

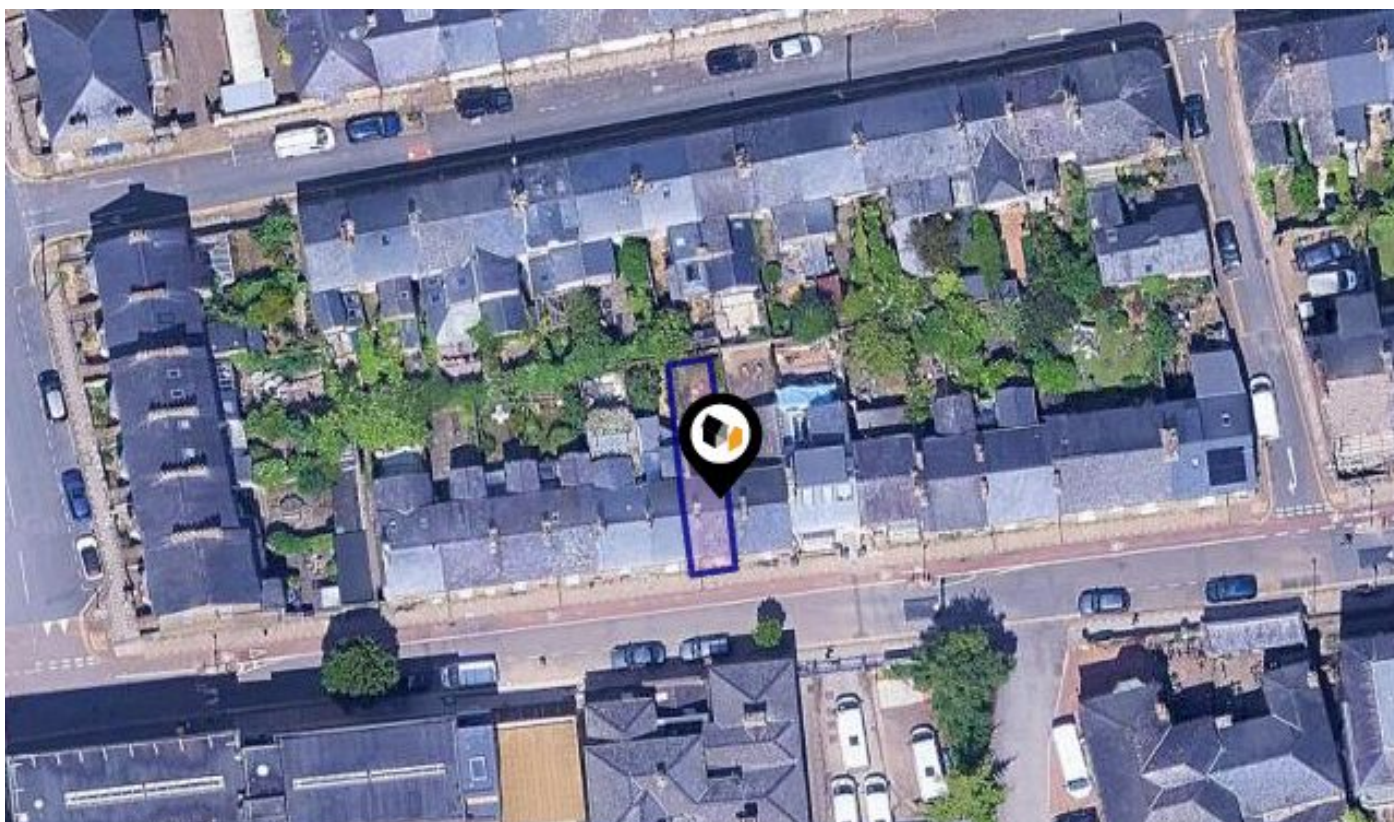


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Thursday 29<sup>th</sup> January 2026



**BATEMAN STREET, CAMBRIDGE, CB2**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

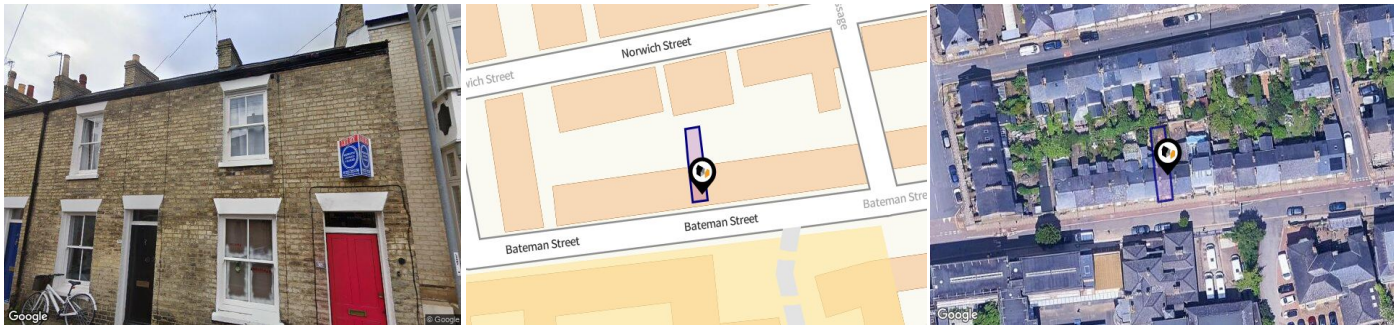
01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk











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## Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	613 ft <sup>2</sup> / 57 m <sup>2</sup>		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,355		
Title Number:	CB68501		

## Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	New Town and Glisson Road	(Standard - Superfast - Ultrafast)		
Flood Risk:		15	105	1000
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
				
O <sub>2</sub>	EE	3	O2	sky
				Virgin media

Planning records for: **32 Bateman Street Cambridge CB2 1NA**

Reference - 21/04362/CL2PD	
Decision:	Decided
Date:	01st October 2021
Description:	Certificate of lawfulness under S192 for the proposed installation of solar panels to the front elevation roof.

Reference - 25/0120/TTCA	
Decision:	Decided
Date:	04th February 2025
Description:	T1- Apple- remove larger co dominant stem heading towards property, reduce remaining stem by 1 meter to prevent rats from entering the property via the tree.

Planning records for: **35 Bateman Street Cambridge CB2 1NA**

Reference - 19/1644/FUL	
Decision:	Decided
Date:	02nd December 2019
Description:	Demolition of existing brick lean-to shed and construction of a new single storey garden room

Reference - 22/02753/HFUL	
Decision:	Decided
Date:	15th June 2022
Description:	Single storey side/rear extension following the demolition of the existing lean to.

Planning records for: **37 Bateman Street Cambridge Cambridgeshire CB2 1NA**

Reference - F/YR22/0167/F
<b>Decision:</b> Decided
<b>Date:</b> 20th January 2022
<b>Description:</b> Erect 1 x dwelling (3-storey 5/6-bed dwelling with integral garage) including 2.4m (max) high entrance gates and wall

Reference - 22/00235/HFUL
<b>Decision:</b> Decided
<b>Date:</b> 20th January 2022
<b>Description:</b> Single storey rear extension and access to the basement level.

Reference - 22/00203/HFUL
<b>Decision:</b> Decided
<b>Date:</b> 20th January 2022
<b>Description:</b> Loft conversion including hip-to-gable extensions, rear-facing dormer and front-facing rooflights. Single-storey rear extension.

Reference - 23/03279/HFUL
<b>Decision:</b> Decided
<b>Date:</b> 25th August 2023
<b>Description:</b> Retrospective installation of solar panels to roofs.

Planning records for: **37 Bateman Street Cambridge Cambridgeshire CB2 1NA**

Reference - 22/00235/NMA1	
Decision:	Decided
Date:	25th August 2023
Description:	Non material amendment of planning permission 22/00235/HFUL (Single storey rear extension and access to the basement level) to convert the existing basement space and basement space to the underside of the approved single storey extension into an extended bedroom to include repositioning the existing doors and new windows within the Light well, omit the proposed hit and miss timber boarding to allow glazing behind to be seen and omit the zinc vertical panel with facing brickwork to match the main house.

Planning records for: **40 Bateman Street Cambridge CB2 1NA**

Reference - 19/0600/FUL	
Decision:	Decided
Date:	15th May 2019
Description:	Single storey rear extension and side return extension.

Planning records for: **41 Bateman Street Cambridge Cambridgeshire CB2 1NA**

Reference - 15/1306/FUL	
Decision:	Decided
Date:	13th July 2015
Description:	Part single and part two storey extension, and roof dormer extension.

Reference - 22/00289/TRE	
Decision:	Decided
Date:	25th March 2022
Description:	T1 Prunus - Re-pollard to previous points removing 3m growth T2 Lime - Fell due to excessive decay as reported by tree surgeon

Planning records for: **41 Bateman Street Cambridge CB2 1NA**

Reference - 20/03482/HFUL	
Decision:	Decided
Date:	17th August 2020
Description:	Demolition of existing single storey element and conservatory. Single storey rear extension with green roof and loft conversion with front and rear roof lights.

Reference - 22/01483/HFUL	
Decision:	Decided
Date:	25th March 2022
Description:	Single and two storey rear extensions including conservation rooflights.

Planning records for: **45 Bateman Street Cambridge Cambridgeshire CB2 1NA**

Reference - 14/1256/FUL	
Decision:	Decided
Date:	01st August 2014
Description:	1 1/2 storey rear extension and single storey annex extension.

Reference - 25/0509/TTPO	
Decision:	Decided
Date:	22nd May 2025
Description:	T25 Beech - Fell. Reason: Massive dead wood and terminal decline. A hazard to the public.



Planning records for: **45 Bateman Street Cambridge Cambridgeshire CB2 1NA**

Reference - 14/0870/FUL	
Decision:	Withdrawn
Date:	03rd June 2014
Description:	Two storey rear extension and single storey annex extension

Planning records for: **Freemasons Hall Bateman Street Cambridge CB2 1NA**

Reference - 20/2472/TTCA	
Decision:	Decided
Date:	17th December 2020
Description:	T.1 London Plane - Crown thin canopy by 20% to remove crossing branches and dead wood. Cut back from building by 2M and raise canopy to 3M from ground level.

Reference - 07/1313/FUL	
Decision:	Decided
Date:	08th November 2007
Description:	Conversion of undercroft and single storey extension to form additional classrooms for college.

Reference - 25/0379/TTCA	
Decision:	Decided
Date:	15th April 2025
Description:	T2 - Crab Apple - Cut back side to clear building by 0.5 metres.

Planning records for: *Freemasons Hall Bateman Street Cambridge Cambridgeshire CB2 1NA*

Reference - 24/00160/FUM
<b>Decision:</b> Decided
<b>Date:</b> 13th February 2024
<b>Description:</b> Battery energy storage facility and associated works

Reference - 23/04338/LBC
<b>Decision:</b> Decided
<b>Date:</b> 14th November 2023
<b>Description:</b> Installation of internal secondary glazing to all windows.

Reference - 22/01638/CONDE
<b>Decision:</b> Decided
<b>Date:</b> 13th February 2024
<b>Description:</b> Submission of details required by conditions 14 (Details of proposed slot Drain) and 24 (Water Efficiency) of planning permission 22/01638/FUL.

Reference - 24/00516/LBC
<b>Decision:</b> Decided
<b>Date:</b> 13th February 2024
<b>Description:</b> Internal and external repairs to existing grade II listed building.



Planning records for: *Freemasons Hall Bateman Street Cambridge CB2 1NA*

Reference - 20/1320/TTCA	
Decision:	Decided
Date:	12th May 2020
Description:	T.1 Thuja conifer - Reduce height by 15ft and crown lift tree to 7 ft (to clear wall and shed).

Reference - 04/1245/LBC	
Decision:	Decided
Date:	17th November 2004
Description:	Internal works to Grade II listed building.

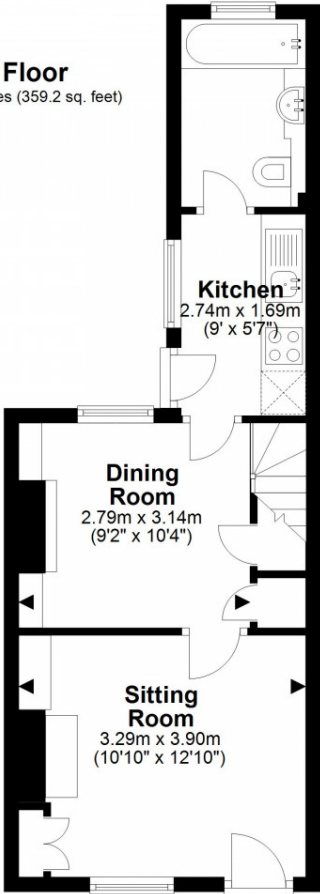
Reference - 05/0865/LBC	
Decision:	Decided
Date:	15th August 2005
Description:	Rebuild defective north perimeter wall, together with installing replacement railing across two lengths of open area along St Eligius Street.



BATEMAN STREET, CAMBRIDGE, CB2

Ground Floor

Approx. 33.4 sq. metres (359.2 sq. feet)



Kitchen

2.74m x 1.69m  
(9' x 5'7")

Dining Room

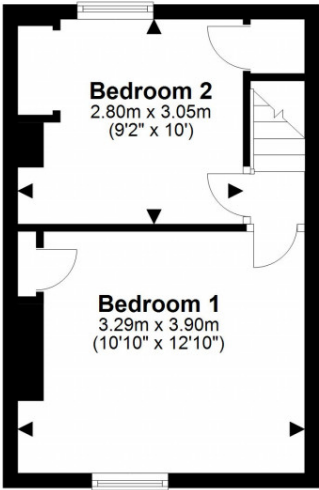
2.79m x 3.14m  
(9'2" x 10'4")

Sitting Room

3.29m x 3.90m  
(10'10" x 12'10")

First Floor

Approx. 24.1 sq. metres (259.0 sq. feet)



Bedroom 2

2.80m x 3.05m  
(9'2" x 10')

Bedroom 1

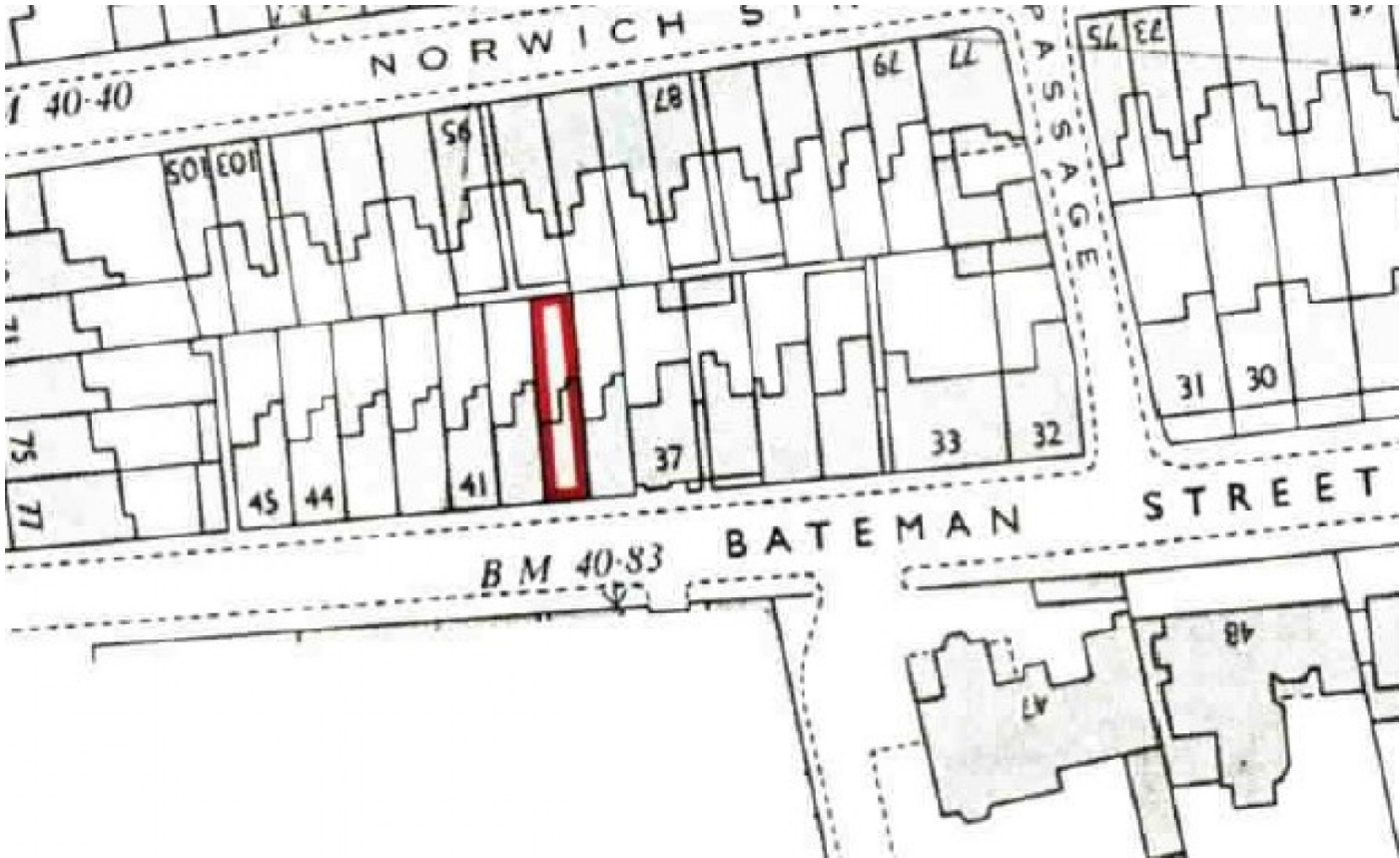
3.29m x 3.90m  
(10'10" x 12'10")

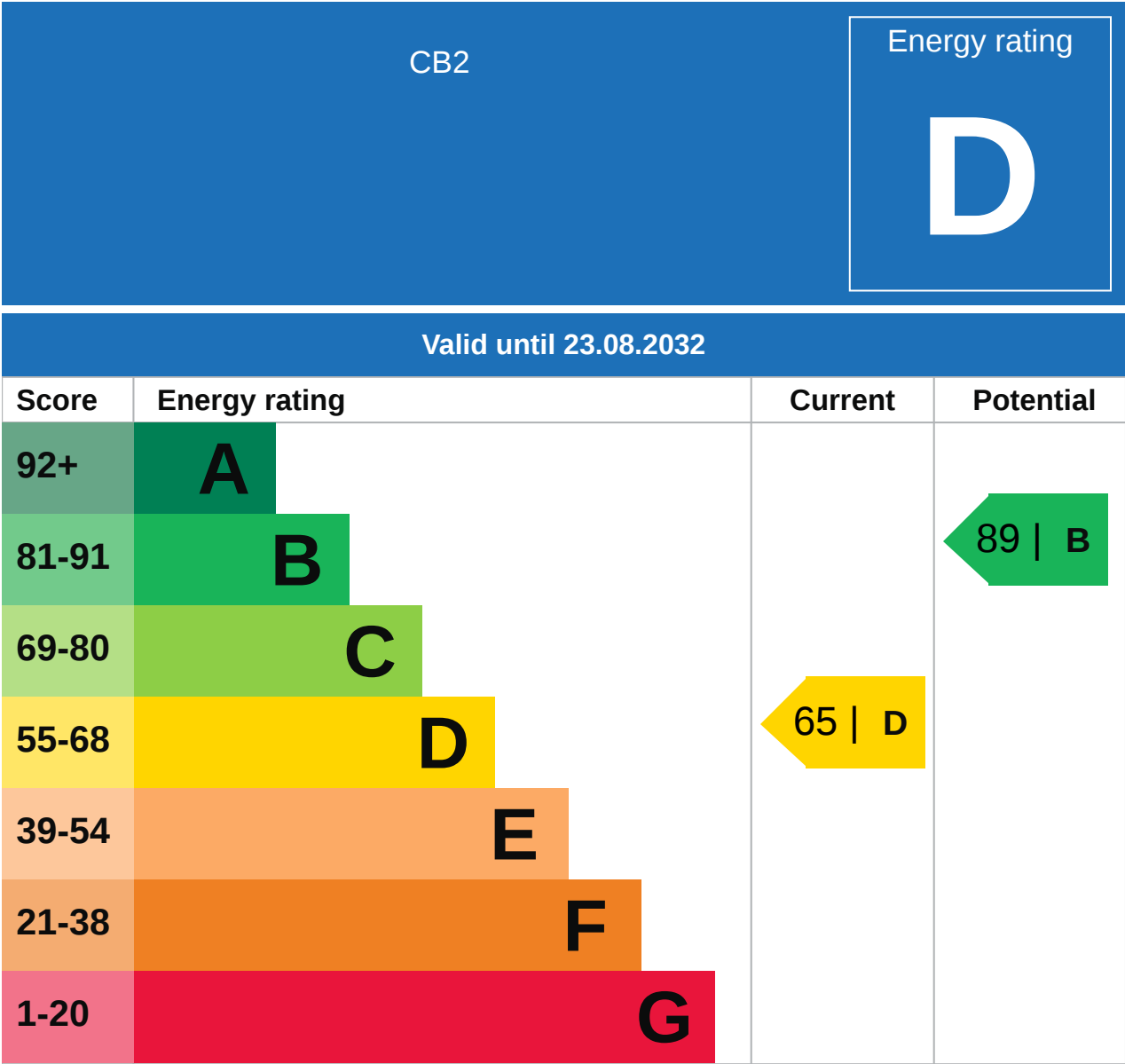
Total area: approx. 57.4 sq. metres (618.2 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2

Plan produced using PlanUp.

BATEMAN STREET, CAMBRIDGE, CB2





## Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Rental
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 350 mm loft insulation
<b>Roof Energy:</b>	Very Good
<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>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	57 m <sup>2</sup>

## Building Safety

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## Accessibility / Adaptations

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## Restrictive Covenants

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## Rights of Way (Public & Private)

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## Construction Type

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1800's - standard brick



## Property Lease Information

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## Listed Building Information

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## Stamp Duty

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## Other

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2019: the neighbour at 40 Bateman Street built a small extension with planning permission, which involved a party wall agreement

## Other

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## Electricity Supply

---

## Gas Supply

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## Central Heating

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Baxi Combi Boiler 80 for hot water and central heating and a Valor Quantum gas fire in the living room

## Water Supply

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Cambridge Water

## Drainage

---

Cambridge Water

### 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

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**Important - Please read**

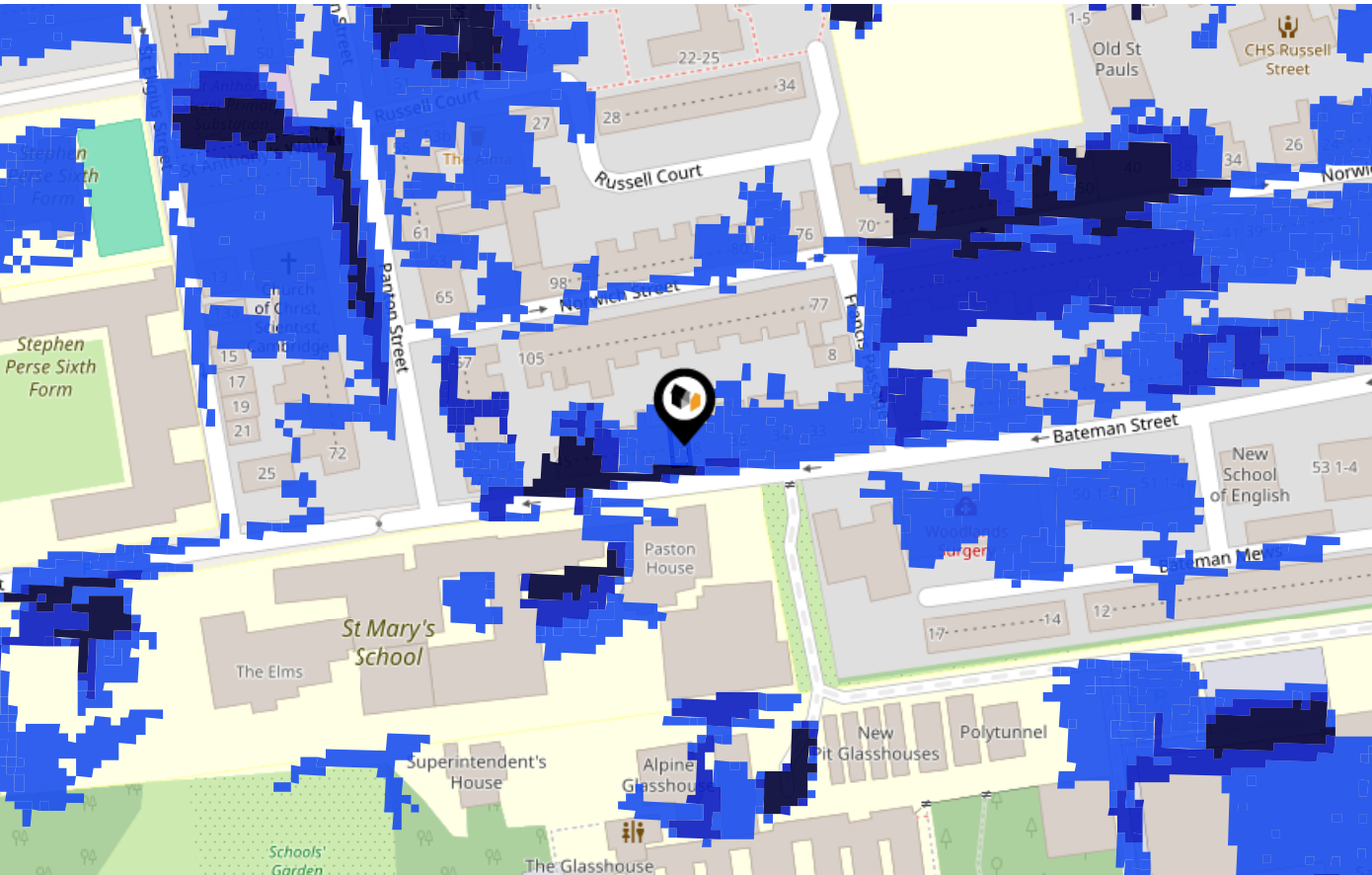
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# Flood Risk

## 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.

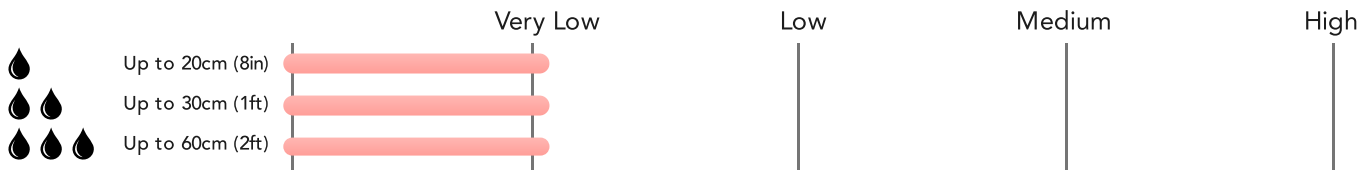


Risk Rating: Low

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:



$\overline{c}$  C &  $\underline{c}$

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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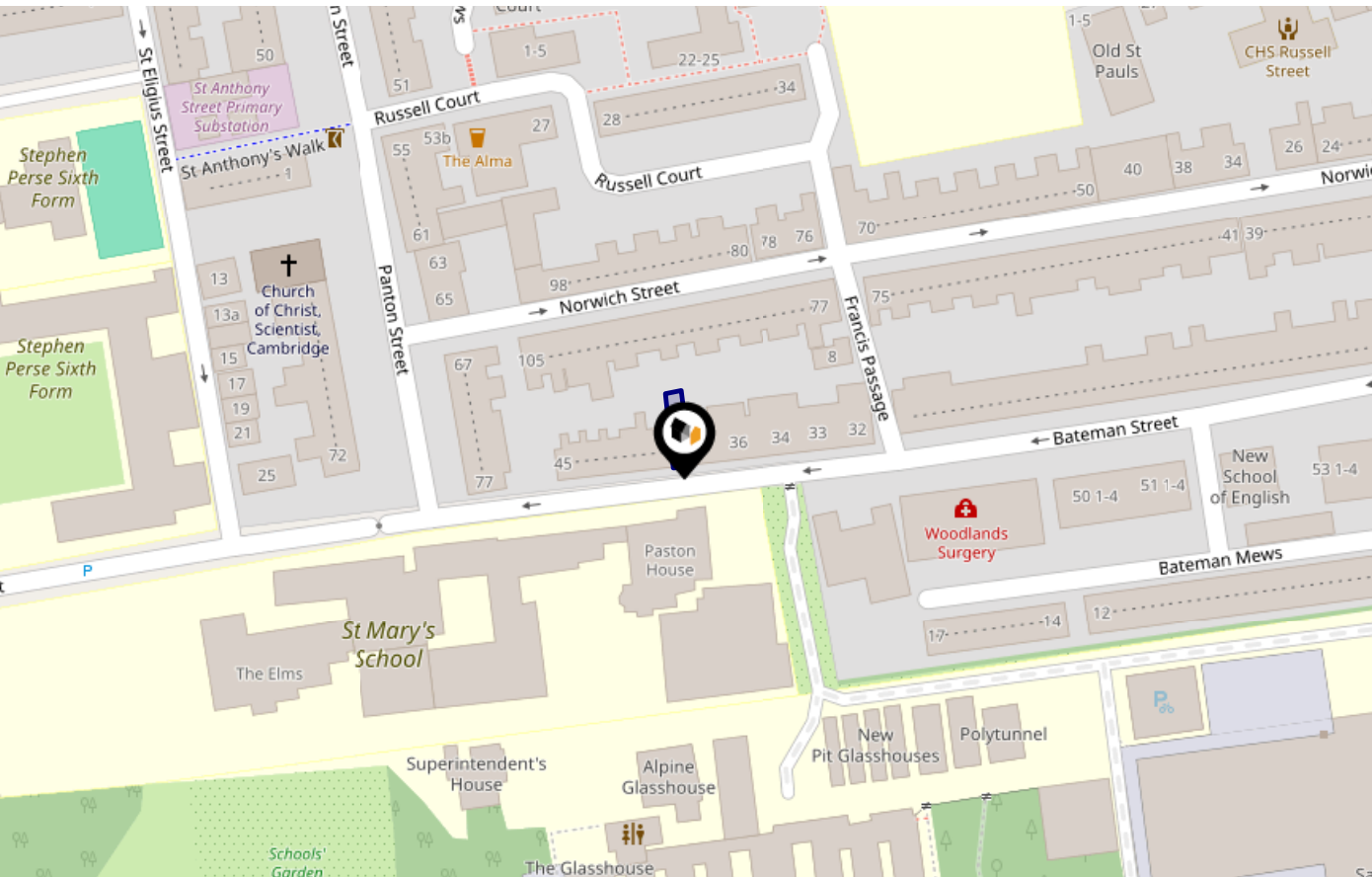
Water Level	Risk Level
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Low
Up to 60cm (2ft)	Medium

# 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.

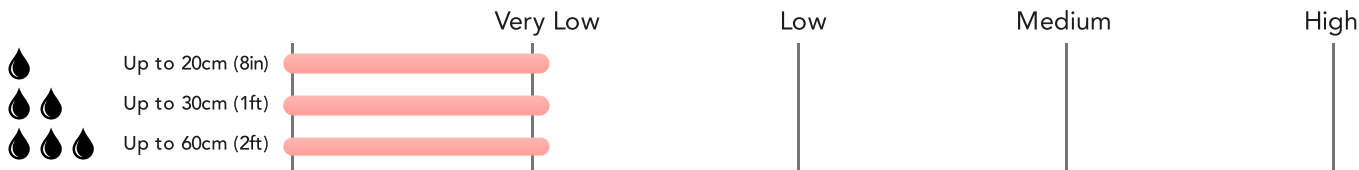


Risk Rating: Very low

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:



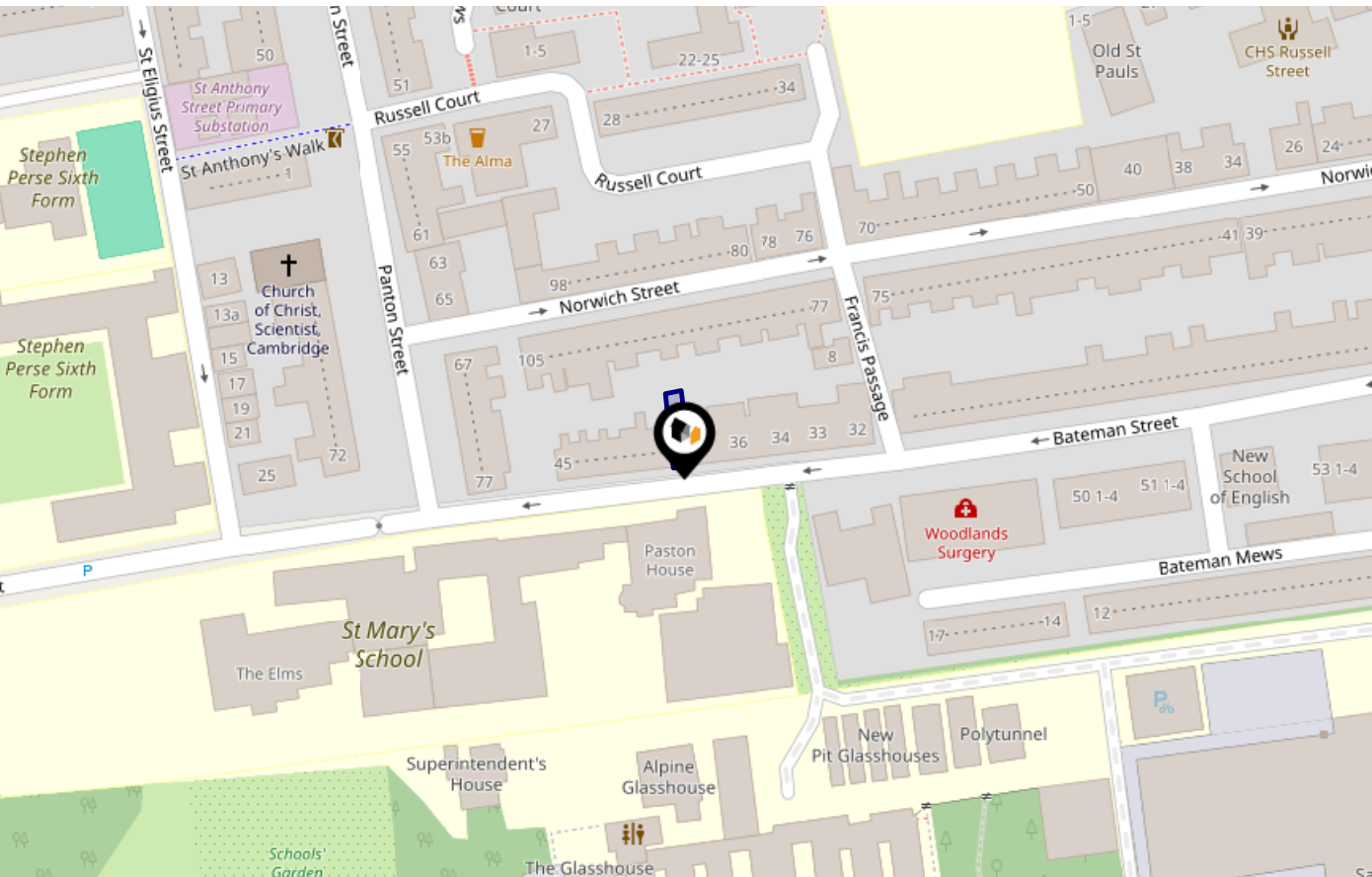


# Flood Risk

## 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.

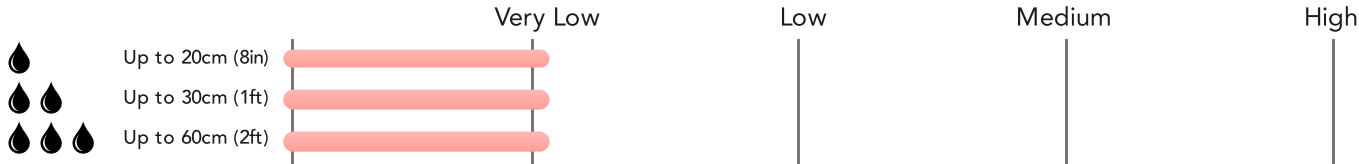


Risk Rating: Very low

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

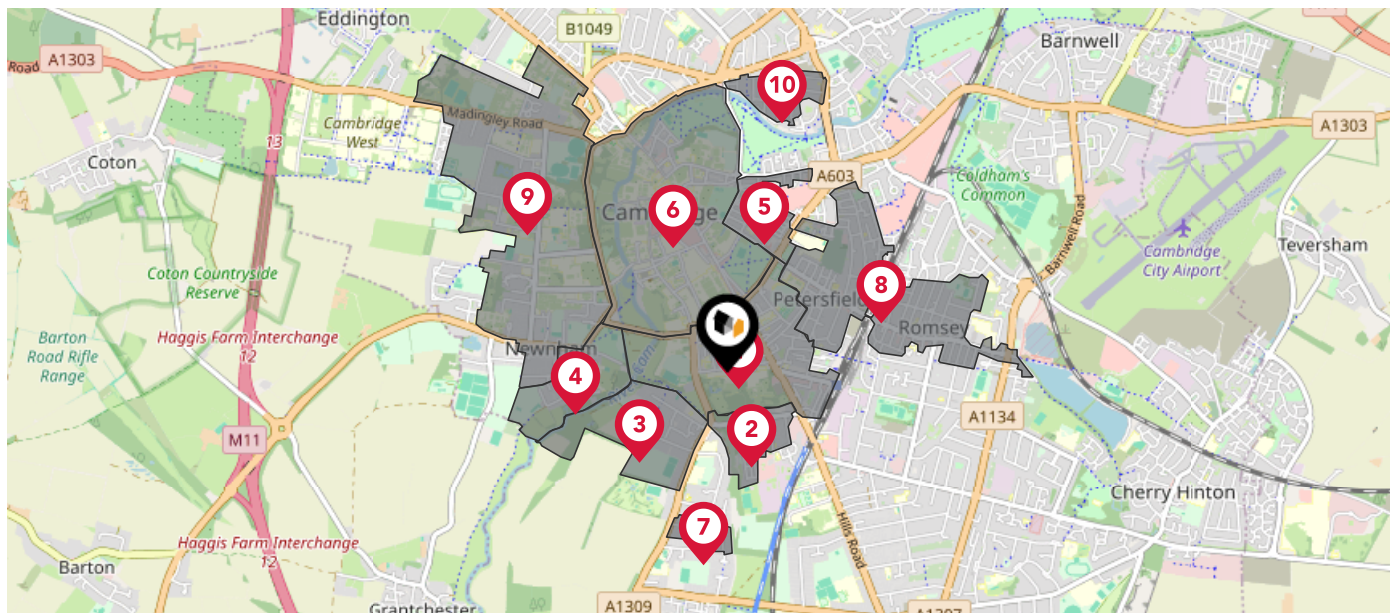


# Maps

## 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



New Town and Glisson Road



Brooklands Avenue



Southacre



Newnham Croft



The Kite



Central



Barrow Road



Mill Road



West Cambridge



De Freville

# Maps

## Landfill Sites



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



### Nearby Landfill Sites

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



This map displays nearby coal mine entrances and their classifications.



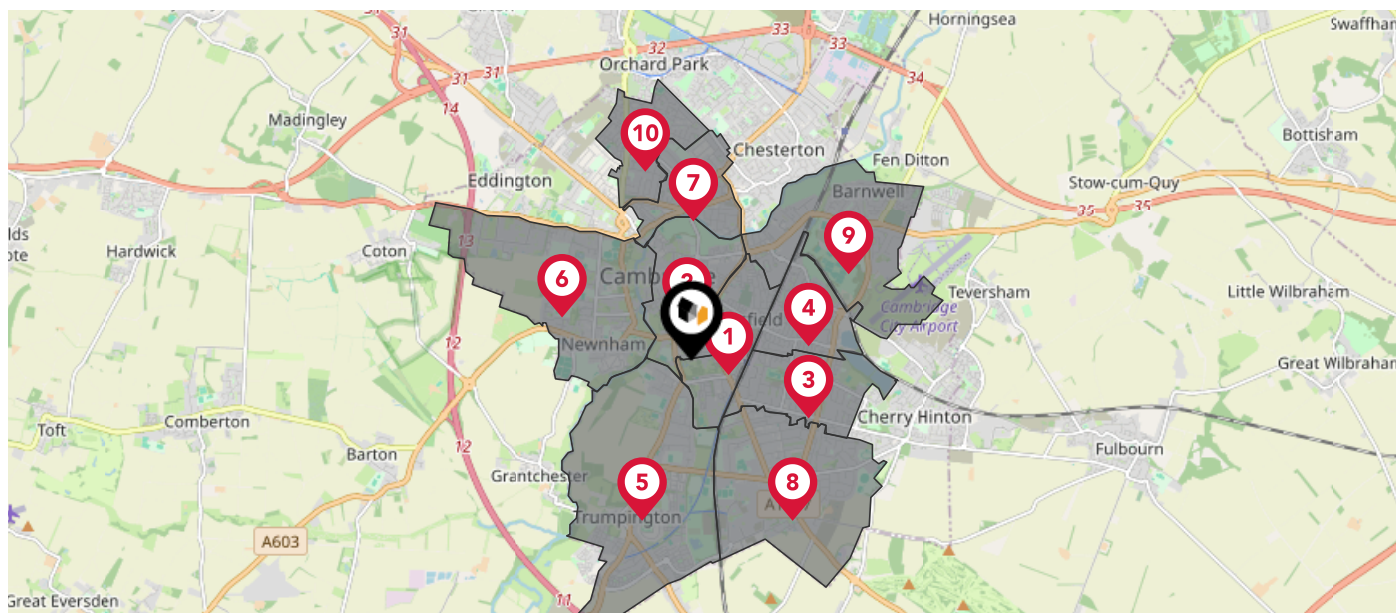
### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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



### Nearby Council Wards

1

Petersfield Ward

2

Market Ward

3

Coleridge Ward

4

Romsey Ward

5

Trumpington Ward

6

Newnham Ward

7

West Chesterton Ward

8

Queen Edith's Ward

9

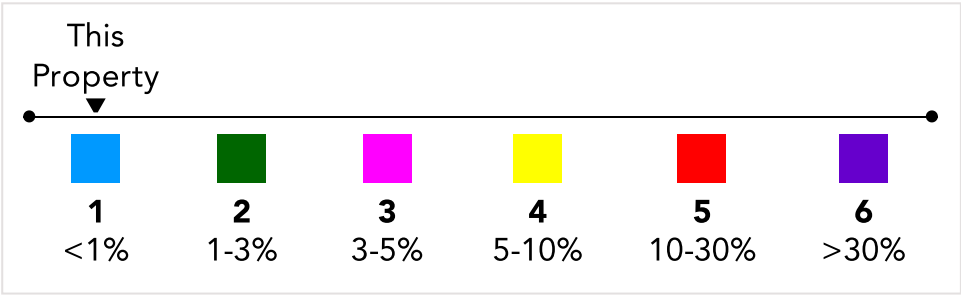
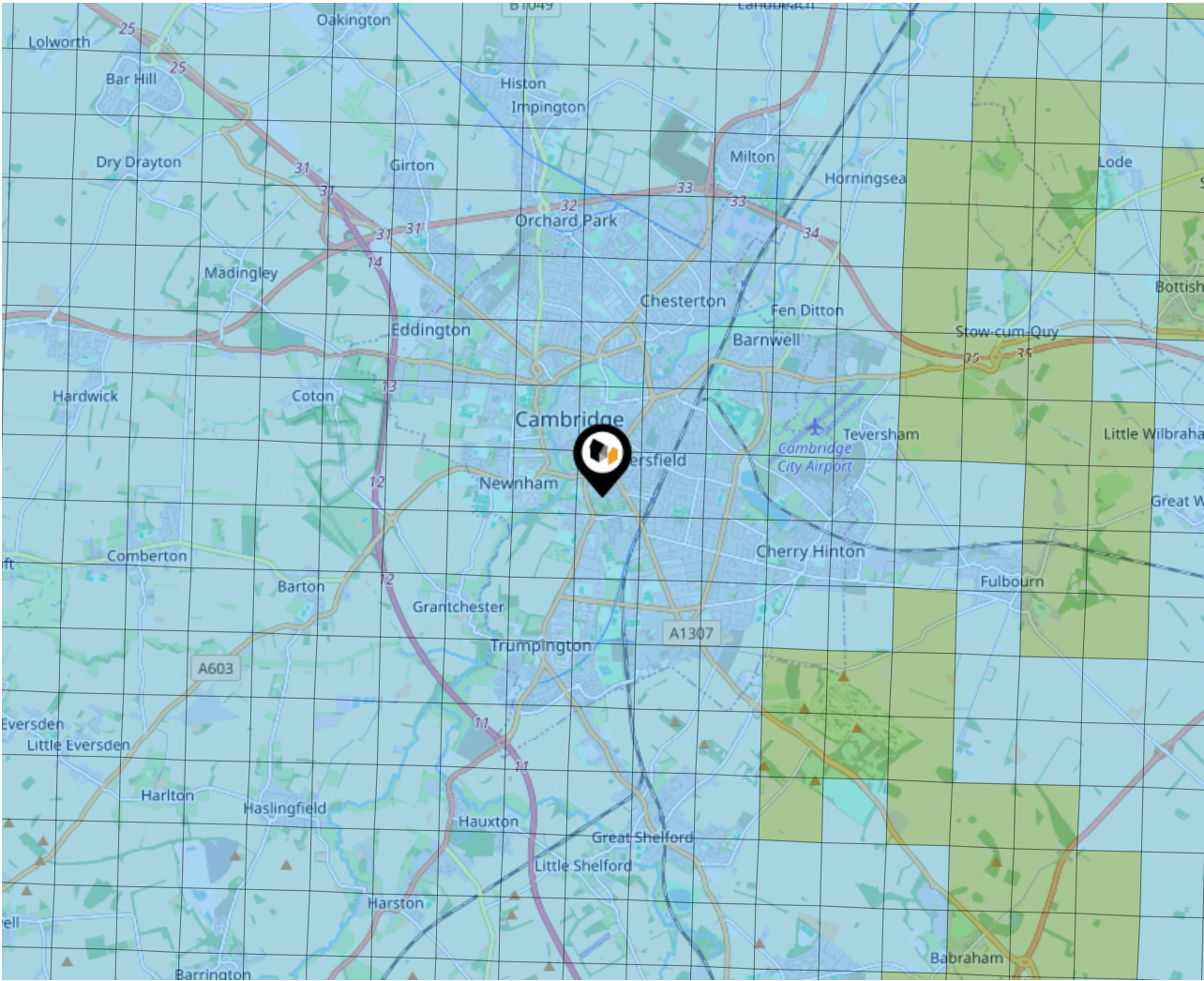
Abbey Ward

10

Arbury Ward

### What is Radon?

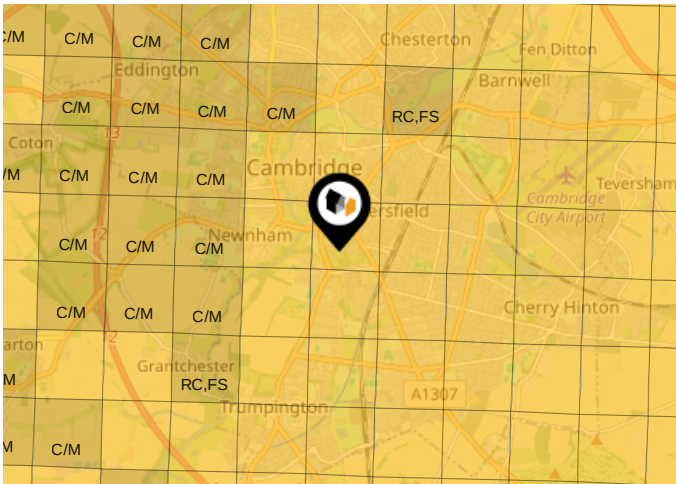
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic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

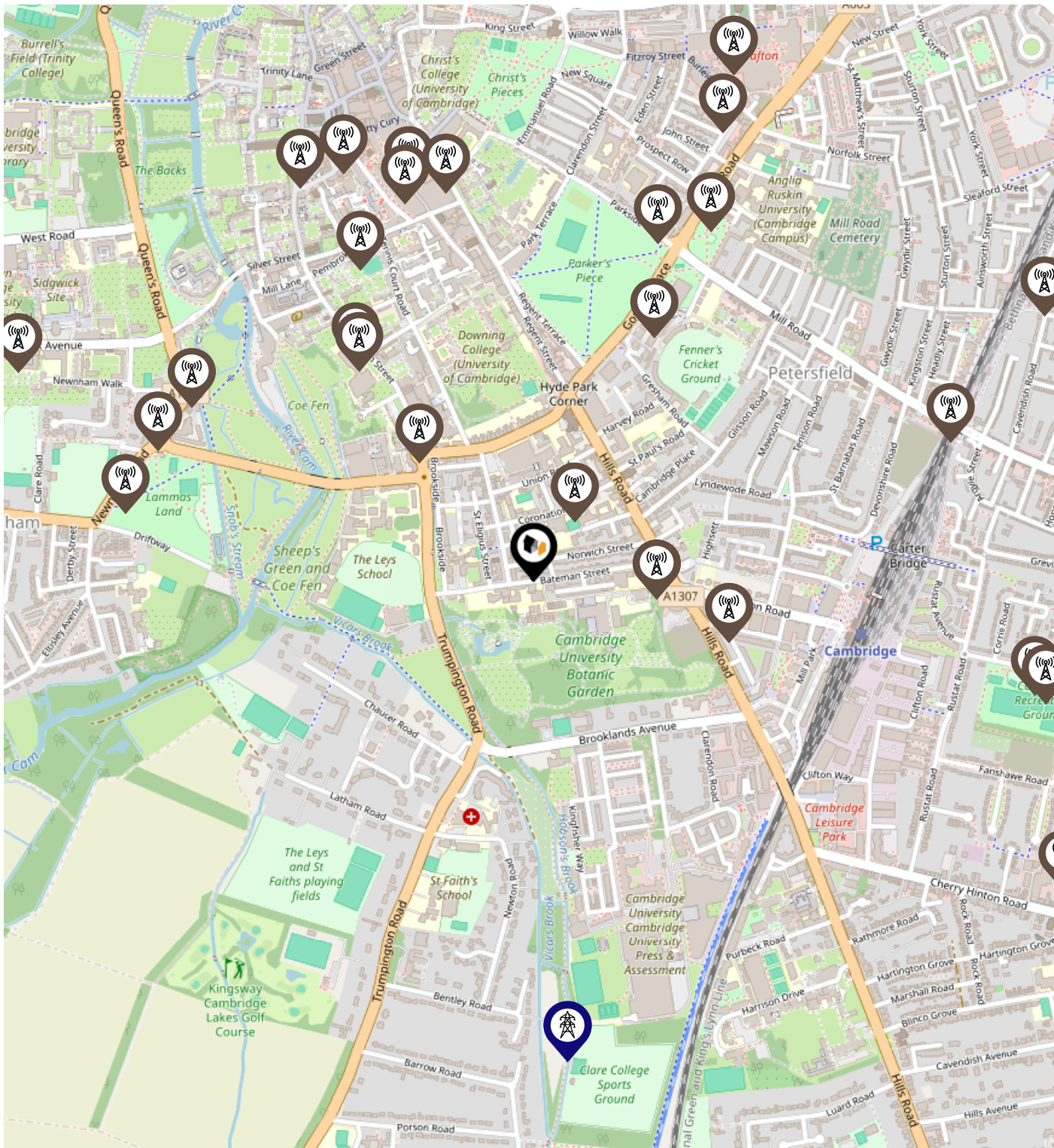


### Primary Classifications (Most Common Clay Types)



<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



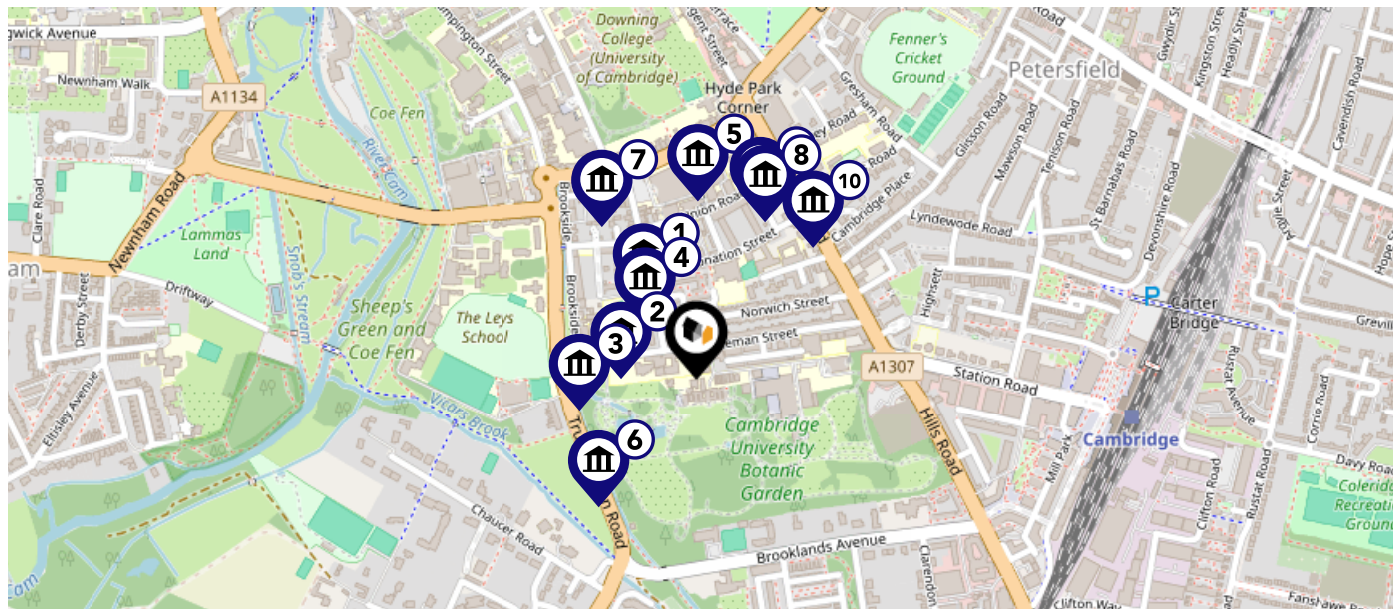
# Local Area Masts & Pylons













**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...

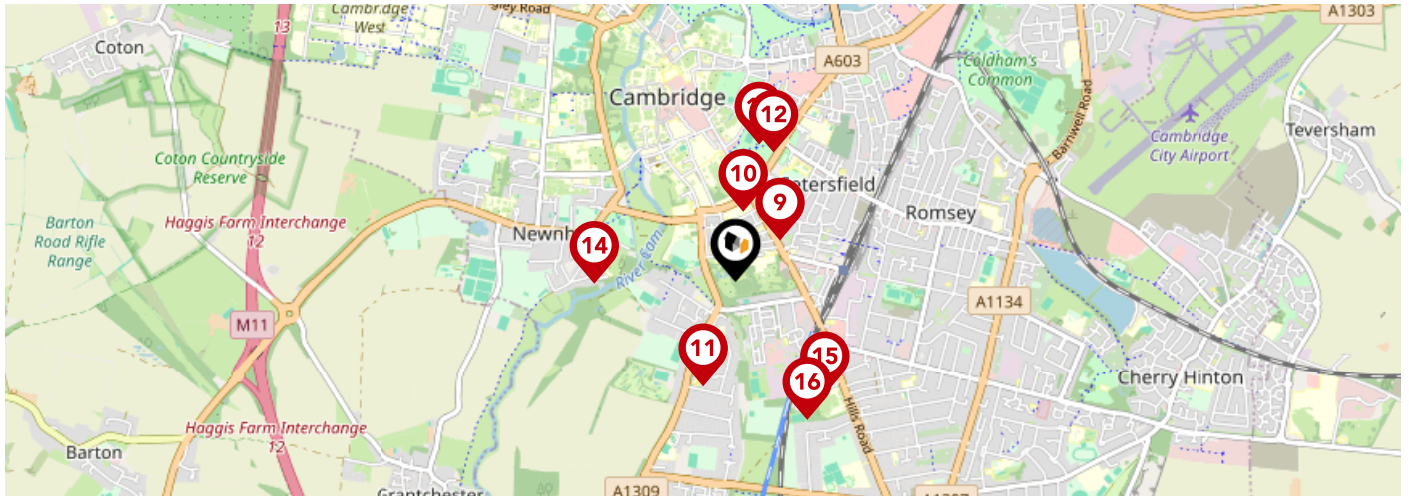










Listed Buildings in the local district		Grade	Distance
	1126117 - 27-41, Panton Street	Grade II	0.1 miles
	1126082 - Freemasons Hall The Careers Research And Advisory Centre	Grade II	0.1 miles
	1331836 - 1, Brookside	Grade II	0.1 miles
	1126118 - Gates Of The Panton Arms Public House	Grade II	0.1 miles
	1268369 - Scott Polar Research Institute	Grade II	0.2 miles
	1067731 - Entrance Gateway To The Botanic Gardens Gateway And Screen To The Botanic Garden Facing Trumpington Road	Grade II	0.2 miles
	1100602 - Lensfield Road (see Details For Further Address Information)	Grade II	0.2 miles
	1331934 - 4 And 6, Hills Road	Grade II	0.2 miles
	1099114 - Wanstead House	Grade II	0.2 miles
	1349075 - Church Of St Paul	Grade II	0.2 miles

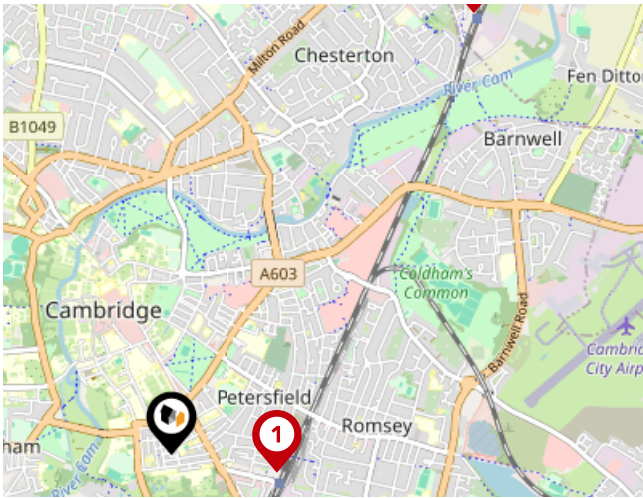




		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St Mary's School</b> Ofsted Rating: Not Rated   Pupils: 613   Distance:0.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Pauls CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 161   Distance:0.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Stephen Perse Foundation</b> Ofsted Rating: Not Rated   Pupils: 1668   Distance:0.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Mander Portman Woodward</b> Ofsted Rating: Not Rated   Pupils: 211   Distance:0.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Heritage School</b> Ofsted Rating: Not Rated   Pupils: 194   Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Alban's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Leys School</b> Ofsted Rating: Not Rated   Pupils: 570   Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St. Andrew's College Cambridge</b> Ofsted Rating: Not Rated   Pupils: 146   Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

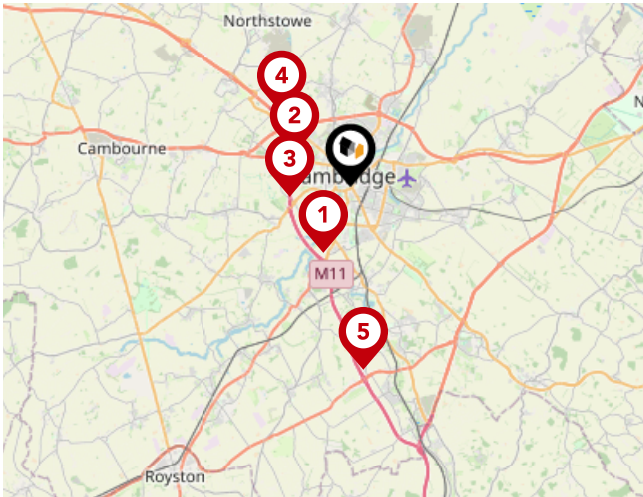


		Nursery	Primary	Secondary	College	Private
	<b>Sancton Wood School</b> Ofsted Rating: Not Rated   Pupils: 397   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cardiff Sixth Form College, Cambridge</b> Ofsted Rating: Good   Pupils: 74   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Faith's School</b> Ofsted Rating: Not Rated   Pupils: 577   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Red Balloon Learner Centre - Cambridge</b> Ofsted Rating: Not Rated   Pupils: 34   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Parkside Community College</b> Ofsted Rating: Outstanding   Pupils: 735   Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newnham Croft Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hills Road Sixth Form College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abbey College Cambridge</b> Ofsted Rating: Not Rated   Pupils: 466   Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



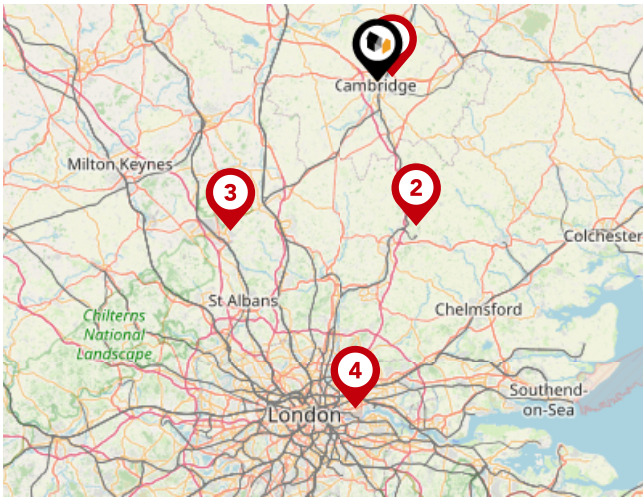
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.48 miles
2	Cambridge North Rail Station	2.44 miles
3	Shelford (Cambs) Rail Station	3.25 miles



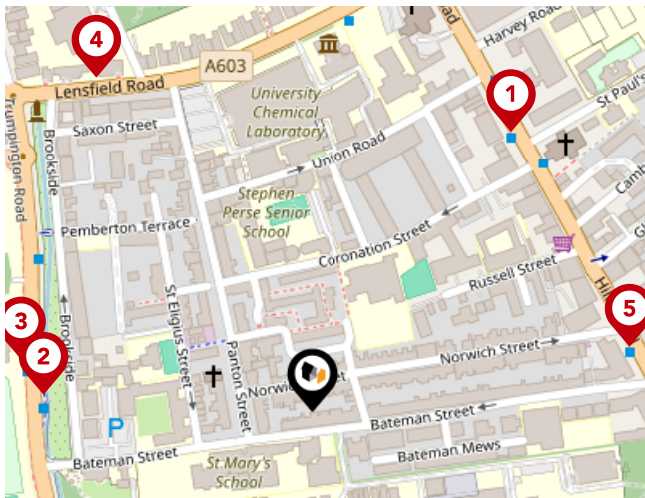
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.61 miles
2	M11 J13	2.36 miles
3	M11 J12	2.22 miles
4	M11 J14	3.62 miles
5	M11 J10	6.71 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge	2.19 miles
2	Stansted Airport	21.84 miles
3	Luton Airport	30.59 miles
4	Silvertown	47.98 miles



Bus Stops/Stations

Pin	Name	Distance
1	St Paul's Road	0.2 miles
2	Bateman Street	0.15 miles
3	Bateman Street	0.17 miles
4	Brookside	0.23 miles
5	Hills Road	0.18 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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