

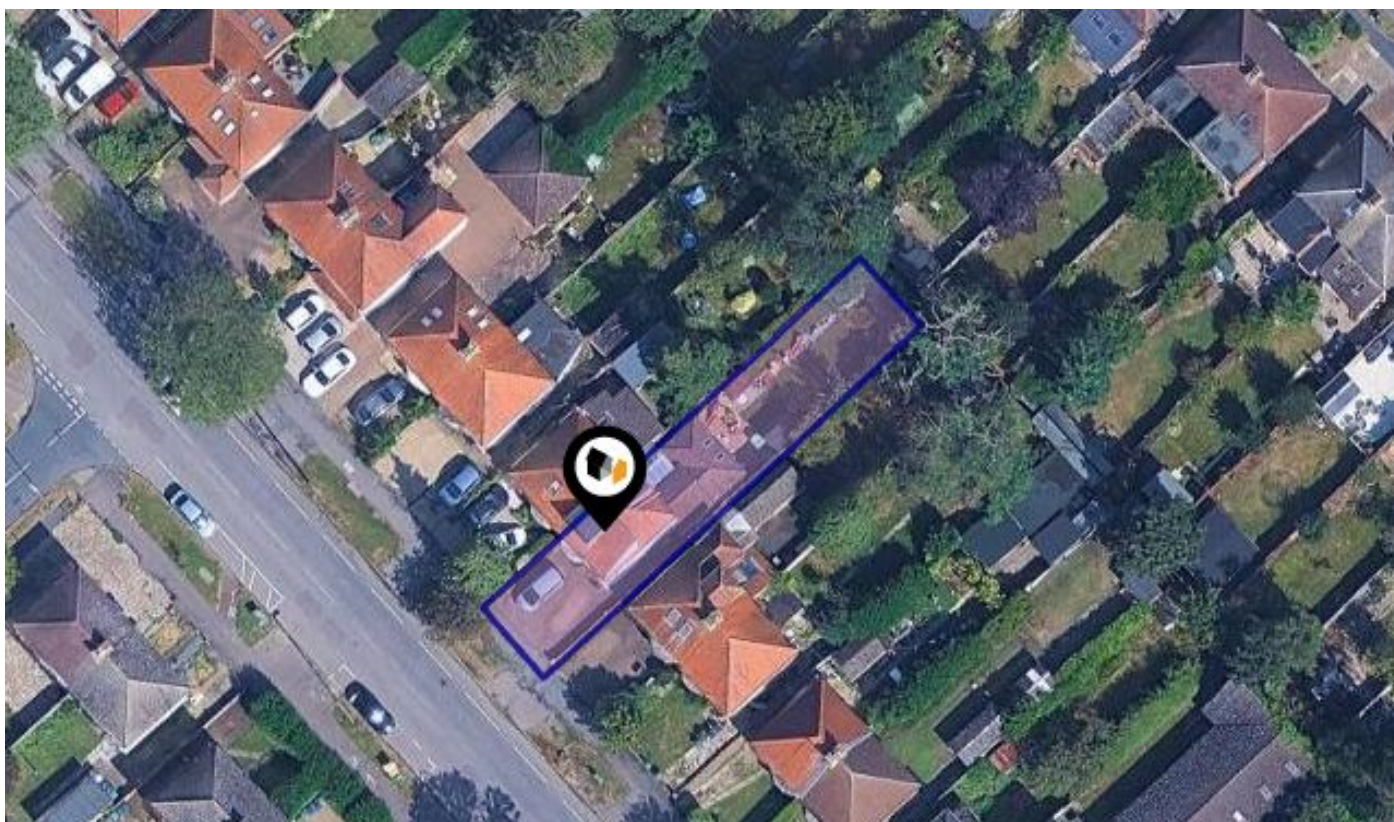


See More Online

# MIR: Material Info

The Material Information Affecting this Property

**Scheduled for: Wednesday 21<sup>st</sup> January 2026 @ 5:08pm**



**KINGS HEDGES ROAD, CAMBRIDGE, CB4**

## Cooke Curtis & Co

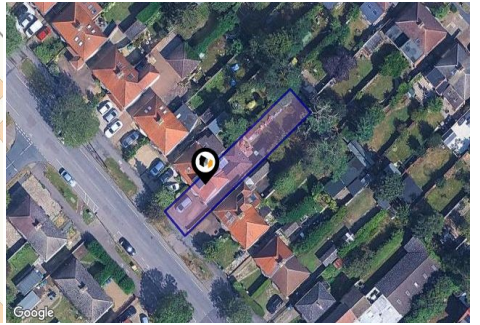
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk






















## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,431 ft <sup>2</sup> / 133 m <sup>2</sup>		
Plot Area:	0.08 acres		
Year Built :	1900-1929		
Council Tax :	Band D		
Annual Estimate:	£2,355		
Title Number:	CB33500		

## Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	17 mb/s	80 mb/s	1000 mb/s
• Surface Water	Very low			

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

# Planning History

## This Address



Planning records for: *Kings Hedges Road, Cambridge, CB4*

Reference - C/02/0924	
Decision:	Decided
Date:	22nd August 2002
Description:	Erection of single storey rear extension to existing dwelling house.

Planning records for: **6E Kings Hedges Road Cambridge CB4 2PA**

Reference - 21/05362/FUL	
Decision:	Decided
Date:	07th December 2021
Description:	Single storey front and side extension and first floor extension to create a 1no 1bed flat above existing detached building at the rear of 6 Kings Hedges Road.

Planning records for: **110 Kings Hedges Road Cambridge CB4 2PA**

Reference - 12/0416/FUL	
Decision:	Decided
Date:	03rd April 2012
Description:	Single storey extension to the rear following demolition of the conservatory and garage/workshop

Planning records for: **112 Kings Hedges Road Cambridge CB4 2PA**

Reference - 17/0646/FUL	
Decision:	Decided
Date:	07th April 2017
Description:	Single storey rear/side extension and alterations with disable access ramp at the front and timber deck at the rear garden.

Planning records for: **14 Kings Hedges Road Cambridge Cambridgeshire CB4 2PA**

Reference - 23/01744/FUL	
Decision:	Decided
Date:	05th May 2023
Description:	Single storey rear extension and internal alterations to existing dwelling and erection of a new detached dwelling to the rear along with associated works

Planning records for: **14 Kings Hedges Road Cambridge Cambridgeshire CB4 2PA**

Reference - 25/00588/FUL	
Decision:	Decided
Date:	17th February 2025
Description:	Single storey rear extension and internal alterations to existing dwelling and erection of a new detached dwelling to the rear along with associated works

Reference - 25/00588/CONDA	
Decision:	Awaiting decision
Date:	12th January 2026
Description:	Submission of details required by conditions 8 (surface water drainage), 9 (foul water drainage), 10 (carbon reduction and water efficiency statement), 11 (biodiversity net gain plan), 12 (air source heat pumps), 14 (hard and soft landscape works) and 15 (biodiversity net gain plan) of planning permission 25/00588/FUL

Planning records for: **18 Kings Hedges Road Cambridge Cambridgeshire CB4 2PA**

Reference - 23/1409/TTCA	
Decision:	Decided
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.

Reference - 23/04343/PRIOR	
Decision:	Decided
Date:	14th November 2023
Description:	Single storey ground floor rear extension.

Planning records for: **18 Kings Hedges Road Cambridge Cambridgeshire CB4 2PA**

Reference - 24/00034/CL2PD	
Decision:	Withdrawn
Date:	04th January 2024
Description:	Certificate of lawfulness under S19 2 for proposed ground floor rear extension with dual pitched tiled roof with rooflights.

Planning records for: **26 Kings Hedges Road Cambridge Cambridgeshire CB4 2PA**

Reference - 18/0385/FUL	
Decision:	Decided
Date:	07th March 2018
Description:	Retrospective application for outbuilding in rear garden.

Planning records for: **28 Kings Hedges Road Cambridge CB4 2PA**

Reference - 18/0969/FUL	
Decision:	Decided
Date:	15th June 2018
Description:	Two storey and single storey rear extensions following demolition of existing garage.

Planning records for: **32 Kings Hedges Road Cambridge CB4 2PA**

Reference - C/02/0143	
Decision:	Decided
Date:	11th February 2002
Description:	Erection of a single storey front extension and part single/part two storey rear extensions to existing dwellinghouse.



Planning records for: **36 Kings Hedges Road Cambridge Cambridgeshire CB4 2PA**

Reference - 09/1151/FUL	
Decision:	Decided
Date:	11th December 2009
Description:	Single storey front extension.

Planning records for: **38 Kings Hedges Road Cambridge Cambridgeshire CB4 2PA**

Reference - 18/1619/GPE	
Decision:	Decided
Date:	17th October 2018
Description:	Single storey rear extension.

Planning records for: **40 Kings Hedges Road Cambridge Cambridgeshire CB4 2PA**

Reference - 24/03219/S73	
Decision:	Decided
Date:	27th August 2024
Description:	S73 to vary condition 2 (approved drawings) and remove condition 3 (green roof) of ref: 24/01927/HFUL (Single storey rear extension and internal and external alterations) to amend from flat green roof to low pitch hipped end roof.

Reference - 24/01927/HFUL	
Decision:	Decided
Date:	20th May 2024
Description:	Single storey rear extension and internal and external alterations.

Planning records for: **50 Kings Hedges Road, Cambridge, CB4 2PA" CB42PA**

Reference - C/04/0890	
Decision:	-
Date:	12th August 2004
Description:	Extension to and conversion of garage to form annexe to be used as a separate dwelling unit to rear of no.50 Kings Hedges Road.

Planning records for: **56 Kings Hedges Road Cambridge CB4 2PA**

Reference - 16/0775/CL2PD	
Decision:	Decided
Date:	27th April 2016
Description:	Section 192 application for ground floor extension to the rear and box dormer to the rear of roof for loft conversion.

Planning records for: **60 Kings Hedges Road Cambridge Cambridgeshire CB4 2PA**

Reference - 22/02606/HFUL	
Decision:	Withdrawn
Date:	31st May 2022
Description:	Part two and part single storey rear extension, rear roof extension and the erection of an outbuilding (ancillary use to main dwelling)

Reference - 22/02604/HFUL	
Decision:	Withdrawn
Date:	31st May 2022
Description:	Rear roof extension and the erection of an outbuilding (ancillary use to main dwelling)



Planning records for: **60 Kings Hedges Road Cambridge Cambridgeshire CB4 2PA**

Reference - 25/02892/HFUL
<b>Decision:</b> Decided
<b>Date:</b> 23rd July 2025
<b>Description:</b> Single storey side and rear wraparound extension, first floor side and rear extensions. Conversion of garage to habitable space and installation of door and window to front and window to side. (Resubmission of 25/00060/HFUL).

Reference - 22/0624/TTCA
<b>Decision:</b> Decided
<b>Date:</b> 31st May 2022
<b>Description:</b> 2 Lawson Cypress - Reduce by 3.0 metres.

Reference - 25/00060/HFUL
<b>Decision:</b> Withdrawn
<b>Date:</b> 09th January 2025
<b>Description:</b> Single storey side and rear wraparound extension, and first floor side and rear extension. Conversion of garage to habitable space and installation of door and window to front and window to side.

Reference - 24/01132/HFUL
<b>Decision:</b> Withdrawn
<b>Date:</b> 26th March 2024
<b>Description:</b> Construction of a single storey side and rear infill extension, internal changes and conversion of garage to study and first floor side extension, insertion of first floor windows to side elevations and rear flat roof dormer extension on first floor.

Planning records for: **60 Kings Hedges Road Cambridge Cambridgeshire CB4 2PA**

Reference - 23/04381/HFUL	
Decision:	Withdrawn
Date:	17th November 2023
Description:	First floor side extension and rear flat roof dormer extension on first floor.

Reference - 23/00317/HFUL	
Decision:	Decided
Date:	30th January 2023
Description:	Construction of a single storey side and rear infill extension, internal changes and conversion of garage to study

Planning records for: **62 Kings Hedges Road Cambridge Cambridgeshire CB4 2PA**

Reference - 07/0111/FUL	
Decision:	Decided
Date:	02nd February 2007
Description:	Single storey rear extension to house.

Planning records for: **64 Kings Hedges Road Cambridge CB4 2PA**

Reference - C/01/0589	
Decision:	Decided
Date:	30th May 2001
Description:	Erection of a first floor side and rear extension to existing dwellinghouse.

Planning records for: **66 Kings Hedges Road Cambridge Cambridgeshire CB4 2PA**

Reference - 06/1147/FUL	
Decision:	Decided
Date:	20th October 2006
Description:	Erection of a conservatory to the rear.

Reference - 20/04766/HFUL	
Decision:	Decided
Date:	19th November 2020
Description:	Single storey rear extension following removal of existing conservatory.

Planning records for: **76 Kings Hedges Road Cambridge CB4 2PA**

Reference - 13/0299/FUL	
Decision:	Decided
Date:	04th March 2013
Description:	Two storey side, part two storey part single storey rear extension and single storey front extension

Reference - 11/0131/FUL	
Decision:	Decided
Date:	11th February 2011
Description:	Part single storey, part two storey side and rear extension, single storey front extension.

Planning records for: **76 Kings Hedges Road Cambridge CB4 2PA**

Reference - 18/0962/FUL	
Decision:	Decided
Date:	14th June 2018
Description:	Two storey front and side and part two storey, part single storey rear extension, following demolition of existing shed. Loft conversion with rear dormer and front rooflights. Garden studio to rear garden.

Reference - 20/02095/FUL	
Decision:	Decided
Date:	17th April 2020
Description:	Conversion of existing dwelling to create 2no self-contained flats including front, side, rear and loft extensions and the erection of an outbuilding.

Reference - 18/1608/FUL	
Decision:	Decided
Date:	17th October 2018
Description:	Single storey front and part two storey, part single storey side and rear extensions, following demolition of existing shed. Loft conversion with rear dormer and front rooflights. Garden studio to rear garden.

Planning records for: **78 Kings Hedges Road Cambridge CB4 2PA**

Reference - 17/2148/FUL	
Decision:	Decided
Date:	20th December 2017
Description:	Change of use of existing two storey 3-bedroom dwelling house to two separate 1 bedroom flats.

Planning records for: **80 Kings Hedges Road Cambridge CB4 2PA**

Reference - C/04/0748	
Decision:	-
Date:	14th July 2004
Description:	Erection of single storey rear extension.

Planning records for: **86 Kings Hedges Road Cambridge CB4 2PA**

Reference - 18/1549/FUL	
Decision:	Decided
Date:	09th October 2018
Description:	Erection of a single storey rear extension and new garage to rear following demolition of existing garage and conservatory.

Reference - C/03/0335	
Decision:	Decided
Date:	28th March 2003
Description:	Erection of rear conservatory.

Planning records for: **90 Kings Hedges Road Cambridge Cambridgeshire CB4 2PA**

Reference - 07/0495/FUL	
Decision:	Decided
Date:	09th May 2007
Description:	Erection of two semi-detached houses following demolition of existing bungalow.

Planning records for: **90 Kings Hedges Road Cambridge Cambridgeshire CB4 2PA**

Reference - 07/0907/FUL	
Decision:	Decided
Date:	08th August 2007
Description:	Erection of two semi-detached houses following demolition of existing bungalow.

Planning records for: **94 Kings Hedges Road Cambridge Cambridgeshire CB4 2PA**

Reference - 23/00353/FUL	
Decision:	Decided
Date:	10th May 2023
Description:	Creating three bedrooms, shower room and en-suite in attic space and associated works - retrospective

Reference - 23/01799/HFUL	
Decision:	Decided
Date:	10th May 2023
Description:	Single storey rear extension and rear/side roof extension.

Planning records for: **10-12 Kings Hedges Road Cambridge Cambridgeshire CB4 2PA**

Reference - 10/0139/FUL	
Decision:	Decided
Date:	19th February 2010
Description:	Link/Infill to the rear of shop premises and new entrance canopy.

Planning records for: *10 - 12 Kings Hedges Road Cambridge Cambridgeshire CB4 2PA*

Reference - 06/0510/FUL	
Decision:	Decided
Date:	21st June 2006
Description:	Erection of single storey link extension to enable disabled access to showroom.



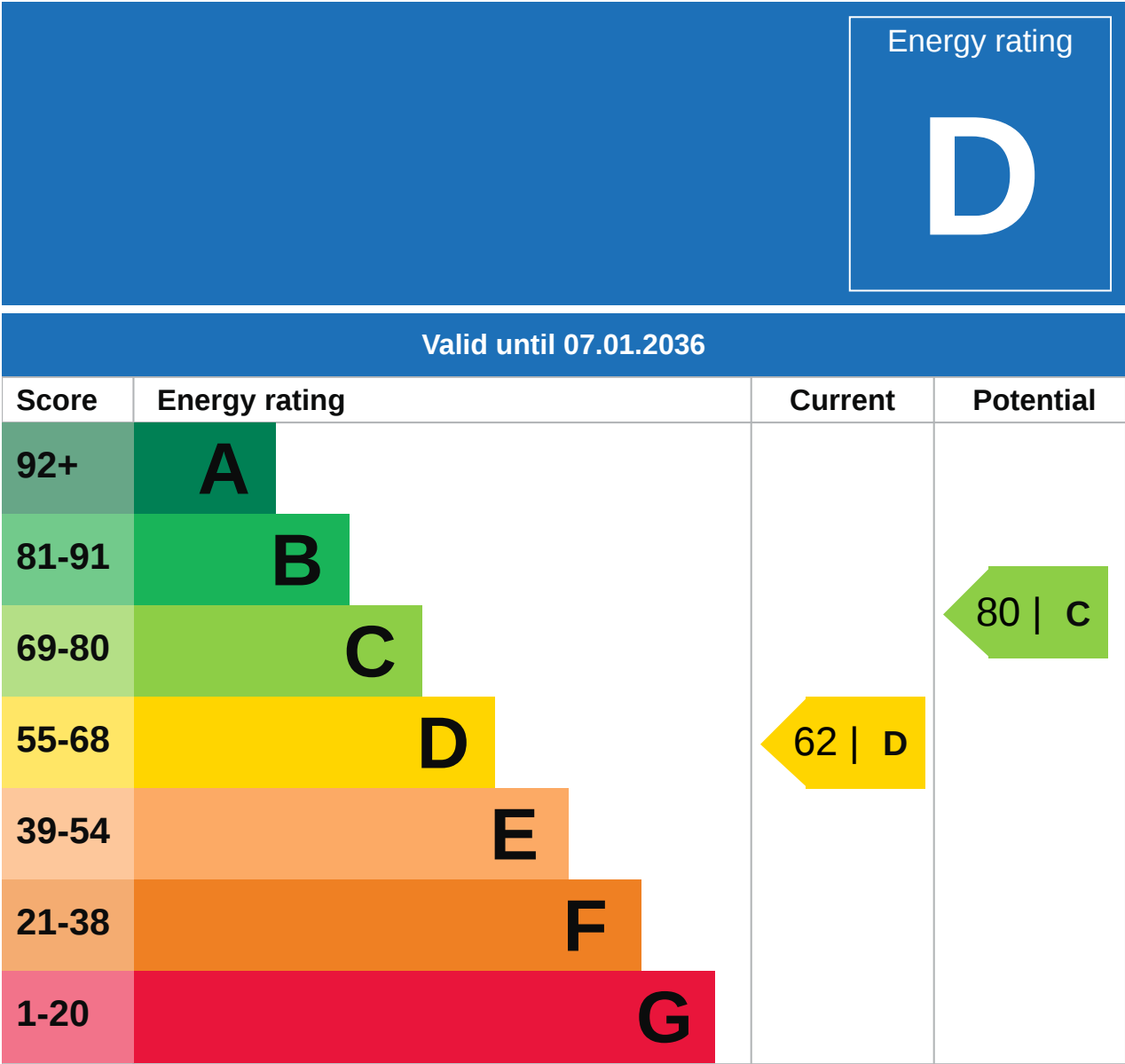


KINGS HEDGES ROAD, CAMBRIDGE, CB4



KINGS HEDGES ROAD, CAMBRIDGE, CB4





## Additional EPC Data

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<b>Property Type:</b>	Semi-detached house
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Solid brick, as built, no insulation (assumed)
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Pitched, insulated (assumed)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Excellent lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	133 m <sup>2</sup>

## Building Safety

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## Accessibility / Adaptations

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Office. Other alterations prior to ownership.

## Restrictive Covenants

---

## Rights of Way (Public & Private)

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## Construction Type

---

Standard brick

**Property Lease Information**

---

**Listed Building Information**

---

**Stamp Duty**

---

**Other**

---

**Other**

---



## Electricity Supply

---

Ovo

## Gas Supply

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Ovo

## Central Heating

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Yes

## Water Supply

---

South Staffordshire Water

## Drainage

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### Testimonial 1



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

### Testimonial 2



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

### Testimonial 3



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

### Testimonial 4



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



/cookecurtisco



/cookecurtisco

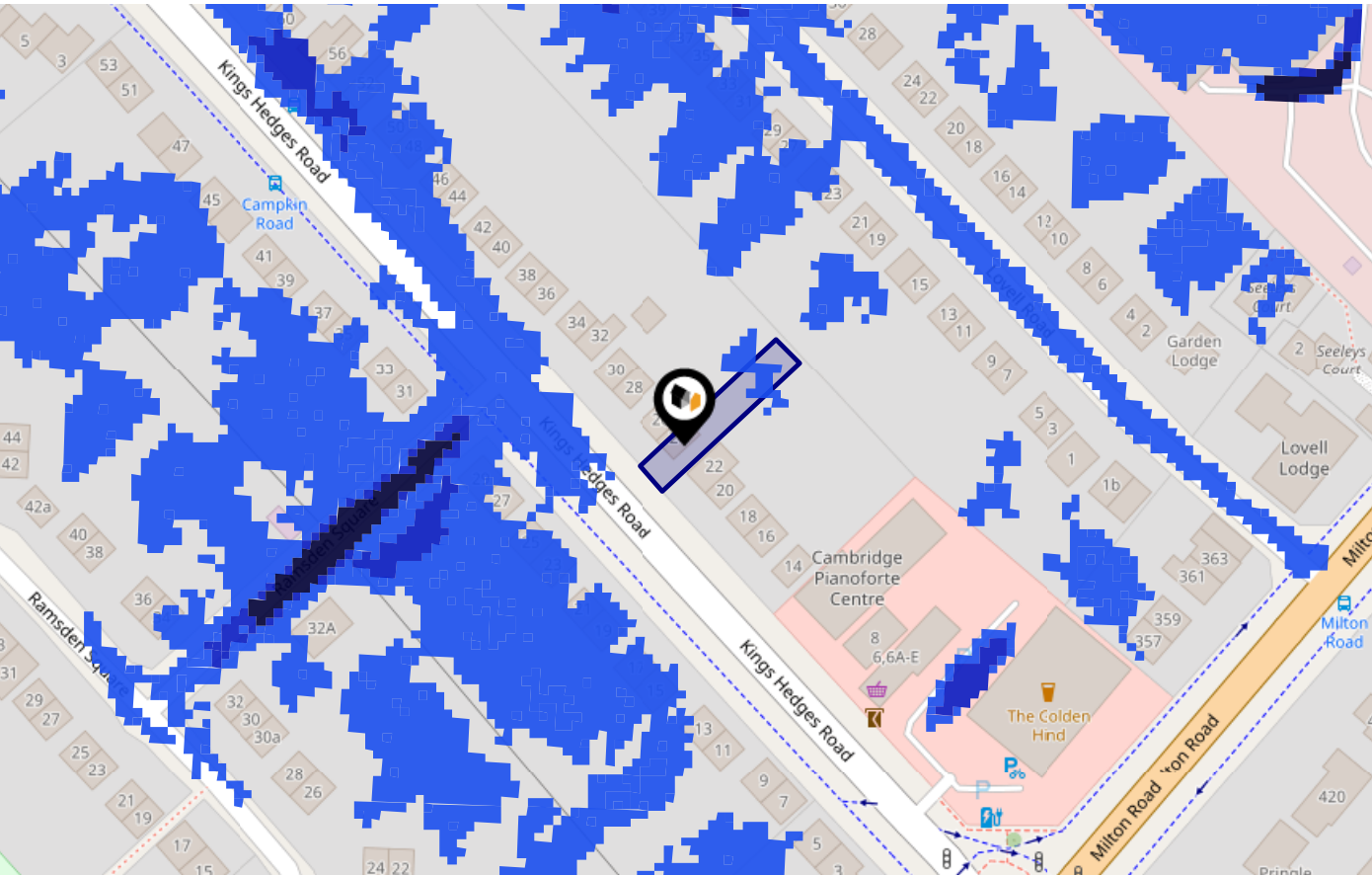
**Important - Please read**

# 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.

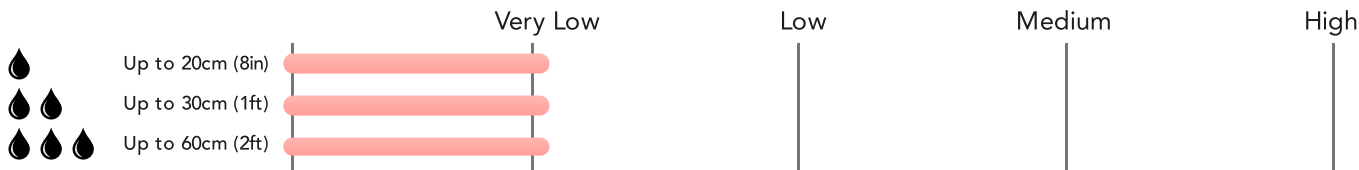


Risk Rating: Very low

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:

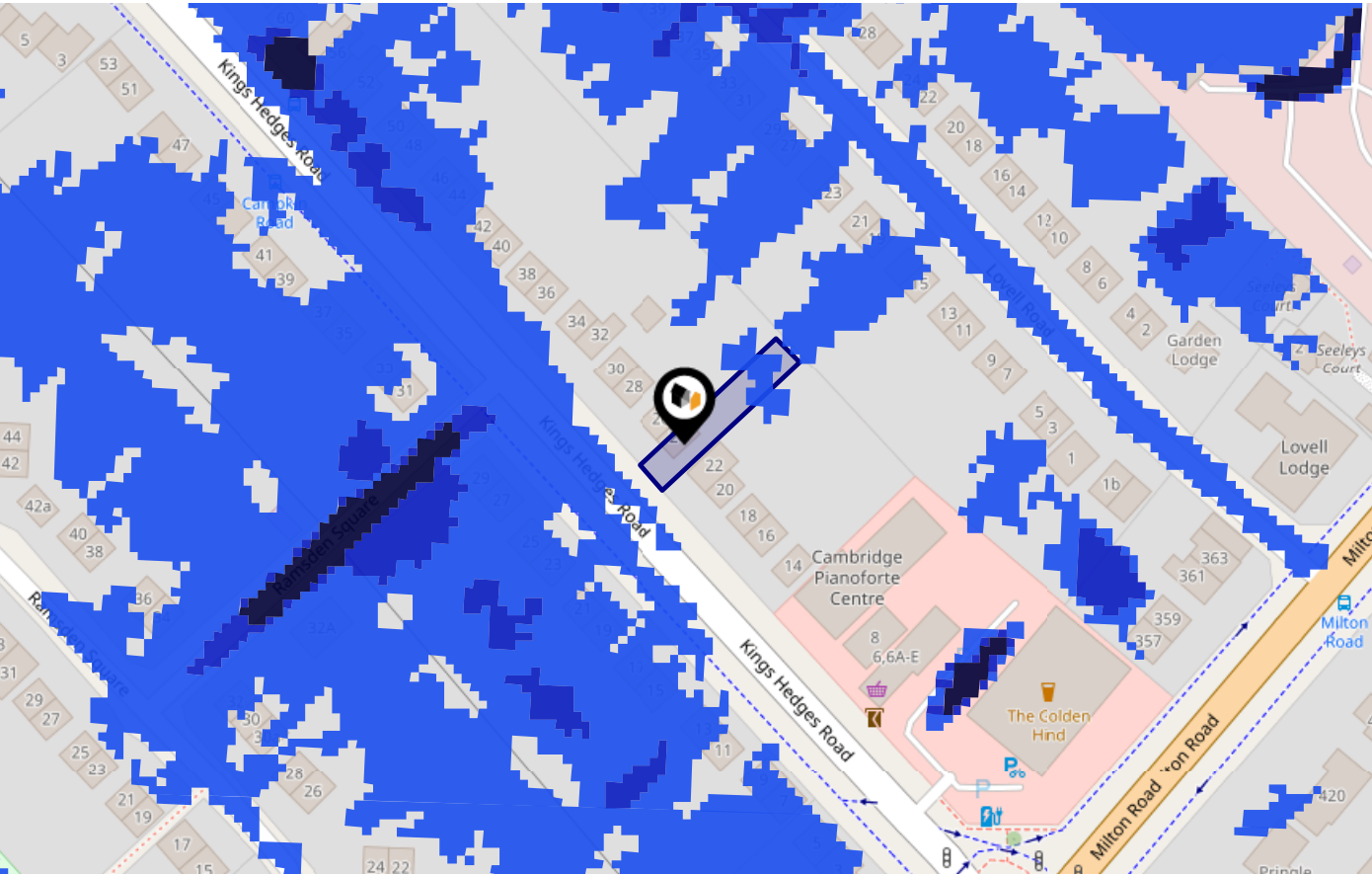


# Flood Risk

## 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.

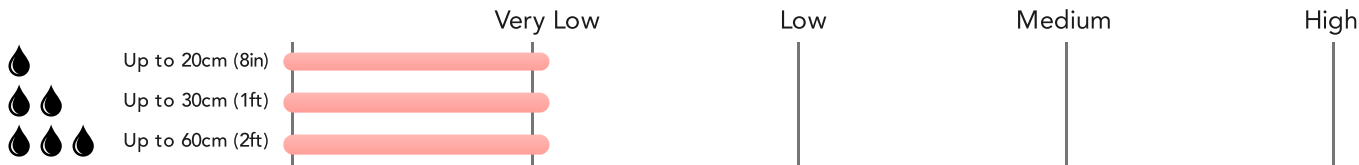


Risk Rating: Very low

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:

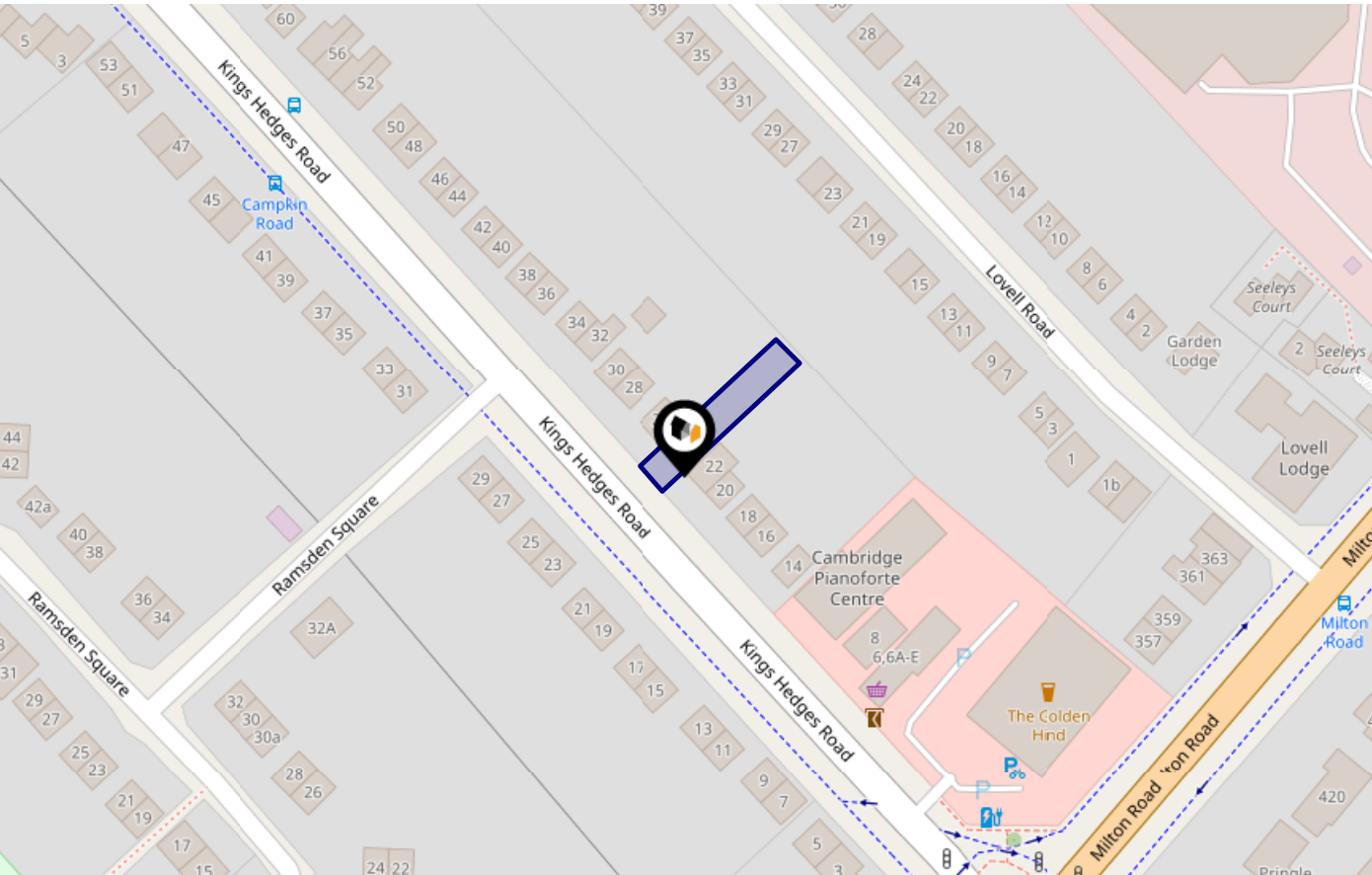


# Flood Risk

## Rivers & Seas - Flood Risk



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

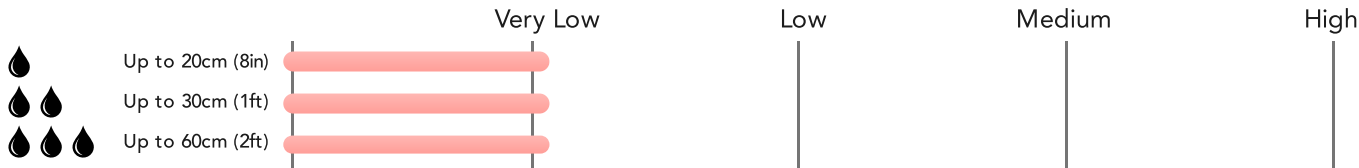


**Risk Rating:** Very low

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Chance of flooding to the following depths at this property:



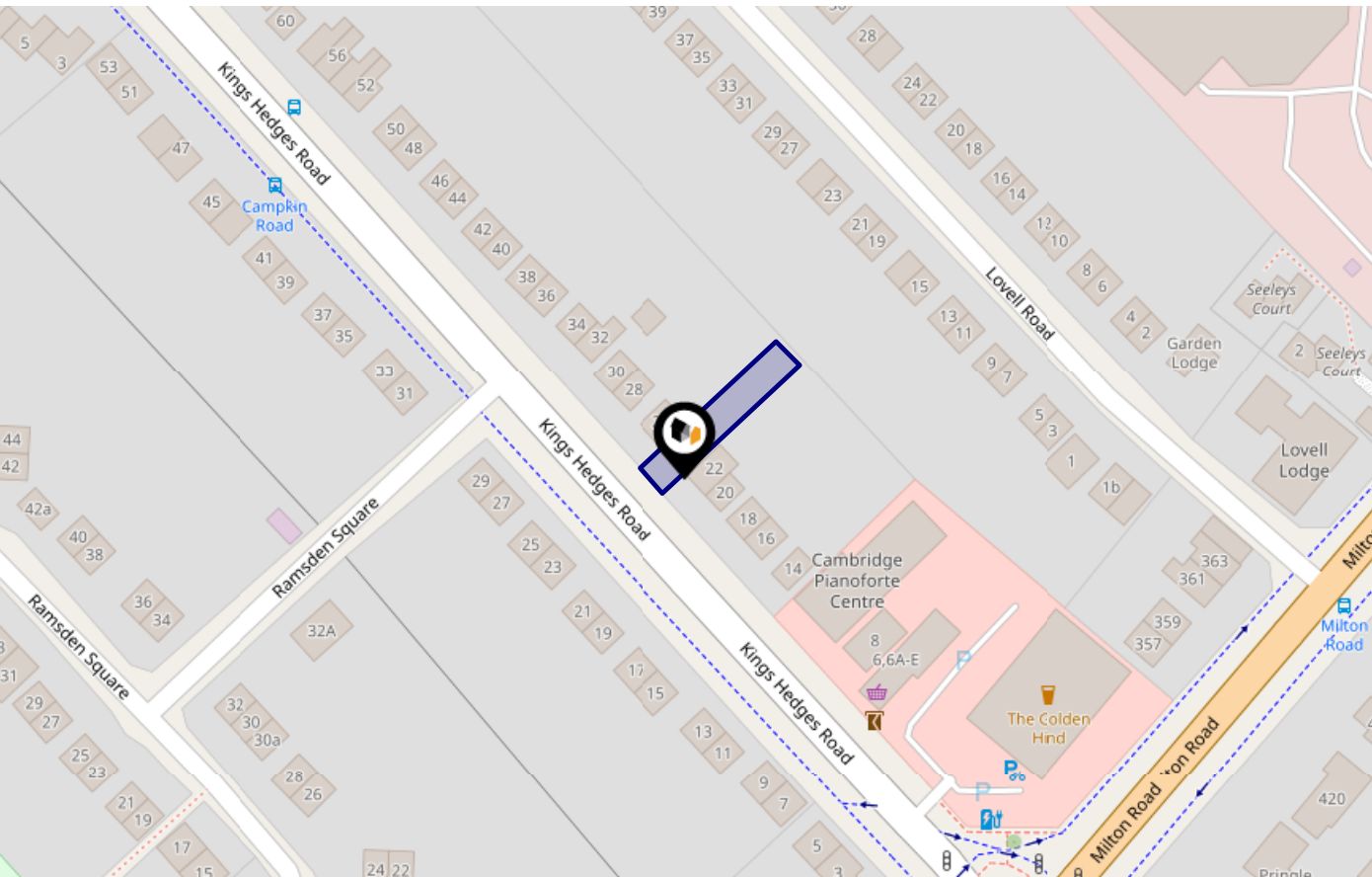


# Flood Risk

## 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.

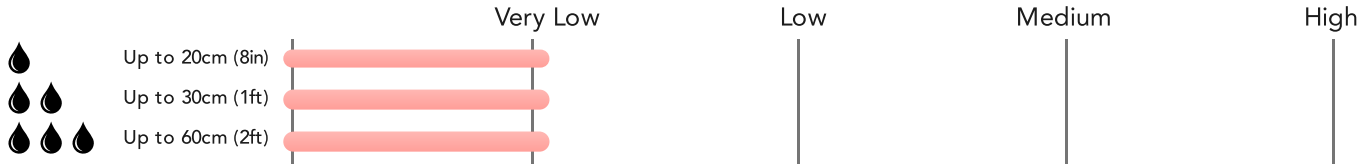


Risk Rating: Very low

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:



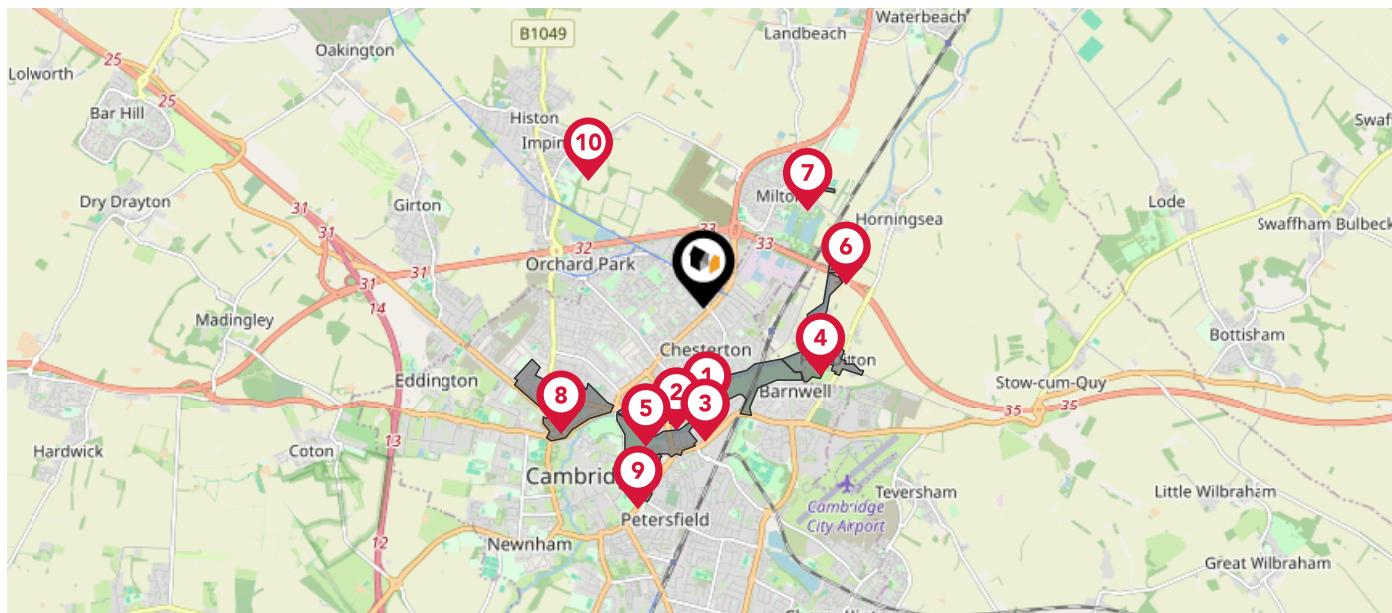


# Maps

## Conservation Areas



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



Ferry Lane



Chesterton



Riverside and Stourbridge Common



Fen Ditton



De Freville



Baits Bite Lock



Milton



Castle and Victoria Road

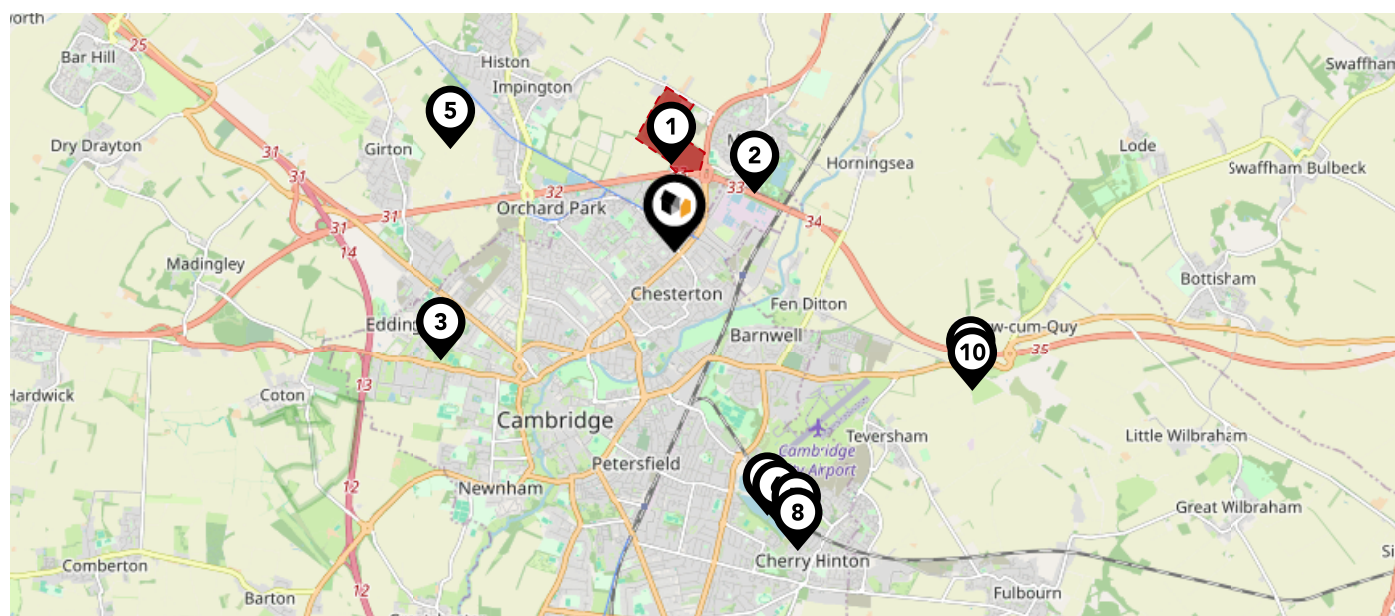


The Kite



Impington St Andrew's

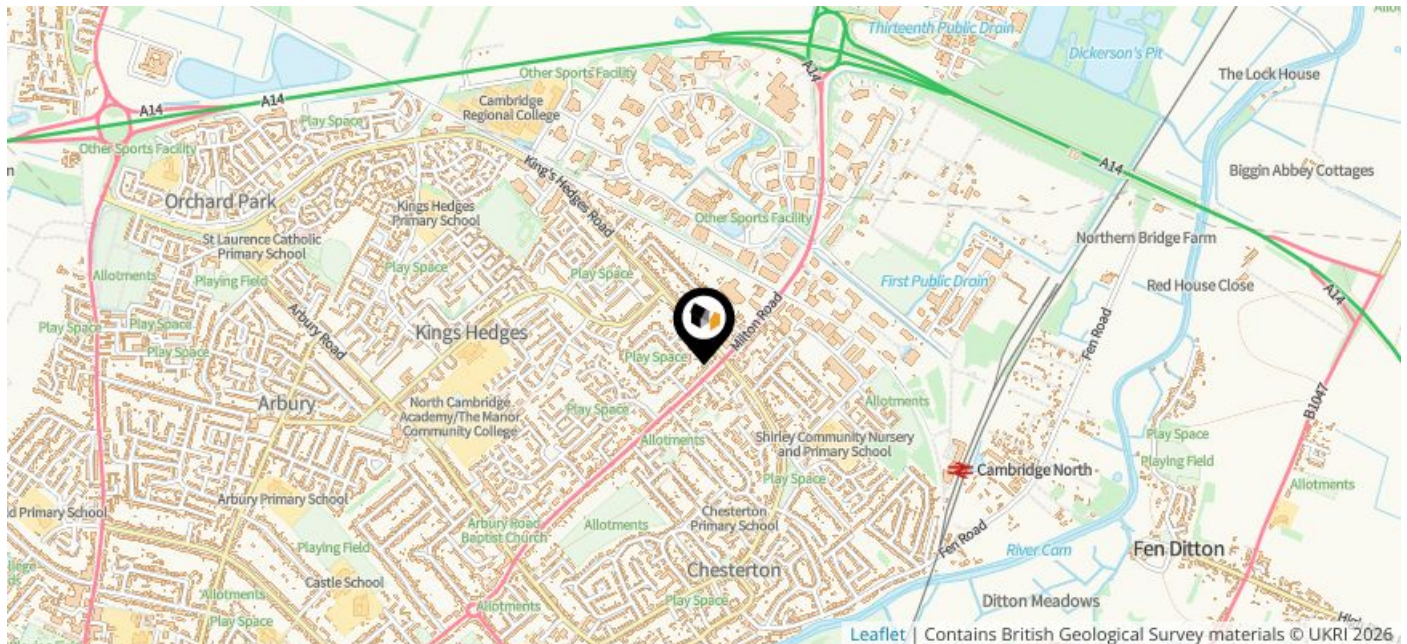
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

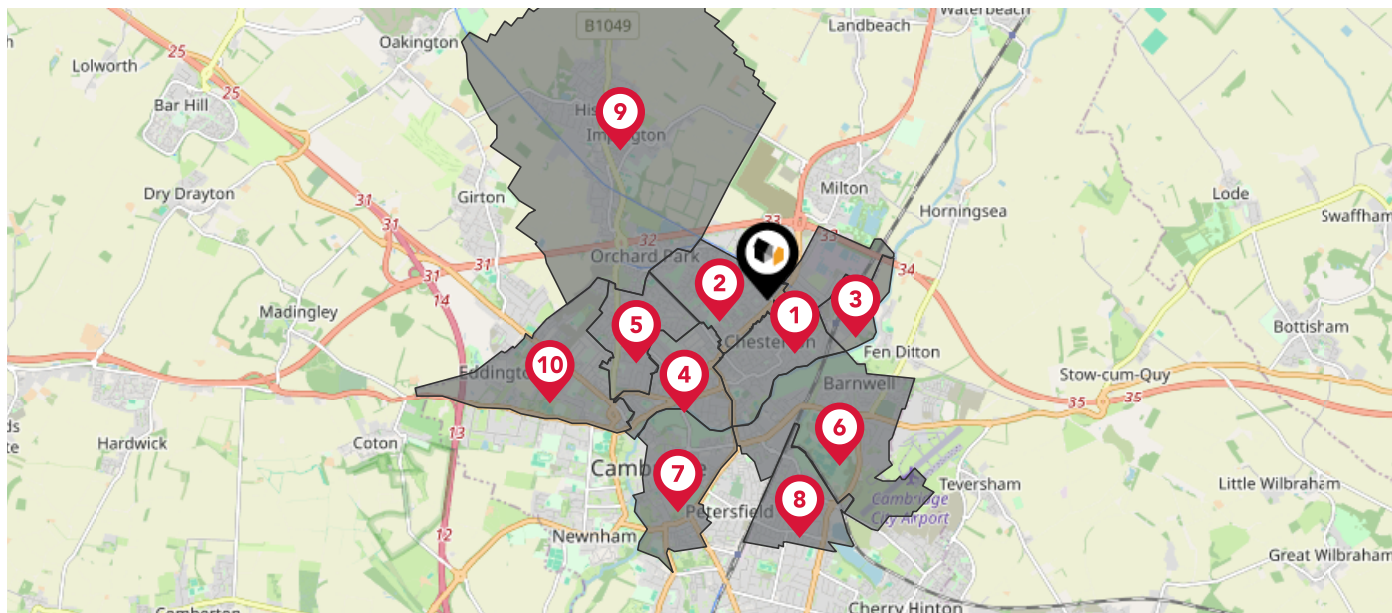
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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



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



### Nearby Council Wards

1

East Chesterton Ward

2

King's Hedges Ward

3

Milton & Waterbeach Ward

4

West Chesterton Ward

5

Arbury Ward

6

Abbey Ward

7

Market Ward

8

Romsey Ward

9

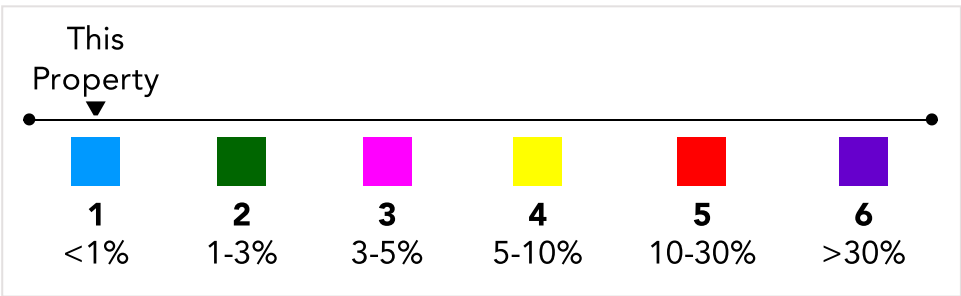
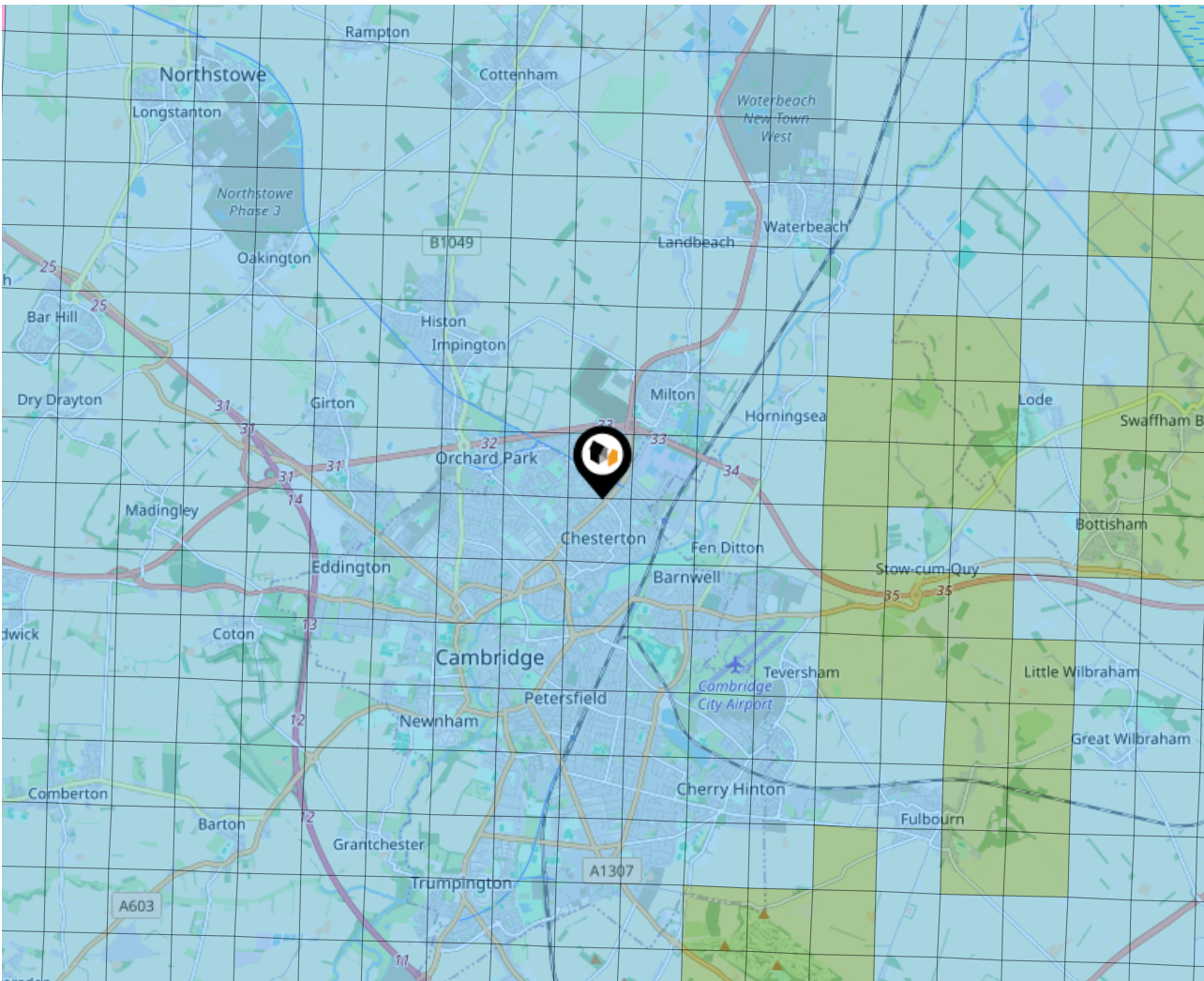
Histon & Impington Ward

10

Castle Ward

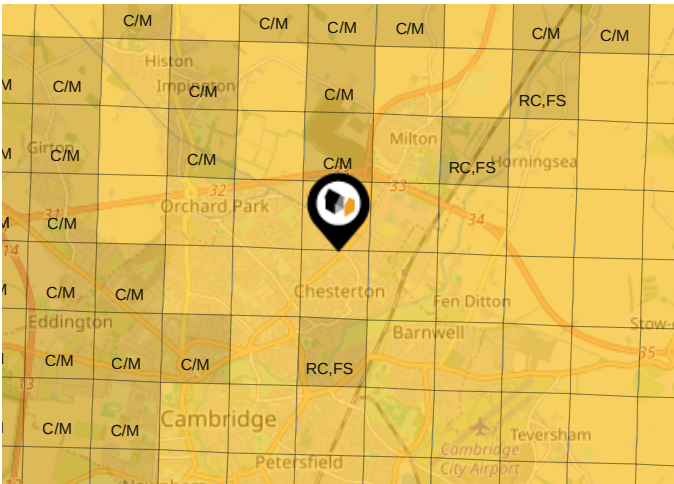
### What is Radon?

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)

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

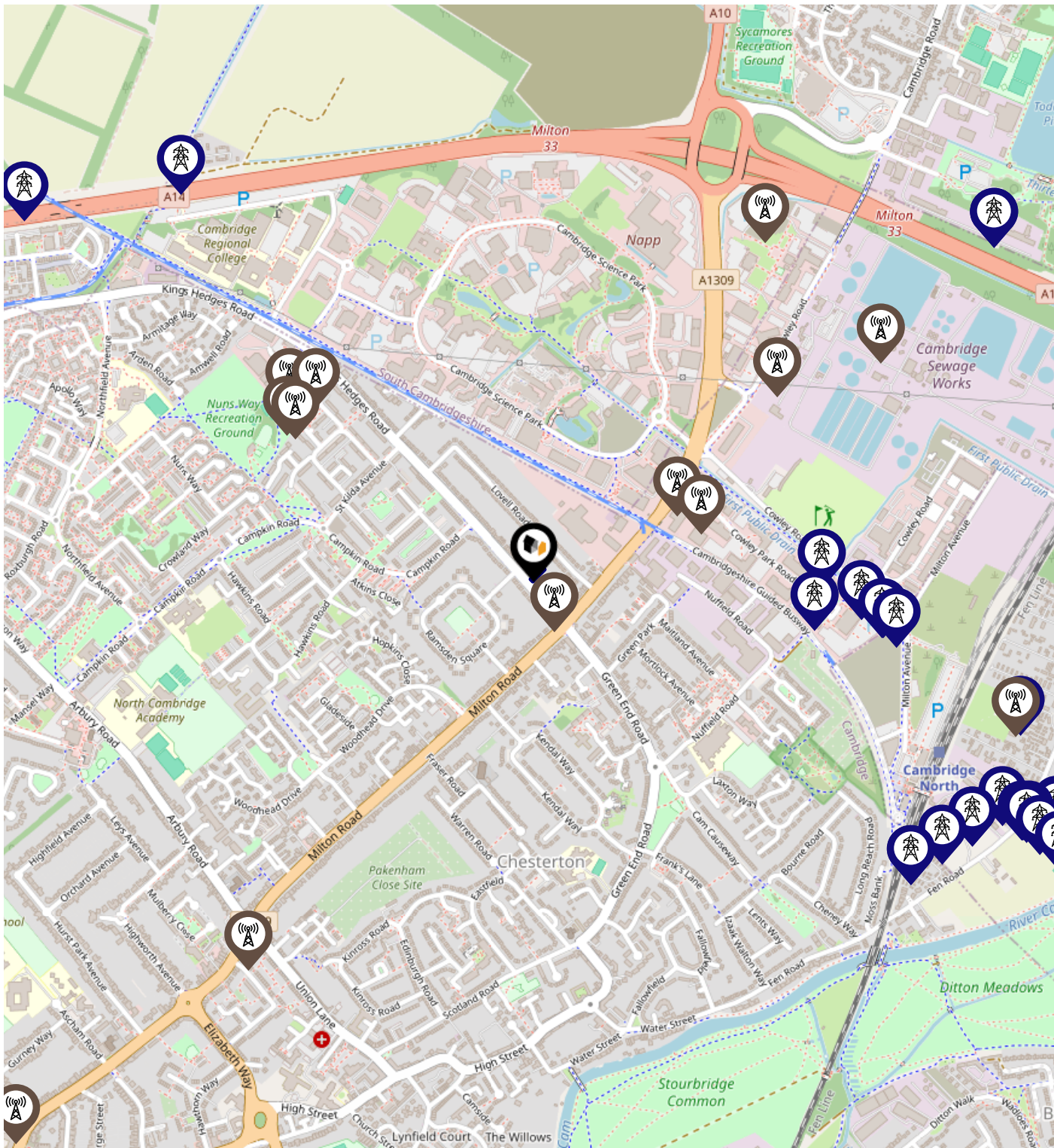


Primary Classifications (Most Common Clay Types)



<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

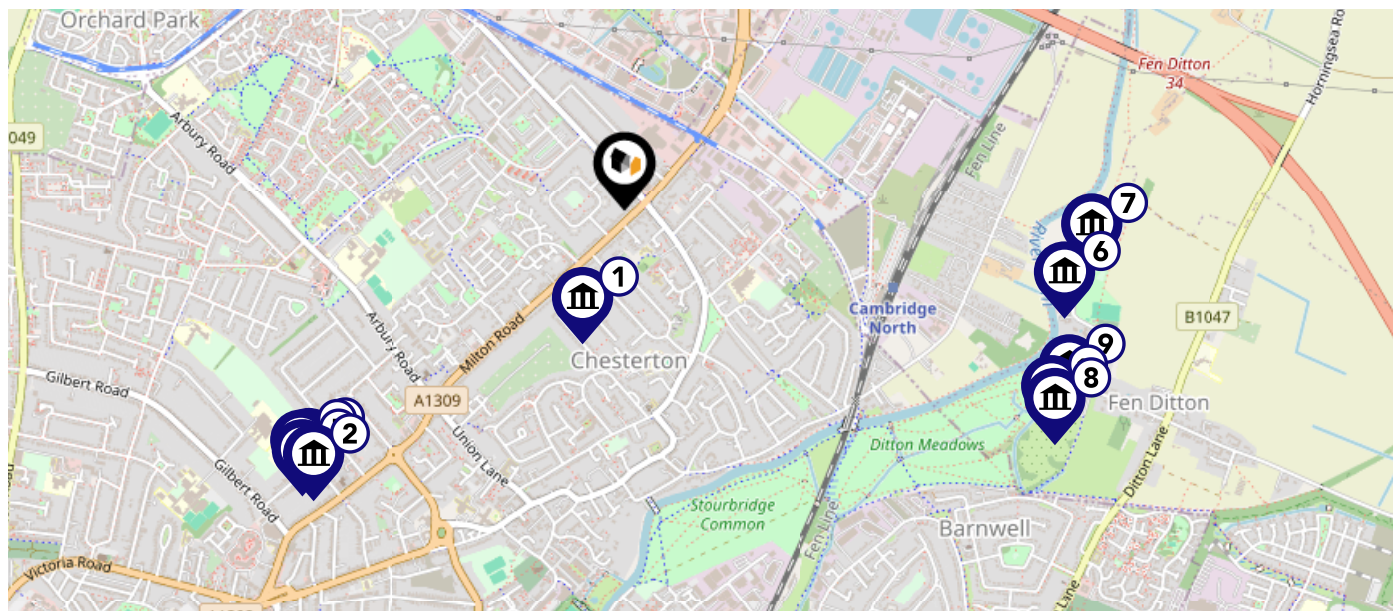












## Key:

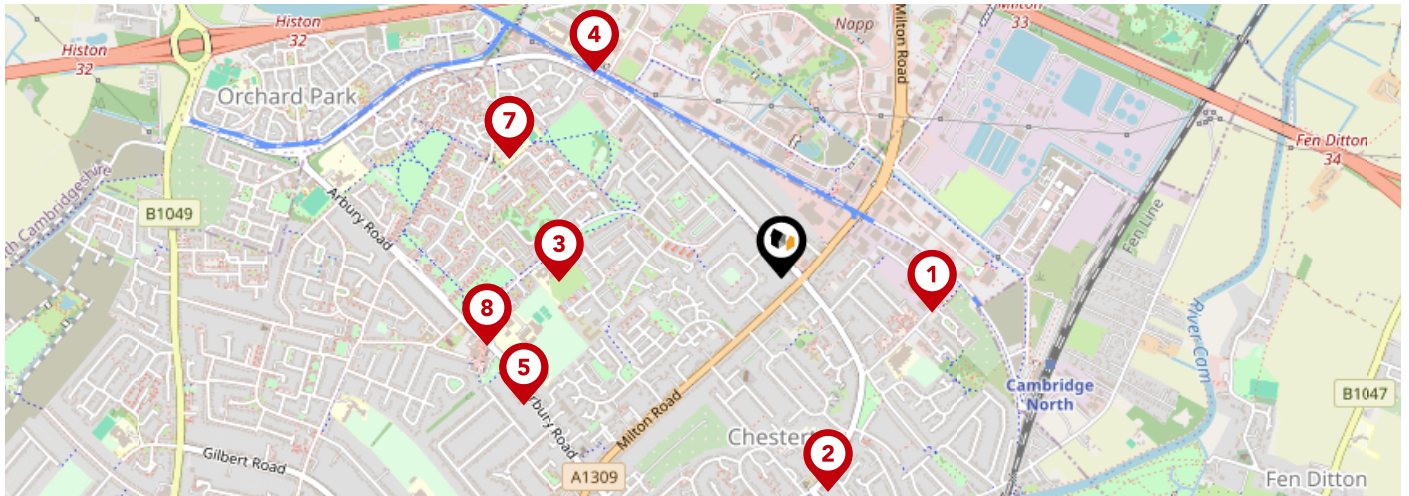
-  Power Pylons
-  Communication Masts



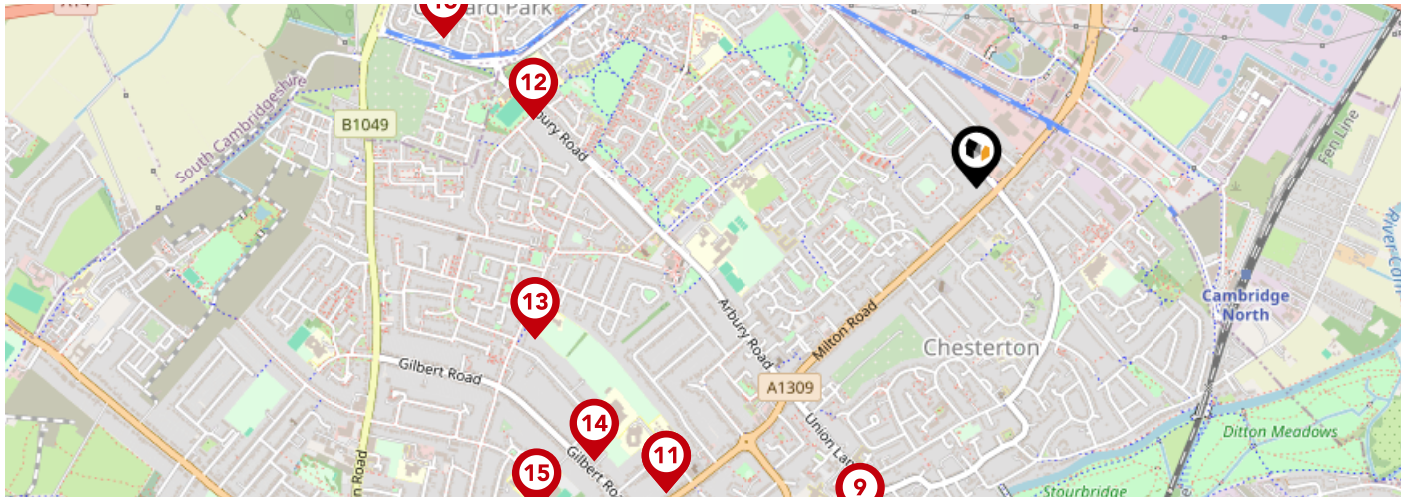
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











Listed Buildings in the local district		Grade	Distance
	1245573 - Church Of St George	Grade II	0.3 miles
	1126001 - Roger Ascham School Double Classroom	Grade II	0.9 miles
	1331961 - Roger Ascham School Gymnasium And Attached Classroom	Grade II	0.9 miles
	1265262 - Roger Ascham School Classrooms 1, 2 And 3	Grade II	0.9 miles
	1331937 - Roger Ascham School Administration Building And Hall	Grade II	1.0 miles
	1127392 - Grassey Cottage	Grade II	1.0 miles
	1331301 - Lode Cottage	Grade II	1.1 miles
	1127399 - Ditton Hall	Grade II	1.1 miles
	1127431 - The Old Rectory	Grade II	1.1 miles
	1331306 - Barn To North West Of Ditton Hall	Grade II	1.1 miles

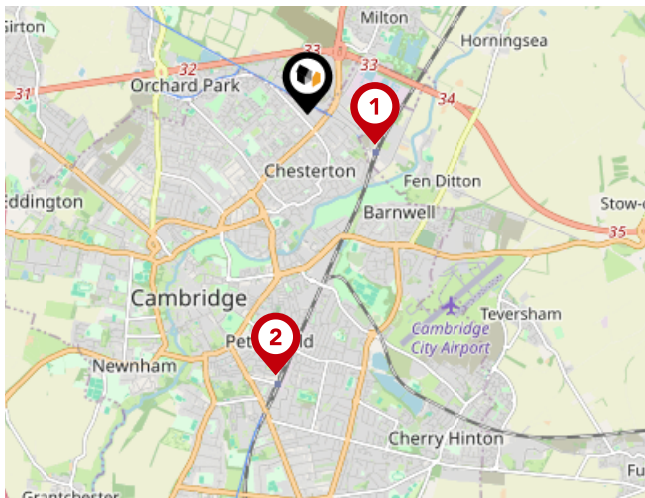


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Shirley Community Primary School</b> Ofsted Rating: Good   Pupils: 348   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Chesterton Primary School</b> Ofsted Rating: Good   Pupils: 182   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Grove Primary School</b> Ofsted Rating: Good   Pupils: 245   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cambridge Regional College</b> Ofsted Rating: Good   Pupils:0   Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>North Cambridge Academy</b> Ofsted Rating: Good   Pupils: 685   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>King's Hedges Nursery School</b> Ofsted Rating: Good   Pupils: 68   Distance:0.67	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Kings Hedges Primary School</b> Ofsted Rating: Good   Pupils: 398   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Colleges Nursery School</b> Ofsted Rating: Outstanding   Pupils: 85   Distance:0.69	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



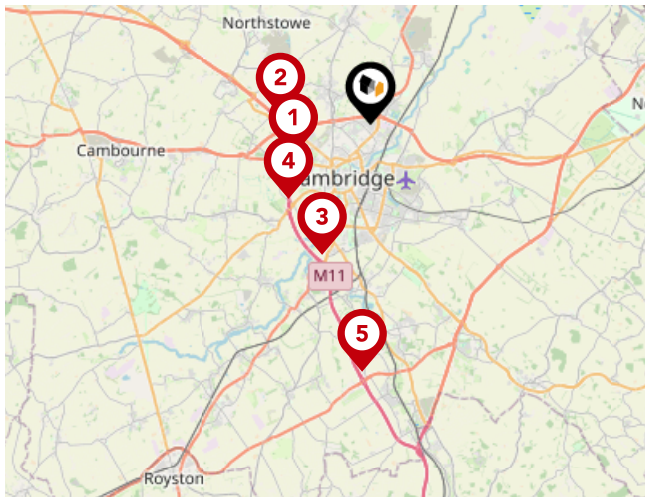
		Nursery	Primary	Secondary	College	Private
	<b>Cambridge Arts and Sciences (CATS and CSVPA)</b> Ofsted Rating: Not Rated   Pupils: 543   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Milton Road Primary School</b> Ofsted Rating: Good   Pupils: 414   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Olive AP Academy - Cambridge</b> Ofsted Rating: Good   Pupils: 4   Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Laurence Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Arbury Primary School</b> Ofsted Rating: Good   Pupils: 384   Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Castle School, Cambridge</b> Ofsted Rating: Requires improvement   Pupils: 238   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chesterton Community College</b> Ofsted Rating: Outstanding   Pupils: 1121   Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Orchard Park Community Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





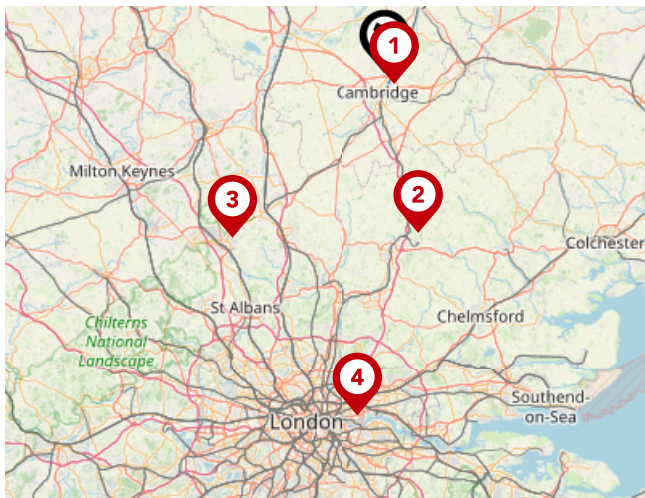
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	0.66 miles
2	Cambridge Rail Station	2.39 miles
3	Waterbeach Rail Station	3.24 miles



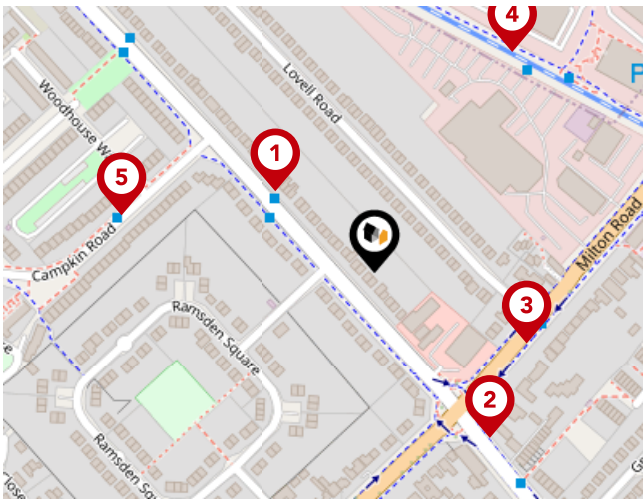
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	3.03 miles
2	M11 J14	3.27 miles
3	M11 J11	5.03 miles
4	M11 J12	3.99 miles
5	M11 J10	8.99 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge	2.03 miles
2	Stansted Airport	23.89 miles
3	Luton Airport	32.78 miles
4	Silvertown	50.32 miles



Bus Stops/Stations

Pin	Name	Distance
1	Campkin Road	0.07 miles
2	Scarsdale Close	0.11 miles
3	Milton Road	0.1 miles
4	The Busway Science Park	0.15 miles
5	Woodhouse Way	0.15 miles

# 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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