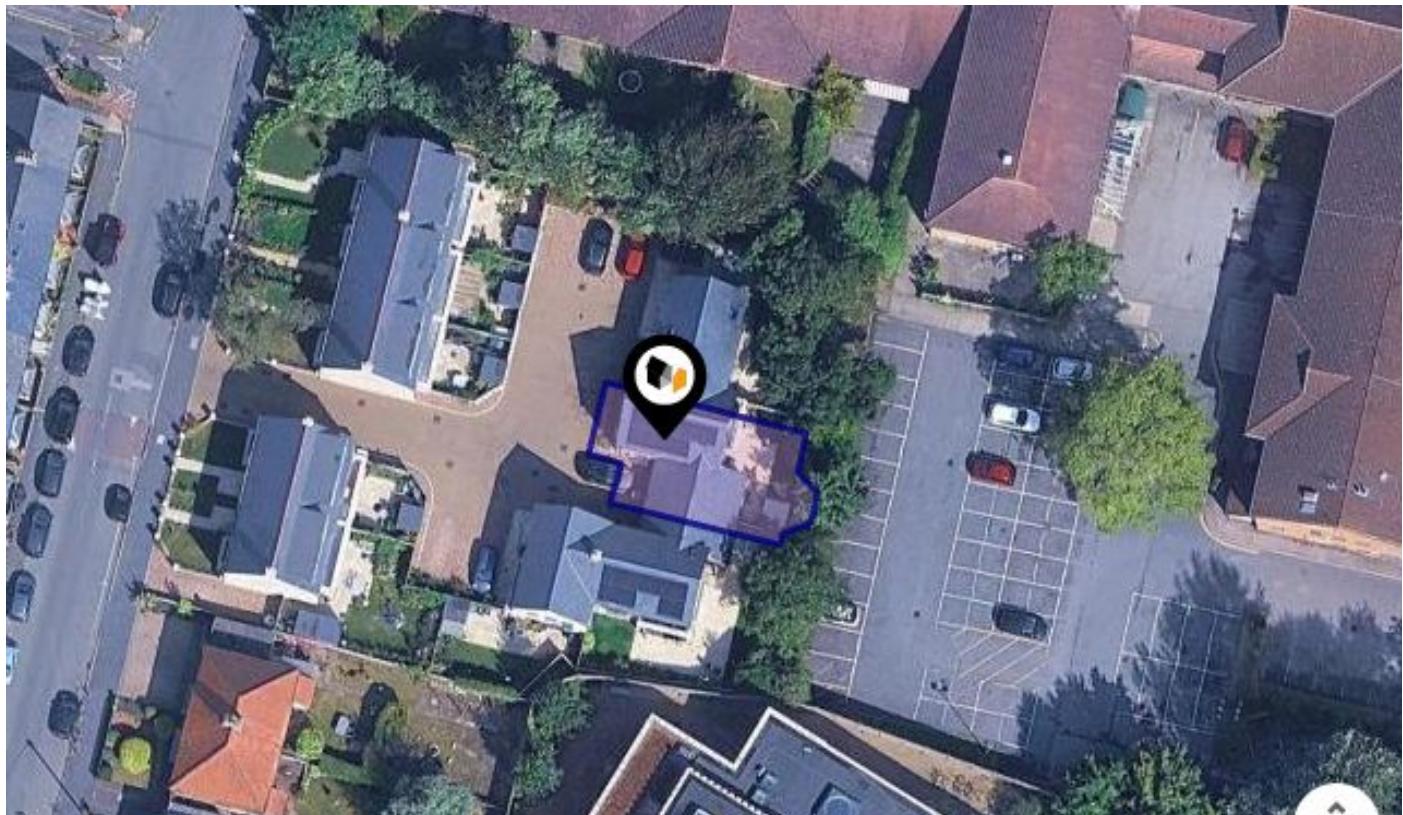


See More Online

## MIR: Material Info

The Material Information Affecting this Property

**Monday 15<sup>th</sup> September 2025**



**VINERY ROAD, CAMBRIDGE, CB1**

**Cooke Curtis & Co**

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

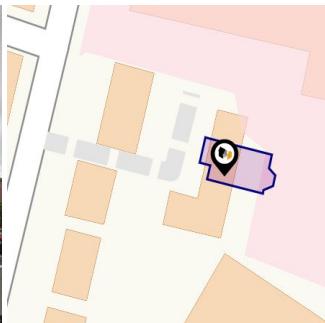
jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



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## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,001 ft <sup>2</sup> / 93 m <sup>2</sup>		
Plot Area:	0.04 acres		
Year Built :	2021		
Council Tax :	Band D		
Annual Estimate:	£2,355		
Title Number:	CB465227		

## Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>14</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

**Mobile Coverage:**  
(based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: **10 Vinery Road Cambridge CB1 3DP**

**Reference - 20/01006/FUL**

**Decision:** Decided

**Date:** 28th January 2020

**Description:**

Single storey side and rear extension, hip-to-gable loft conversion, rear dormer loft conversion, with Juliet balcony and new rooflights

Planning records for: **12 Vinery Road Cambridge Cambridgeshire CB1 3DP**

**Reference - 15/0261/FUL**

**Decision:** Decided

**Date:** 12th February 2015

**Description:**

Two storey side and single storey rear extension

**Reference - 14/0448/FUL**

**Decision:** Decided

**Date:** 24th March 2014

**Description:**

Ground floor extension to side and rear, first floor extension to side and rear.

Planning records for: **16 Vinery Road Cambridge Cambridgeshire CB1 3DP**

**Reference - 19/1305/FUL**

**Decision:** Decided

**Date:** 23rd September 2019

**Description:**

Part single storey part two storey side and rear extensions

Planning records for: **4 Vinery Way Cambridge CB1 3DP**

**Reference - C/01/1092**

**Decision:** Decided

**Date:** 28th September 2001

**Description:**

Variation of condition 5 of permission Ref: C/99/0772/FP to enable roof light windows to be inserted into house 4C and flat 4B.

**Reference - 13/0945/CL2PD**

**Decision:** Decided

**Date:** 04th July 2013

**Description:**

Application for a Certificate of Lawfulness under Section 192 for a rear dormer and velux windows.

**Reference - C/02/1157**

**Decision:** -

**Date:** 12th November 2002

**Description:**

Erection of a two storey side extension to existing dwelling house.

Planning records for: **6 Vinery Road Cambridge CB1 3DP**

**Reference - C/03/1228**

**Decision:** Decided

**Date:** 13th November 2003

**Description:**

Erection of two storey side and single storey rear extension.

Planning records for: **6 Vinery Road Cambridge Cambridgeshire CB1 3DP**

**Reference - 15/1510/FUL**

**Decision:** Decided

**Date:** 05th August 2015

**Description:**

Two storey side extension, following demolition of garage, single storey rear extension and roof extension incorporating rear dormer.

Planning records for: **8 Vinery Road Cambridge Cambridgeshire CB1 3DP**

**Reference - 10/0799/CL2PD**

**Decision:** Decided

**Date:** 10th August 2010

**Description:**

Application for a certificate of lawfulness for construction of rear and side dormer and new garden room.

**Reference - 15/1486/FUL**

**Decision:** Decided

**Date:** 31st July 2015

**Description:**

Single storey rear extension

**Reference - C/02/0970**

**Decision:** Decided

**Date:** 12th September 2002

**Description:**

Erection of a single storey rear extension and two storey side extension to existing dwelling house.

Planning records for: **62 Vinery Road Cambridge Cambridgeshire CB1 3DP**

**Reference - 23/00759/CL2PD**

**Decision:** Decided

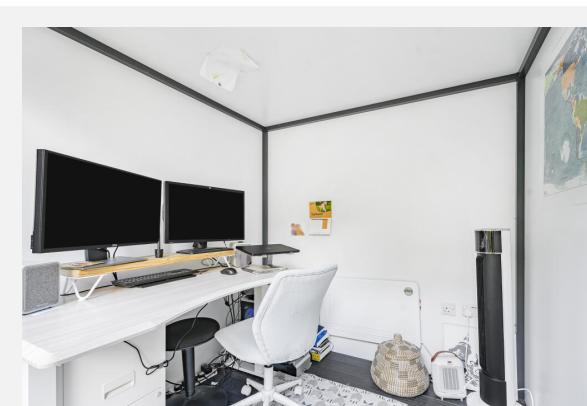
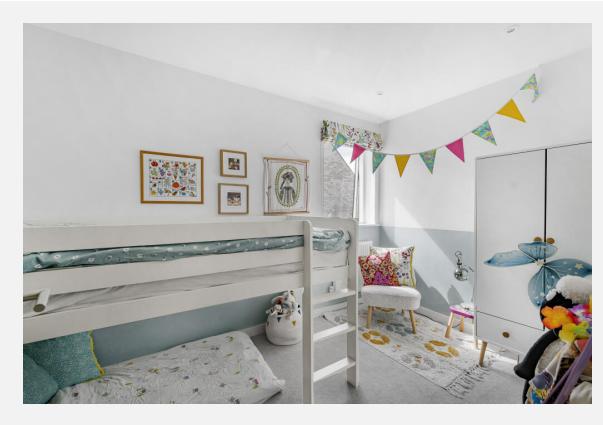
**Date:** 28th February 2023

**Description:**

Certificate of lawfulness under S192 for a proposed single storey rear extension and new roof light over stairwell

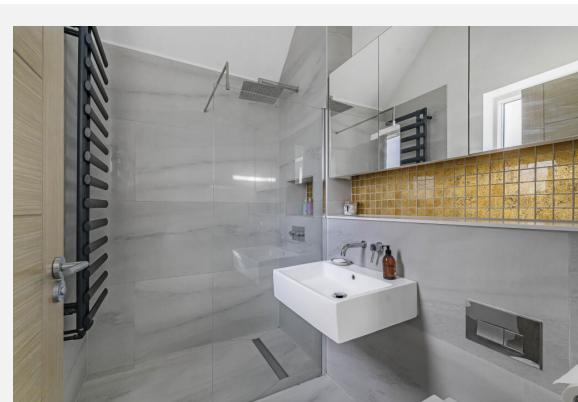
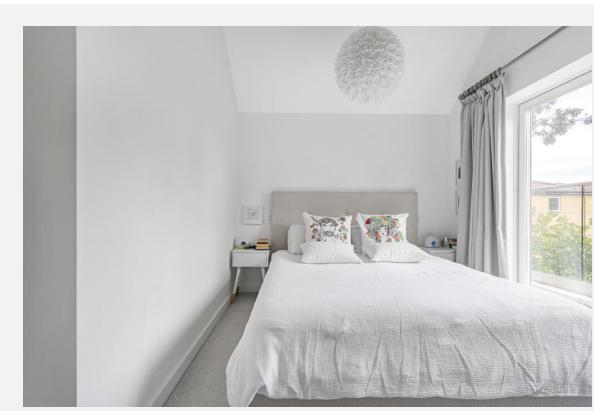
# Gallery Photos

CC&C



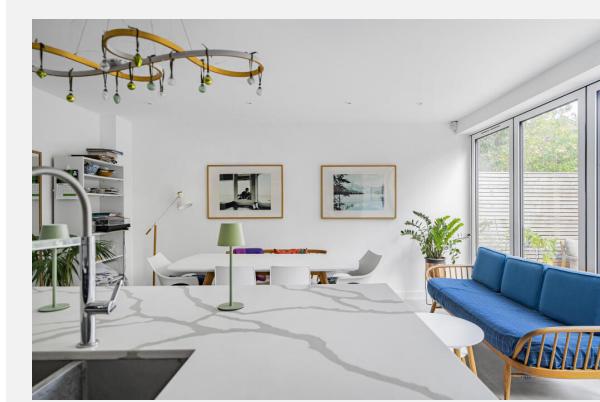
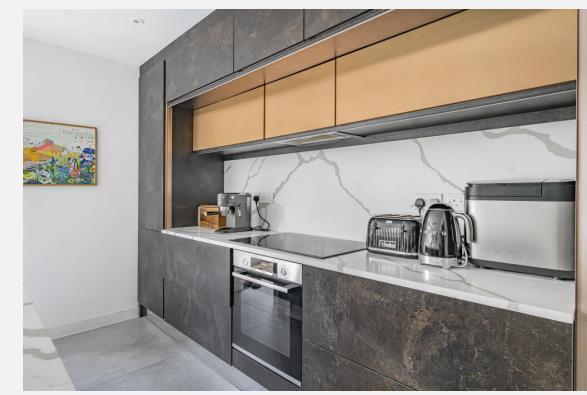
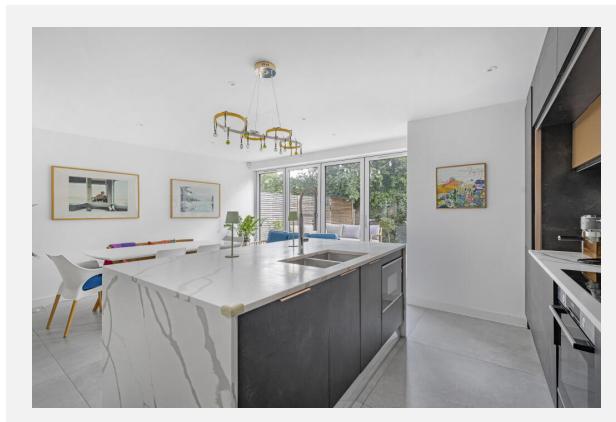
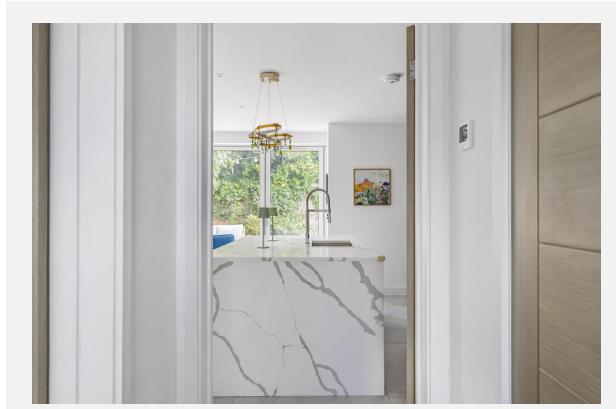
# Gallery Photos

CC&C



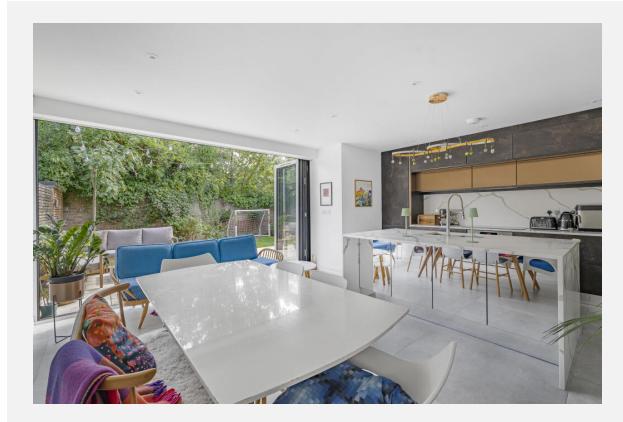
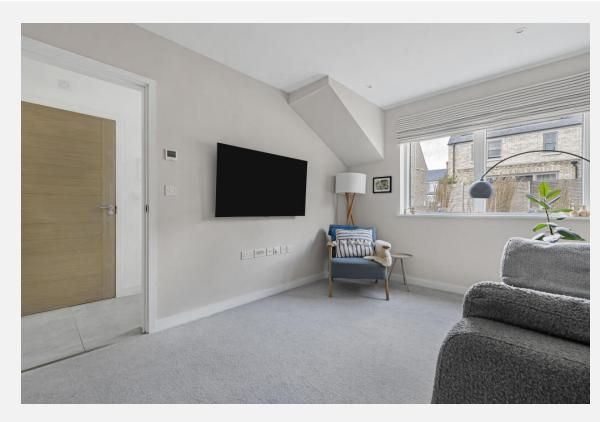
# Gallery Photos

CC&C

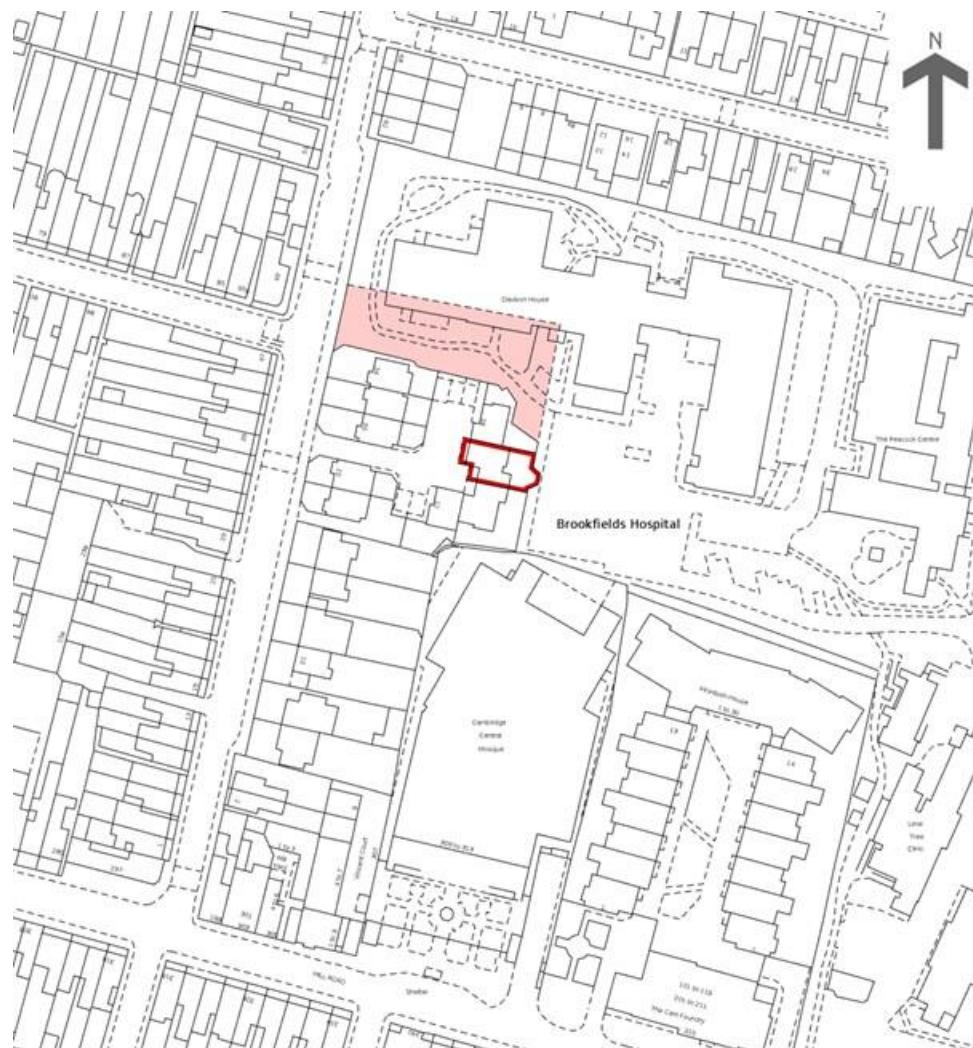


# Gallery Photos

CC&C



## VINERY ROAD, CAMBRIDGE, CB1



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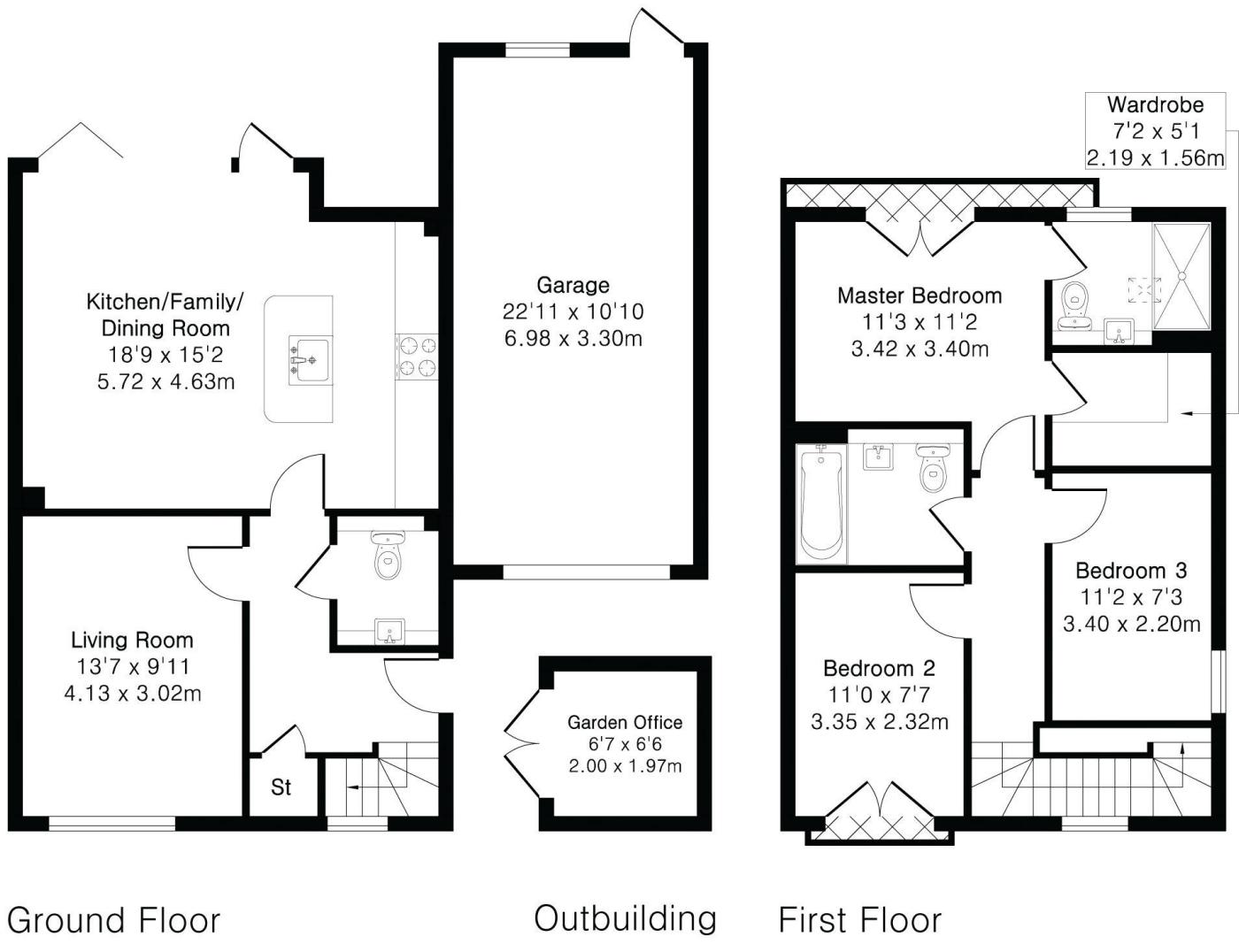
**Approximate Gross Internal Area 1036 sq ft - 96 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 532 sq ft – 49 sq m

First Floor Area 504 sq ft – 47 sq m

Garage Area 248 sq ft – 23 sq m

Outbuilding Area 42 sq ft – 4 sq m



Vinery Road, CB1

Energy rating

A

Valid until 08.09.2031

Score	Energy rating	Current	Potential
92+	A	101  A	103  A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.22 W/m-°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.11 W/m-°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and underfloor heating, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.16 W/m-°K
<b>Total Floor Area:</b>	93 m <sup>2</sup>

## Electricity Supply

Octopus

## Gas Supply

Octopus

## Central Heating

Boiler  
Underfloor heating downstairs

## Water Supply

Anglia Water



### **Cooke Curtis & Co**

We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

### Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

### Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the \*only\* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

### Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

### Testimonial 4



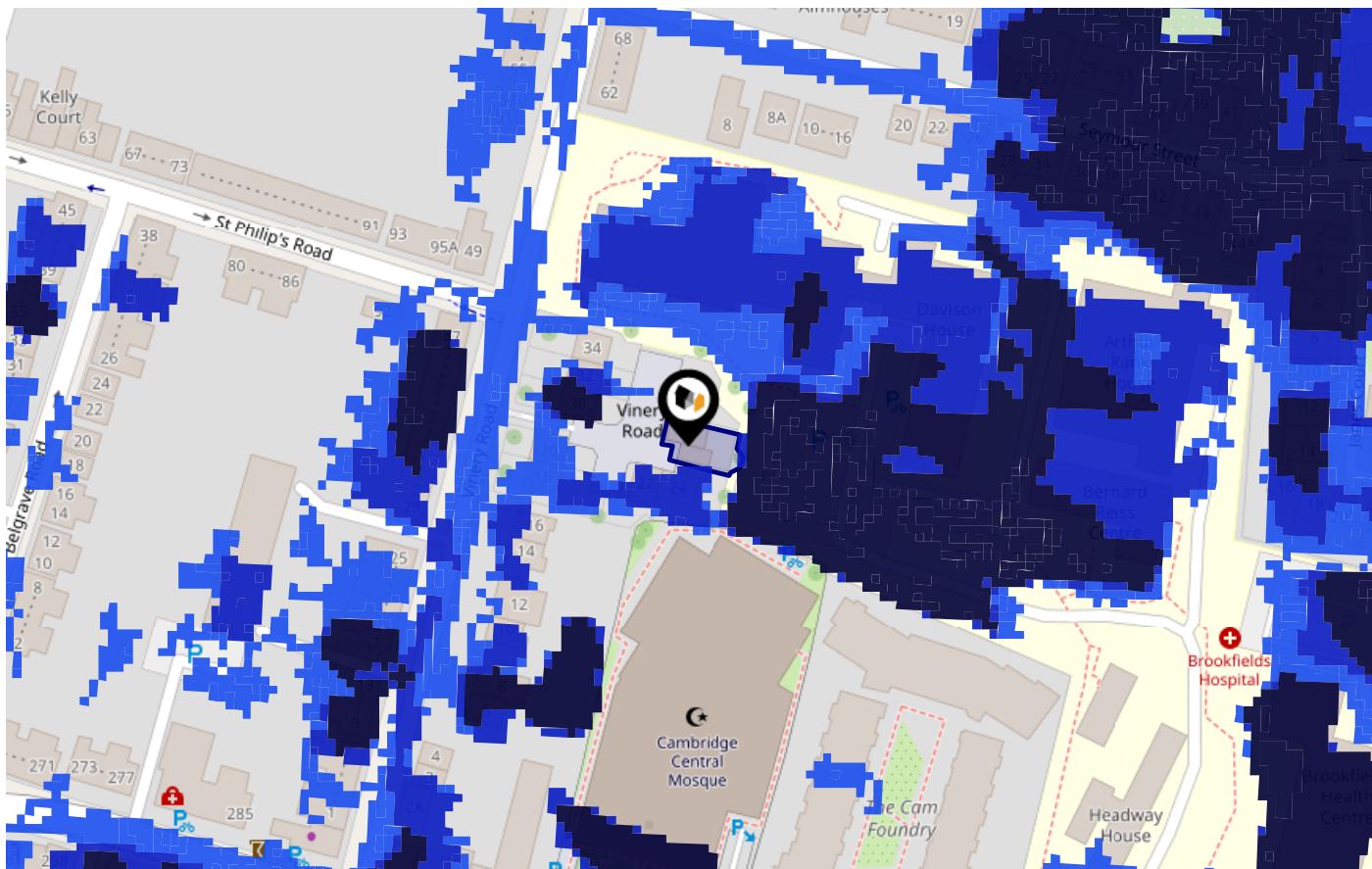
We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.

# Flood Risk

## Surface Water - Flood Risk

CC&C

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

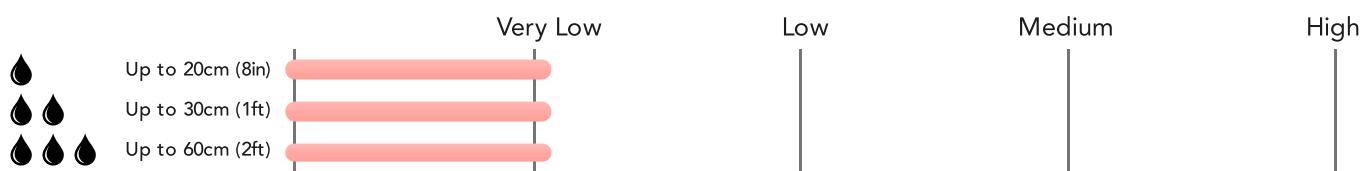


Risk Rating: Very low

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.

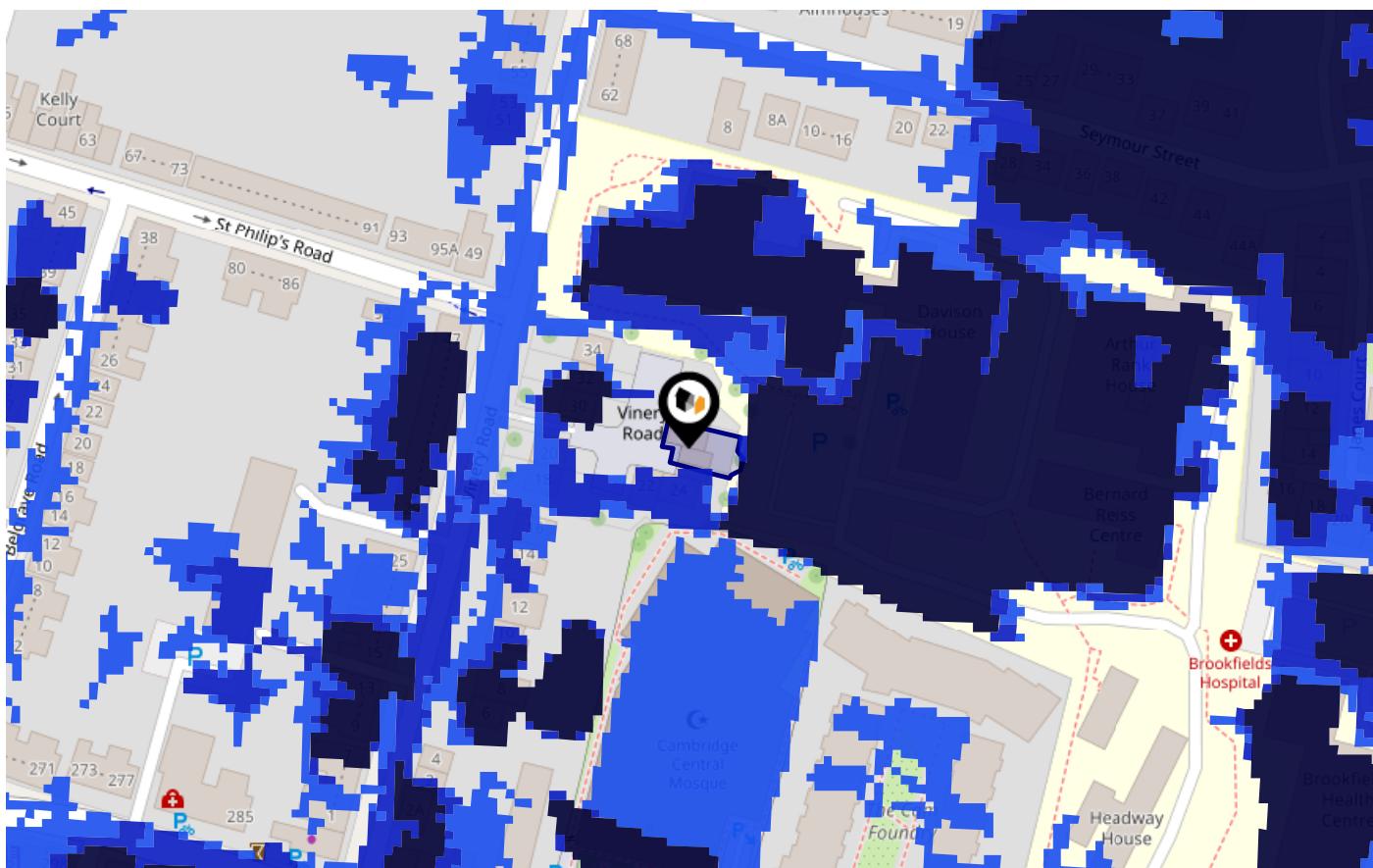
Chance of flooding to the following depths at this property:



# Flood Risk Surface Water - Climate Change

CC&C

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.

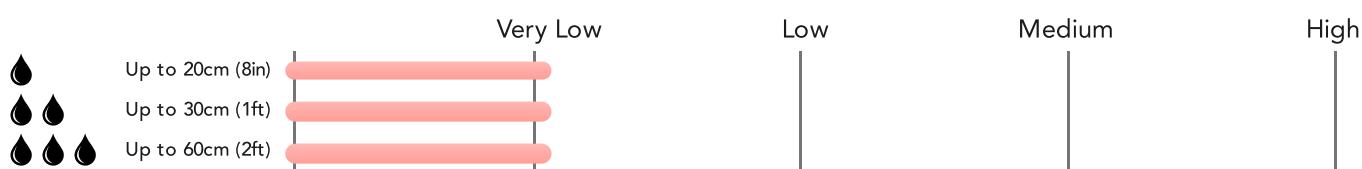


Risk Rating: Very low

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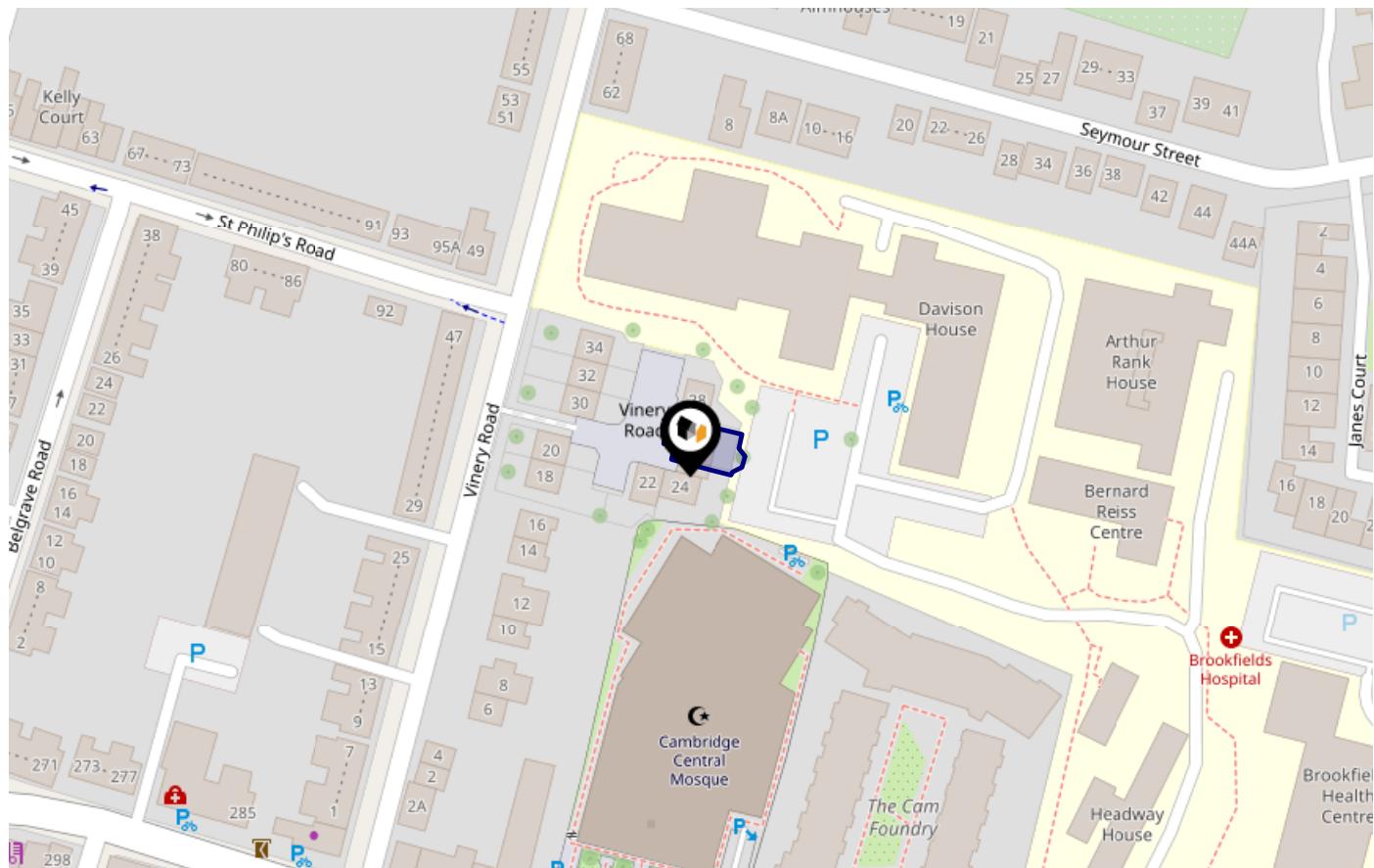
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Flood Risk

CC&C

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

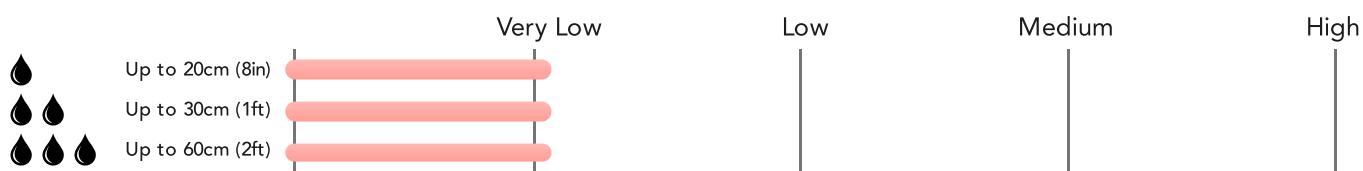


Risk Rating: Very low

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

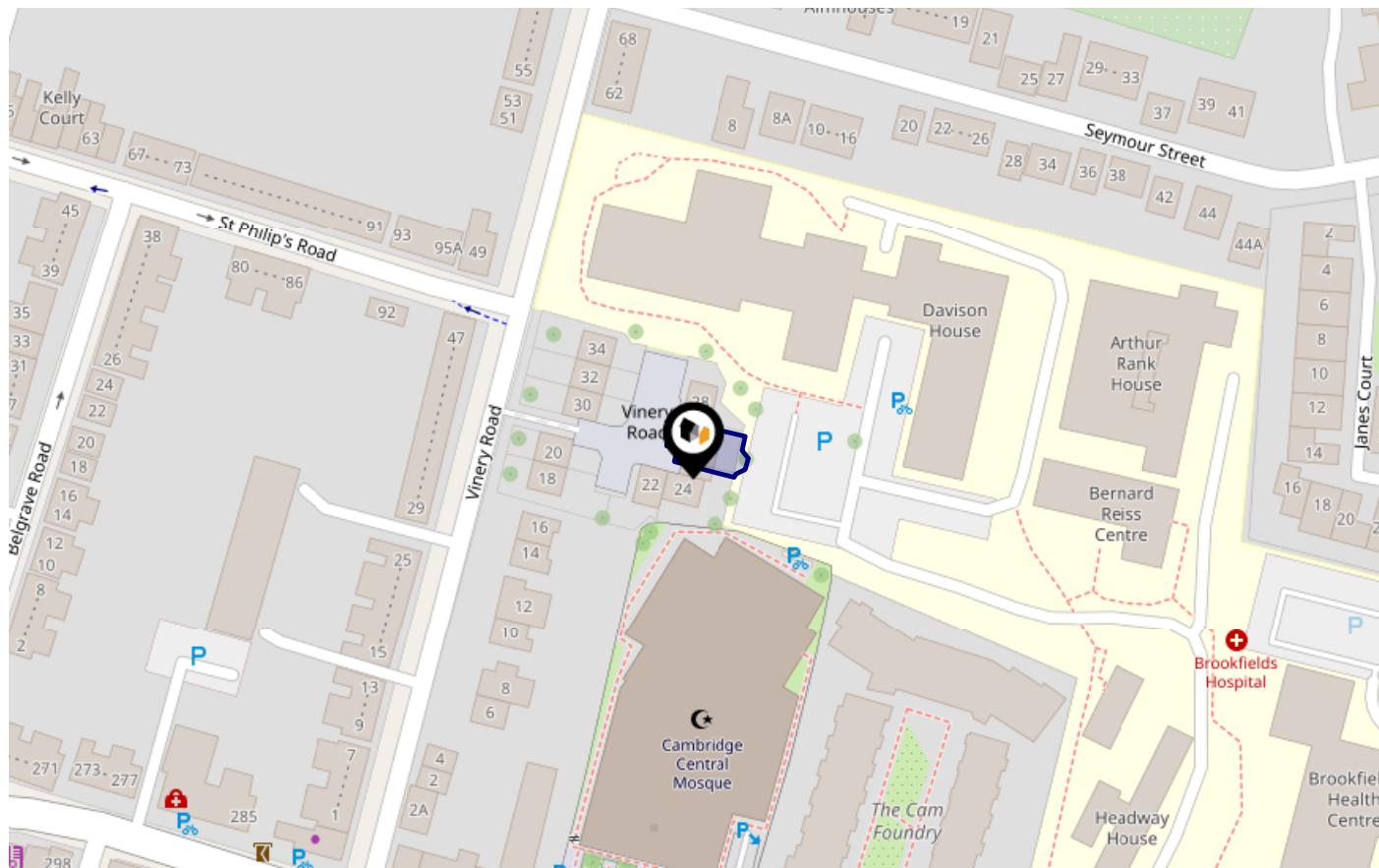
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Climate Change

CC&C

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.

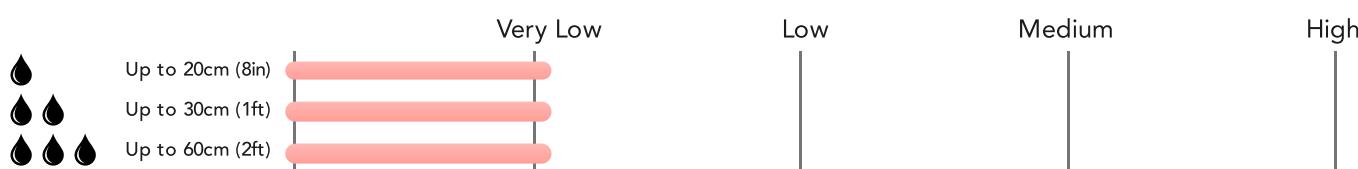


Risk Rating: Very low

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.

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Chance of flooding to the following depths at this property:

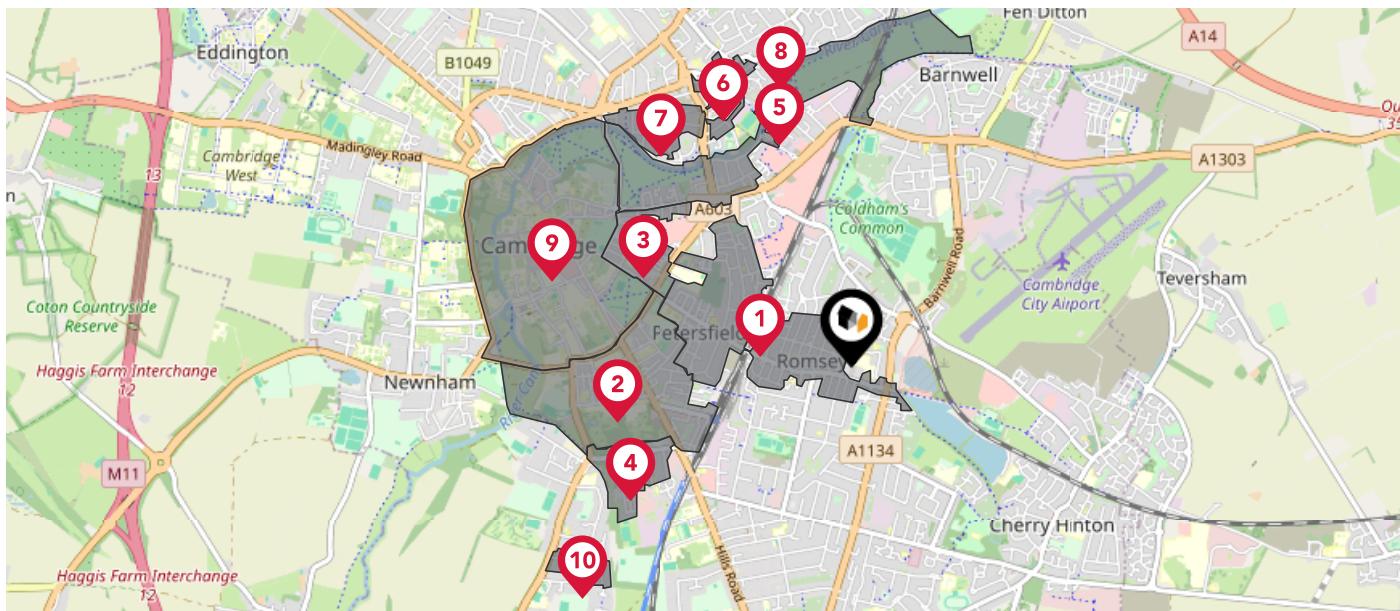


# Maps

## Conservation Areas

CC&C

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 New Town and Glisson Road
- 3 The Kite
- 4 Brooklands Avenue
- 5 Riverside and Stourbridge Common
- 6 Chesterton
- 7 De Freville
- 8 Ferry Lane
- 9 Central
- 10 Barrow Road

# Maps

## Landfill Sites

CC&C

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.



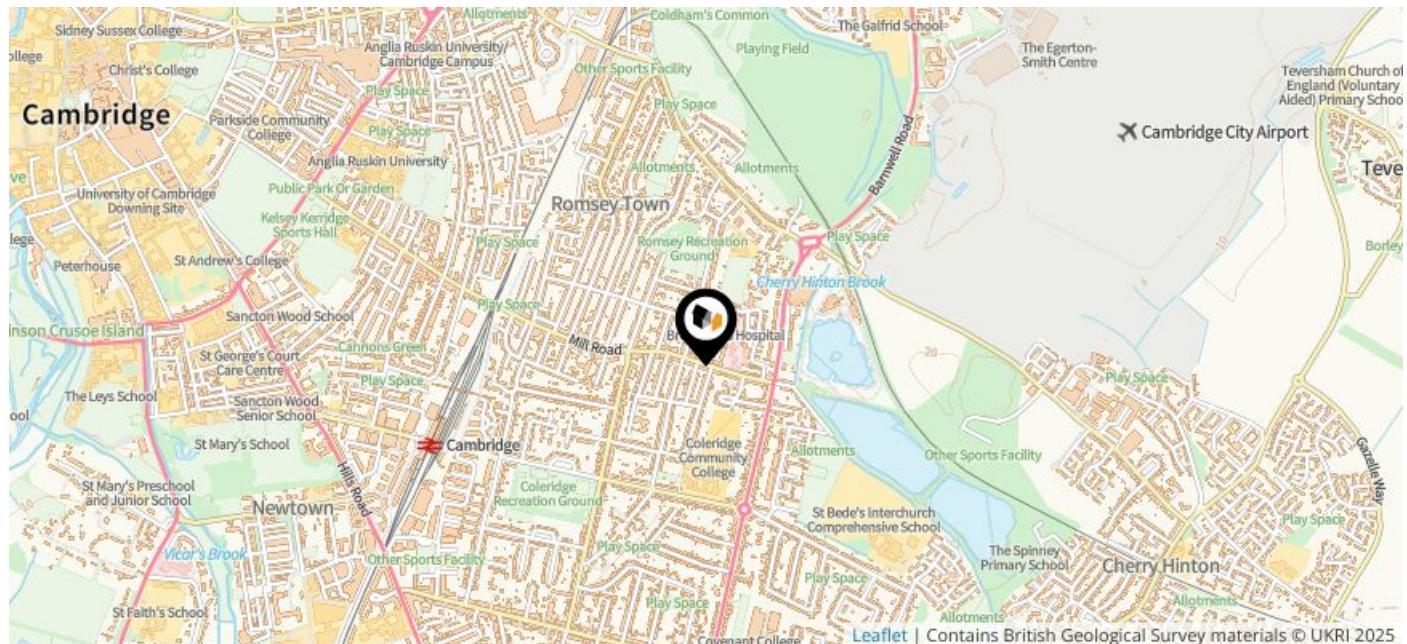
### Nearby Landfill Sites

1	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	<input type="checkbox"/>
2	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	<input type="checkbox"/>
3	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
4	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
5	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
6	Hill Trees-Stapleford	Historic Landfill	<input type="checkbox"/>
7	Quy Bridge-Quy	Historic Landfill	<input type="checkbox"/>
8	Quy Mill Hotel-Quy	Historic Landfill	<input type="checkbox"/>
9	EA/EPR/NP3790NX/A001	Active Landfill	<input checked="" type="checkbox"/>
10	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	<input type="checkbox"/>

# Maps Coal Mining

CC&C

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.

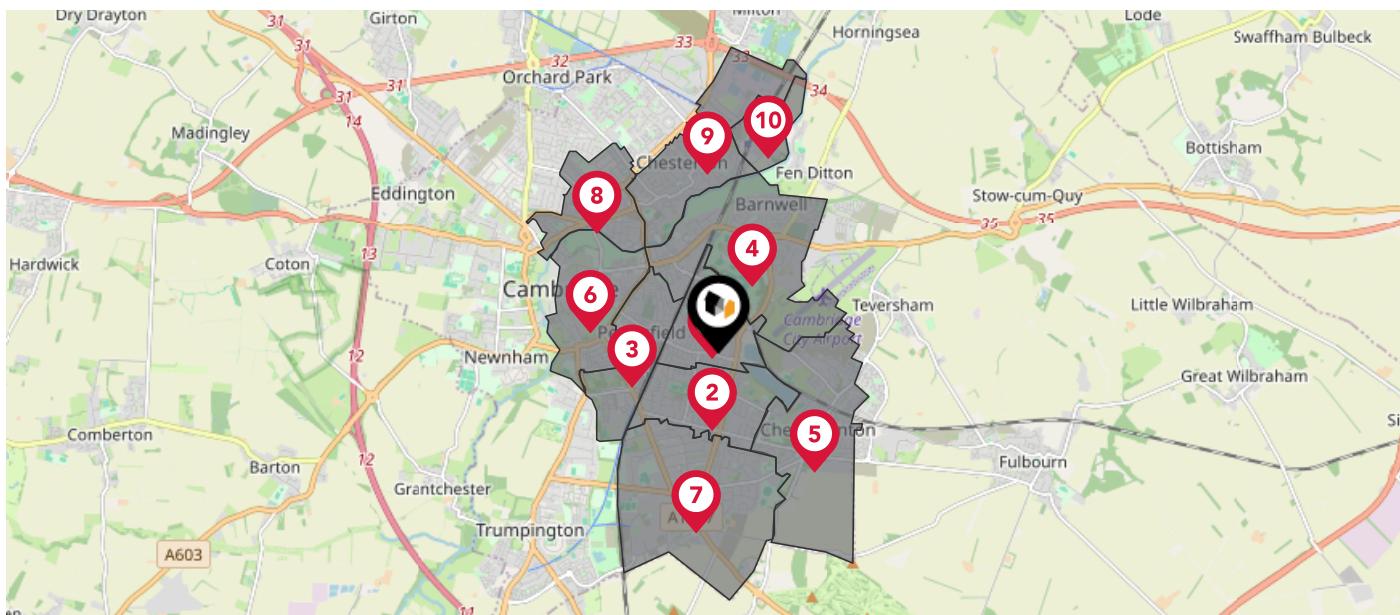
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Council Wards

CC&C

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

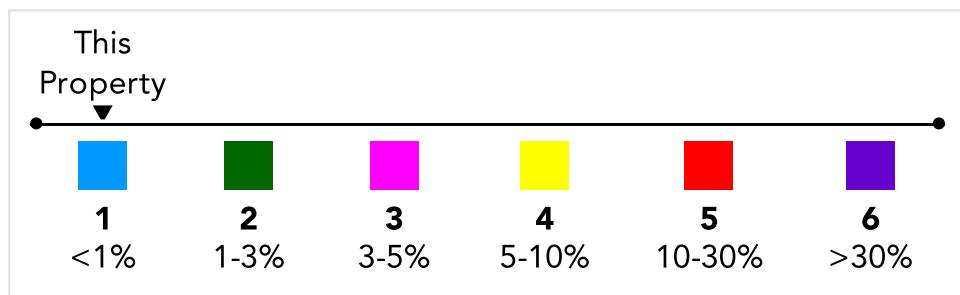
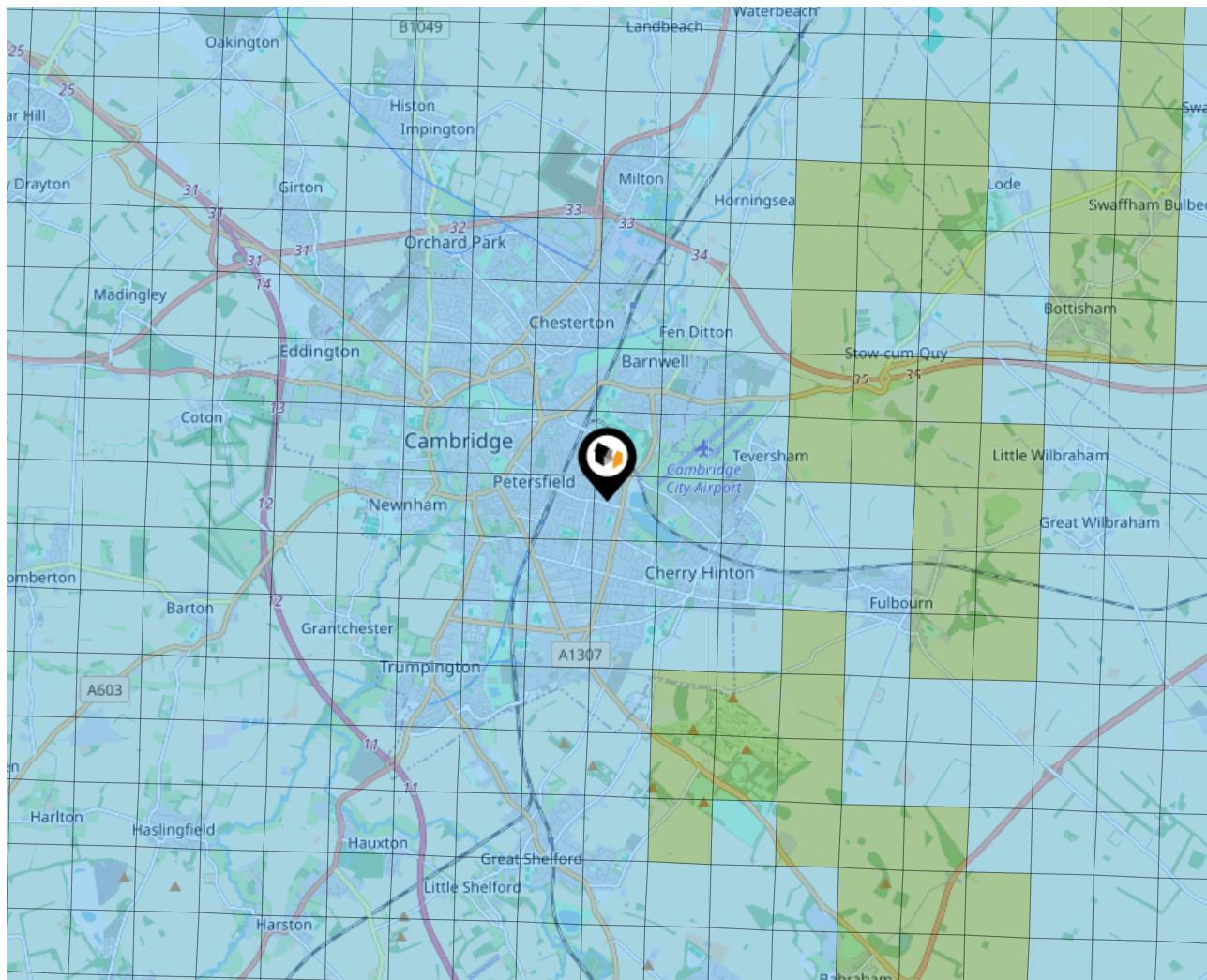


### Nearby Council Wards

- 1 Romsey Ward
- 2 Coleridge Ward
- 3 Petersfield Ward
- 4 Abbey Ward
- 5 Cherry Hinton Ward
- 6 Market Ward
- 7 Queen Edith's Ward
- 8 West Chesterton Ward
- 9 East Chesterton Ward
- 10 Milton & Waterbeach Ward

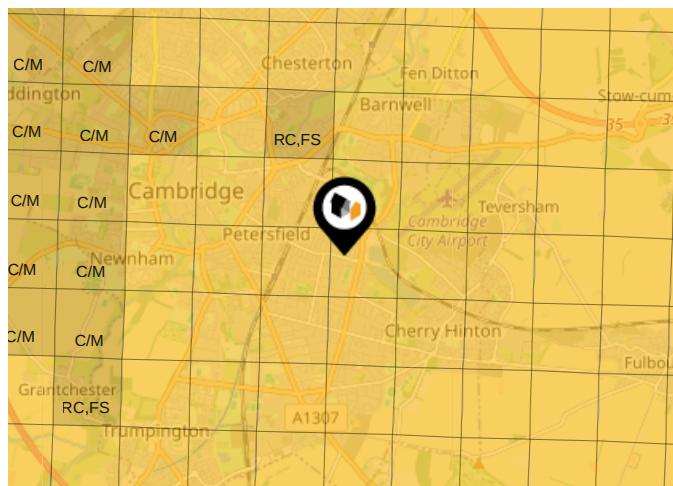
## What is Radon?

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/m<sup>3</sup>).



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)

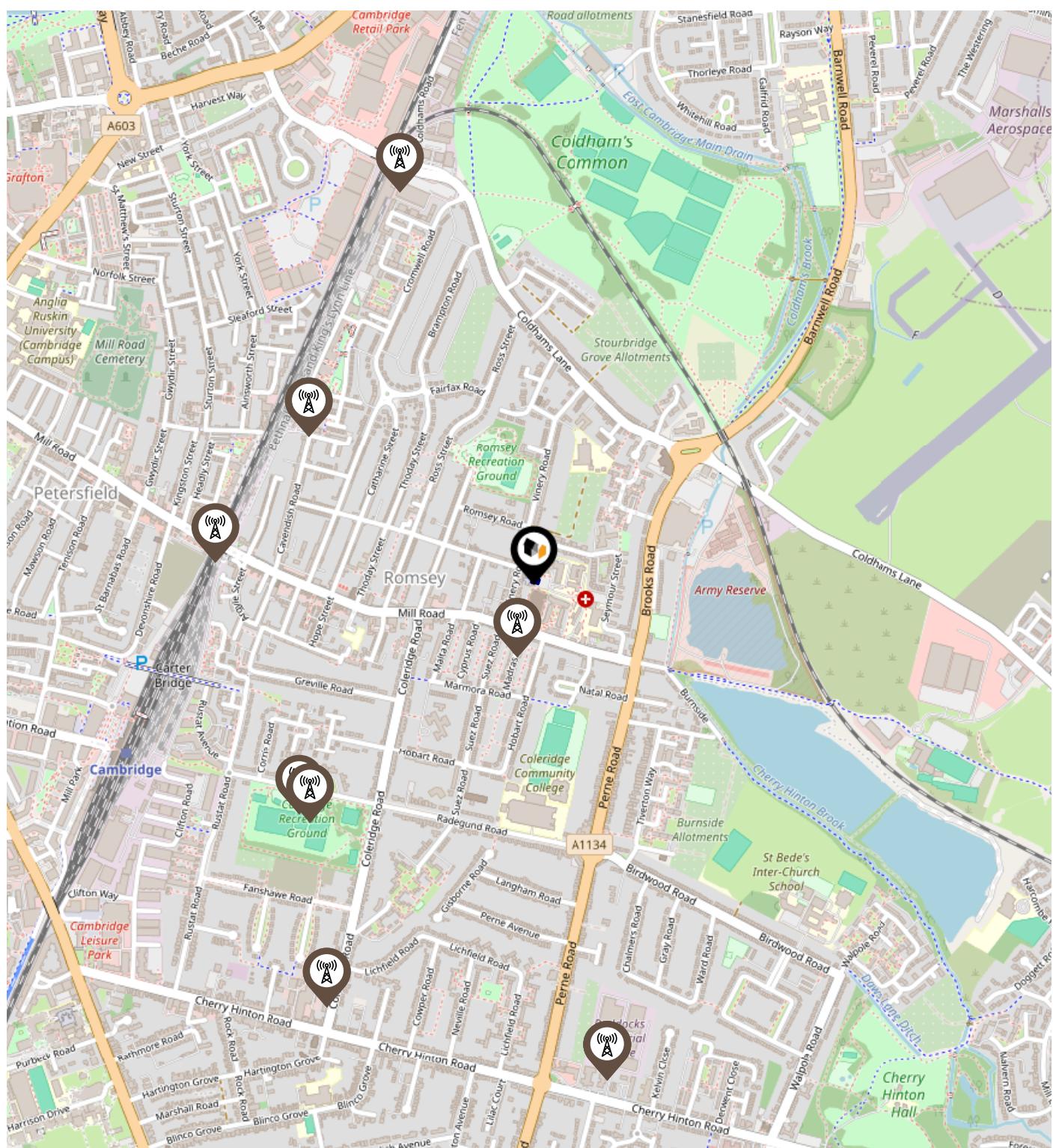


## Primary Classifications (Most Common Clay Types)

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

# Local Area **Masts & Pylons**

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**Key:**



## Power Pylons

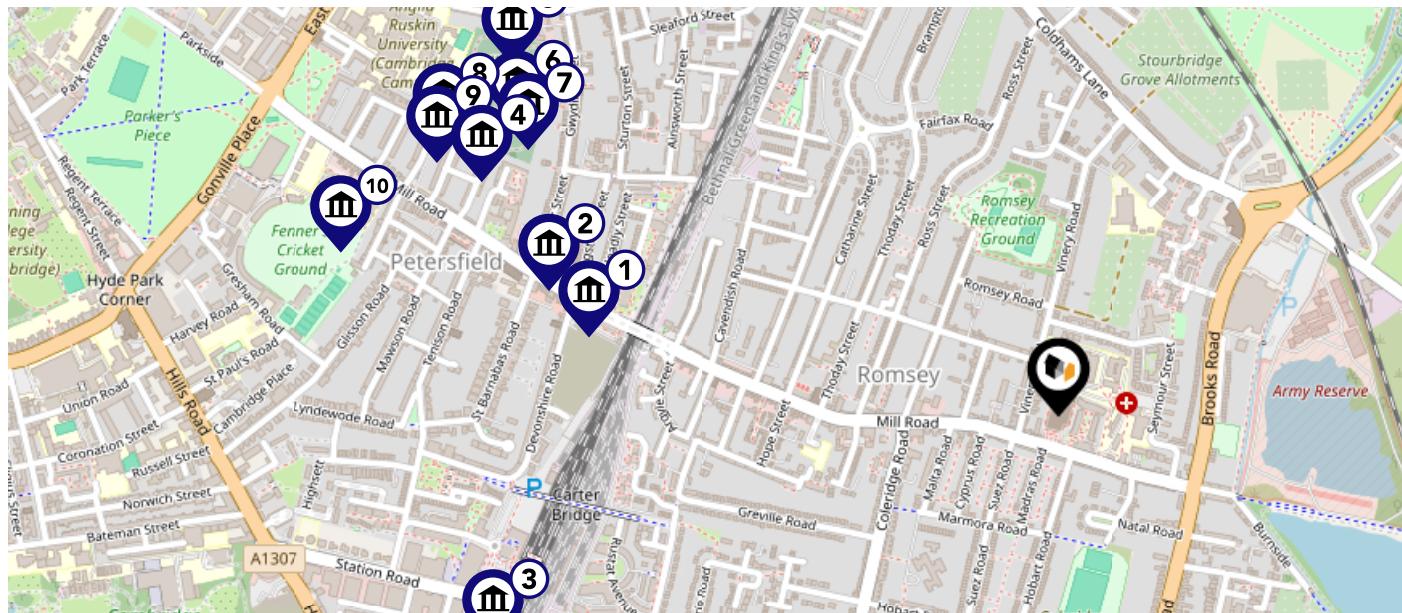


## Communication Masts

# Maps Listed Buildings

CC&C

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



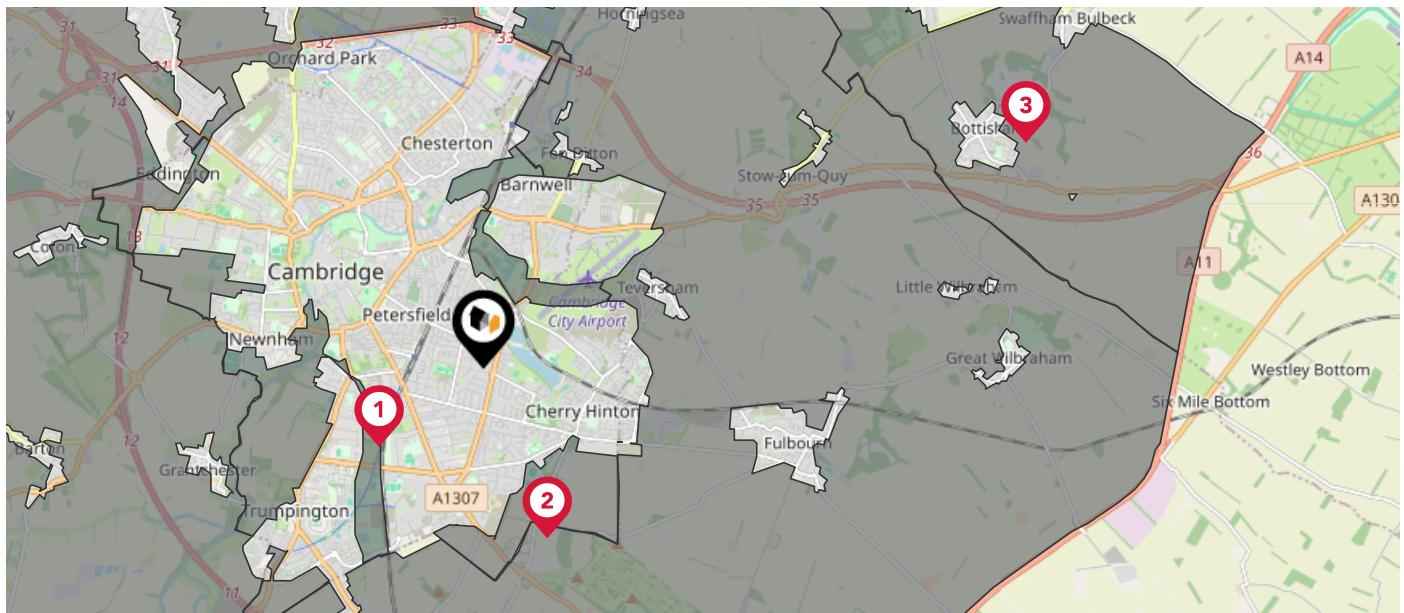
Listed Buildings in the local district	Grade	Distance
1126141 - Cambridge City Branch Library	Grade II	0.5 miles
1470294 - The David Parr House	Grade II	0.6 miles
1343683 - The Railway Station	Grade II	0.7 miles
1380306 - Tomb Of William Crowe At Mill Road Cemetery	Grade II	0.7 miles
1380303 - Tomb Of James Reynolds At Mill Road Cemetery	Grade II	0.7 miles
1380304 - Tomb Of Hermann Bernard At Mill Road Cemetery	Grade II	0.7 miles
1380305 - Tomb Of Edward And Elizabeth Rist Lawrence At Mill Road Cemetery	Grade II	0.7 miles
1380300 - Tomb Of James Rattee At Mill Road Cemetery	Grade II	0.8 miles
1083564 - Custodian's House Mill Road Cemetery	Grade II	0.8 miles
1126027 - Hughes Hall	Grade II	0.8 miles

# Maps

## Green Belt

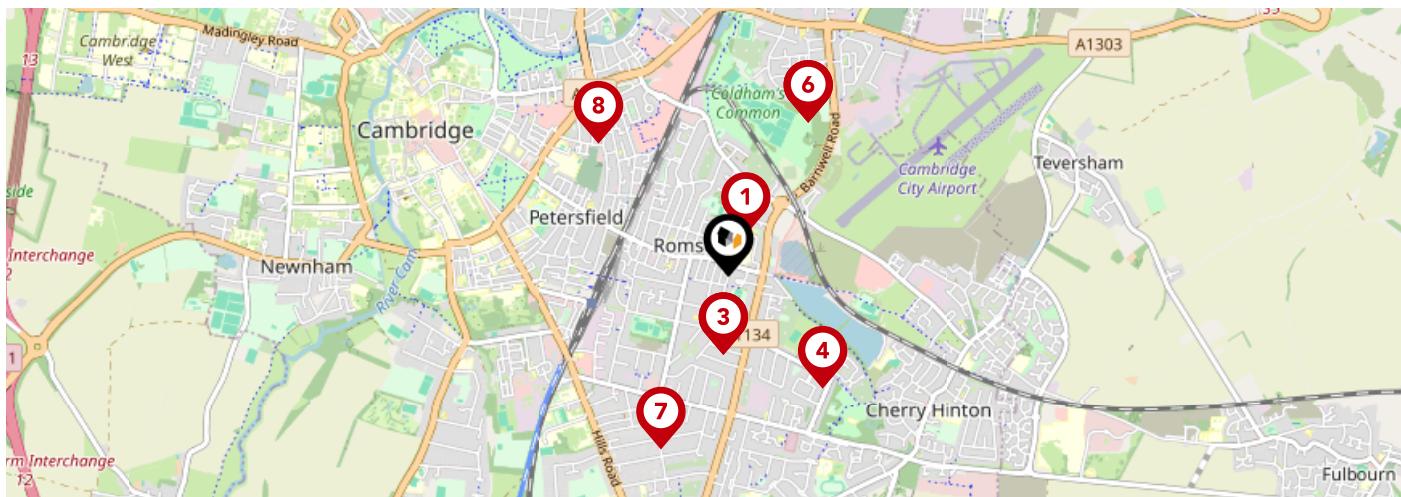
CC&C

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

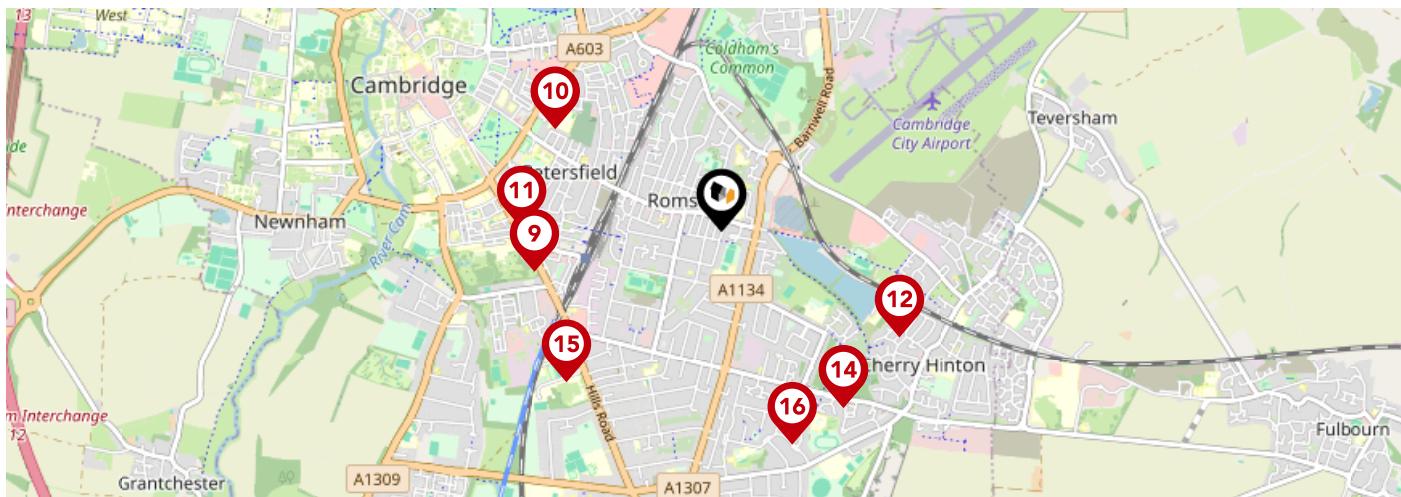


### Nearby Green Belt Land

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



		Nursery	Primary	Secondary	College	Private
<b>1</b>	St Philip's CofE Aided Primary School Ofsted Rating: Good   Pupils: 259   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	Ridgefield Primary School Ofsted Rating: Good   Pupils: 232   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	Coleridge Community College Ofsted Rating: Good   Pupils: 568   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	St Bede's Inter-Church School Ofsted Rating: Outstanding   Pupils: 924   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	The Fields Nursery School Ofsted Rating: Good   Pupils: 57   Distance:0.79	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	The Galfrid School Ofsted Rating: Good   Pupils: 267   Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	Morley Memorial Primary School Ofsted Rating: Good   Pupils: 390   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	Brunswick Nursery School Ofsted Rating: Outstanding   Pupils: 70   Distance:0.85	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

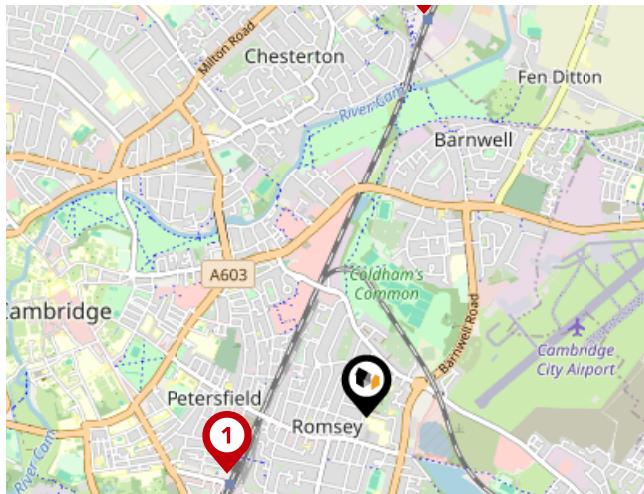


Nursery Primary Secondary College Private

<b>9</b>	St. Andrew's College Cambridge	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated   Pupils: 146   Distance:0.87					
<b>10</b>	St Matthew's Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 664   Distance:0.9					
<b>11</b>	Sancton Wood School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated   Pupils: 397   Distance:0.91					
<b>12</b>	The Spinney Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement   Pupils: 205   Distance:0.93					
<b>13</b>	Cambridge International School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated   Pupils: 75   Distance:0.97					
<b>14</b>	Holme Court School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 50   Distance:0.97					
<b>15</b>	Hills Road Sixth Form College	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils:0   Distance:0.98					
<b>16</b>	Queen Emma Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 429   Distance:1.02					

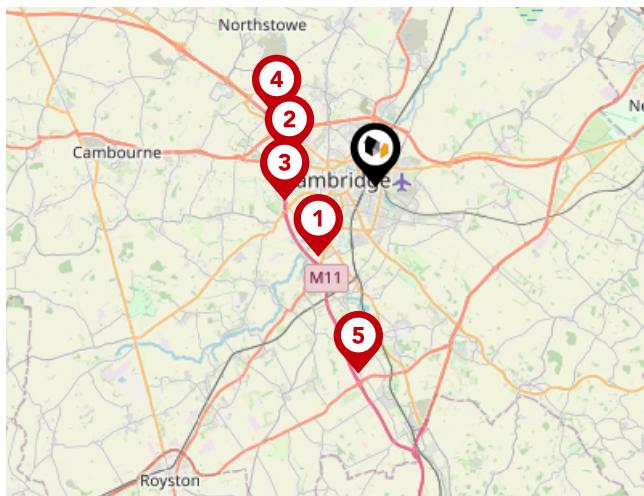
# Area Transport (National)

CC&C



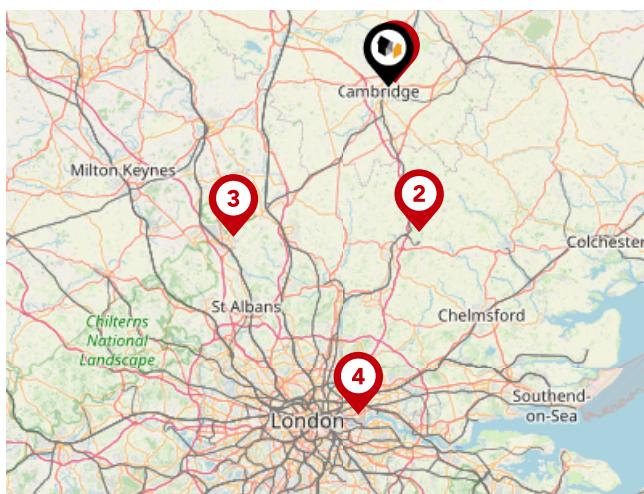
## National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.69 miles
2	Cambridge North Rail Station	1.86 miles
3	Shelford (Cambs) Rail Station	3.41 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.33 miles
2	M11 J13	3.31 miles
3	M11 J12	3.35 miles
4	M11 J14	4.36 miles
5	M11 J10	6.89 miles

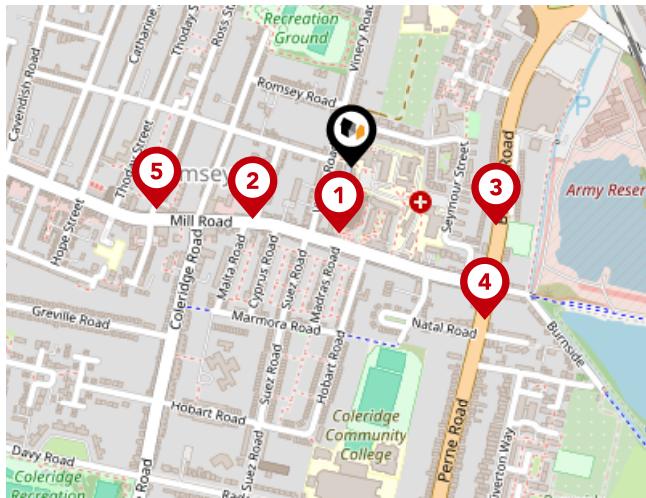


## Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.1 miles
2	Stansted Airport	21.75 miles
3	Luton Airport	31.5 miles
4	Silvertown	48.24 miles

# Area Transport (Local)

CC&C

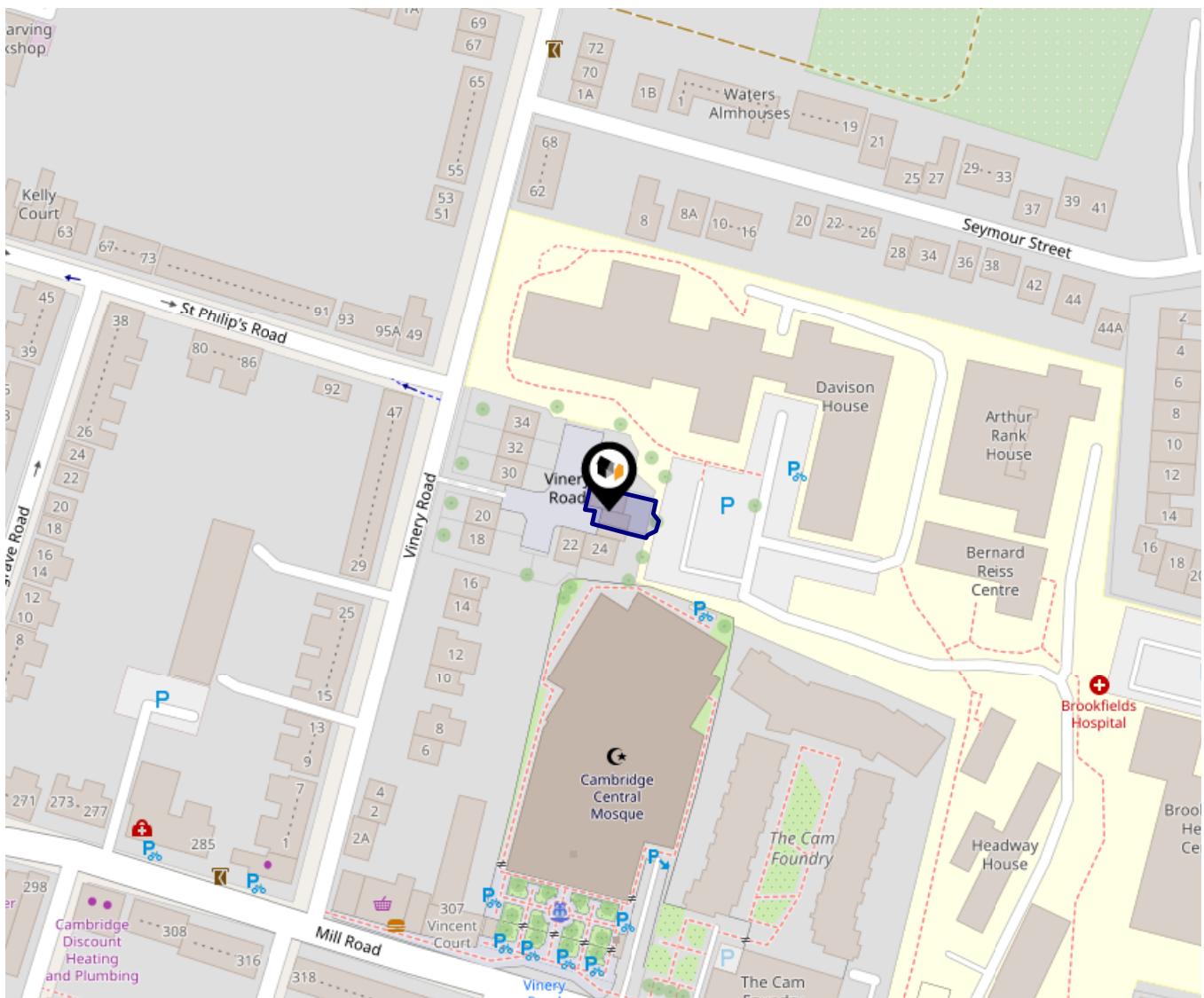


## Bus Stops/Stations

Pin	Name	Distance
1	Vinery Road	0.08 miles
2	Vinery Road	0.13 miles
3	Brookfields	0.18 miles
4	Brookfields	0.23 miles
5	Romsey Terrace	0.23 miles

# Local Area Road Noise

CC&C



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

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