

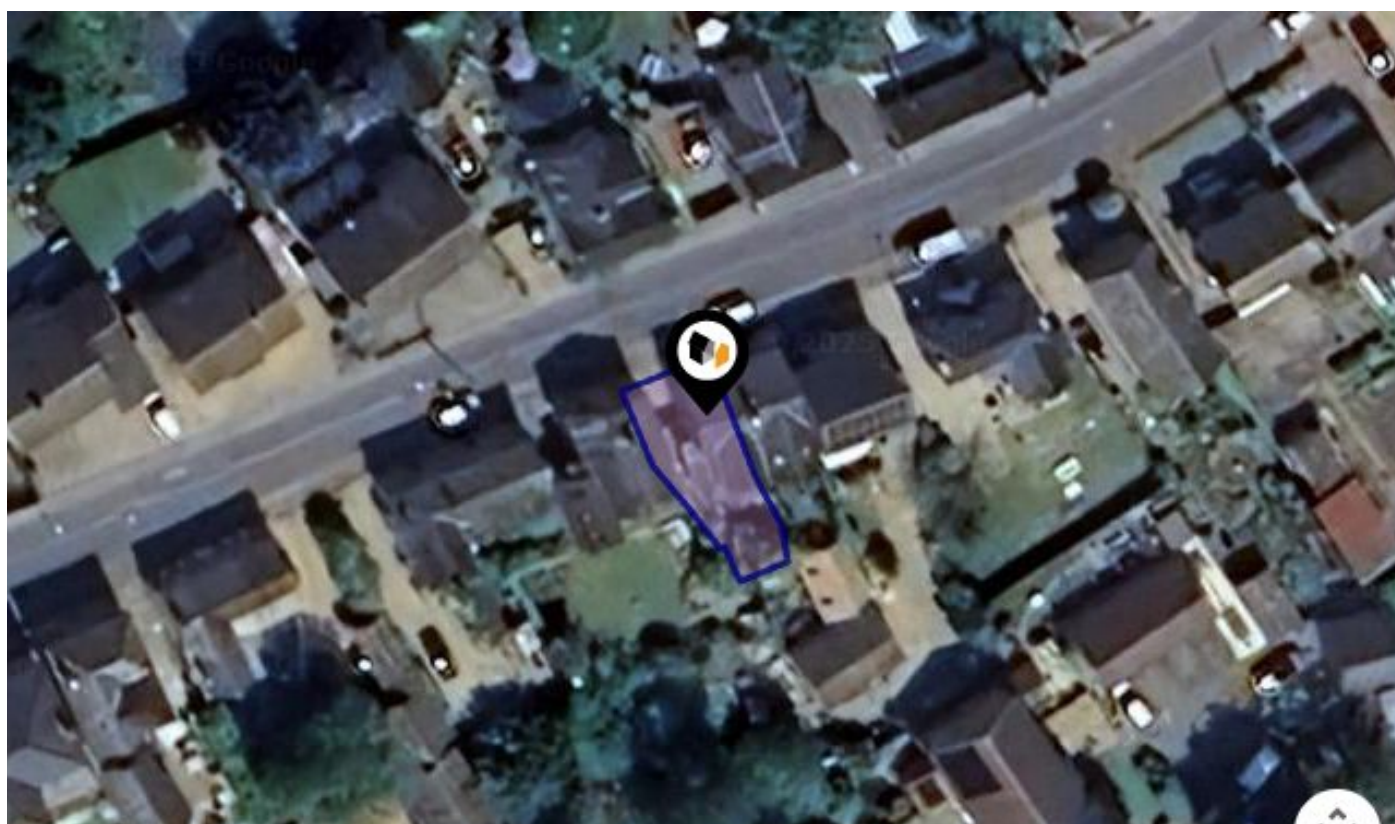


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 12th December 2025



DENMARK ROAD, COTTENHAM, CAMBRIDGE, CB24

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

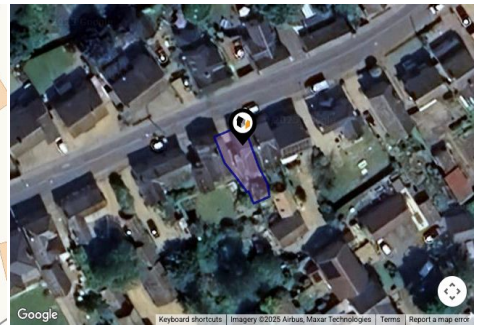
01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	871 ft ² / 81 m ²		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£2,146		
Title Number:	CB198539		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	Cottenham	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	19	80	1000
• Surface Water	Very low	mb/s	mb/s	mb/s

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

Planning records for: **31A Denmark Road Cottenham Cambridge Cambridgeshire CB24 8QS**

Reference - S/0424/17/TP	
Decision:	Decided
Date:	07th February 2017
Description:	Fell to ground level 1 x self-seeded sycamore situated on the boundary which is causing shading and over-sailing the neighbours property. request from Mr Pranklin (Neighbour) to prune the tree and as it is poorly sited & of low amenity value the suggestion is to fell to ground level. We will as per BT policy plant 2 trees as a replacement on this or nearby suitable BT owned land.

Planning records for: **2 Denmark Road Cottenham Cambridge Cambridgeshire CB24 8QS**

Reference - S/2470/13/FL	
Decision:	Decided
Date:	18th November 2013
Description:	Erection of detached 3 bedroom dwelling driveway and double garage

Reference - S/1651/14/FL	
Decision:	-
Date:	08th July 2014
Description:	Three Dwellings

Reference - S/2117/16/FL	
Decision:	Decided
Date:	10th August 2016
Description:	Erection of a replacement dwelling following demolition of existing dwelling and outbuildings and erection of three new dwellings (one with extant planning permission) with a new vehicular access

Planning records for: **2 Denmark Road Cottenham Cambridge Cambridgeshire CB24 8QS**

Reference - S/3131/15/NM
<p>Decision: Decided</p>
<p>Date: 08th December 2015</p>
<p>Description: Non Material Amendment to Application S/2470/13</p>
Reference - S/2721/17/VC
<p>Decision: Decided</p>
<p>Date: 27th July 2017</p>
<p>Description: Variation of conditions 3 (External materials) 4 (Surface water drainage) 11 (Glazing) and 13 (Traffic Management Plan) to planning permission S/0077/17/FL</p>
Reference - S/0077/17/FL
<p>Decision: Decided</p>
<p>Date: 10th January 2017</p>
<p>Description: Erection of a replacement dwelling following demolition of existing dwelling and outbuildings and erection of two new dwellings (one with extant planning permission) with a new vehicular access.</p>
Reference - 22/0224/TTCA
<p>Decision: Decided</p>
<p>Date: 24th February 2022</p>
<p>Description: Sycamore tree in back garden Fell - tree has honey fungus which is creeping up the tree from the base</p>

Planning records for: **16 Denmark Road Cottenham Cambridge Cambridgeshire CB24 8QS**

Reference - S/4849/18/FL	
Decision:	Decided
Date:	28th December 2018
Description:	Single-storey rear extension

Planning records for: **18 Denmark Road Cottenham Cambridgeshire CB24 8QS**

Reference - 22/00853/HFUL	
Decision:	Decided
Date:	21st February 2022
Description:	Two storey side/rear extension, single storey rear infill extension and conversion of store to office space

Reference - S/0670/17/CONDD	
Decision:	Decided
Date:	21st February 2022
Description:	Submission of details required by condition 10 (Footway) of planning permission S/0670/17/OL

Reference - 23/03490/HFUL	
Decision:	Decided
Date:	12th September 2023
Description:	Two storey side/rear extension, single storey rear infill extension and conversion of store to office space.

Planning records for: **23 Denmark Road Cottenham Cambridge Cambridgeshire CB24 8QS**

Reference - S/1807/09/F	
Decision:	Decided
Date:	07th December 2009
Description:	Extension

Planning records for: **28 Denmark Road Cottenham Cambridge Cambridgeshire CB24 8QS**

Reference - S/1280/08/F	
Decision:	Decided
Date:	23rd July 2008
Description:	Extension

Planning records for: **29 Denmark Road Cottenham Cambridge Cambridgeshire CB24 8QS**

Reference - S/0013/09/F	
Decision:	Decided
Date:	05th January 2009
Description:	Extension

Reference - S/1863/11	
Decision:	Decided
Date:	19th September 2011
Description:	2 Storey Extension Replacing a Single Storey Extension and Alterations

Planning records for: **29 Denmark Road Cottenham Cambridge Cambridgeshire CB24 8QS**

Reference - S/0144/12/DC	
Decision:	Decided
Date:	20th January 2012
Description:	Discharge of Conditions: Materials and Brick Arch Details

Reference - S/1192/08/F	
Decision:	Withdrawn
Date:	07th July 2008
Description:	Extension

Planning records for: **38 Denmark Road Cottenham Cambridgeshire CB24 8QS**

Reference - 22/04752/HFUL	
Decision:	Decided
Date:	28th October 2022
Description:	Single storey side and rear extension following demolition of existing rear single storey extension.

Reference - 22/04749/HFUL	
Decision:	Decided
Date:	28th October 2022
Description:	Detached single storey home office to rear.

Planning records for: **38 Denmark Road Cottenham Cambridge Cambridgeshire CB24 8QS**

Reference - S/1637/19/FL	
Decision:	Decided
Date:	09th May 2019
Description:	Renovation of existing dwelling including repointing and window and door replacement and single storey front extension

Reference - 24/03927/HFUL	
Decision:	Decided
Date:	21st October 2024
Description:	Two storey rear and single storey side extensions to dwelling with raised patio.

Planning records for: **41 Denmark Road Cottenham Cambridgeshire CB24 8QS**

Reference - 23/04354/NMA1	
Decision:	Decided
Date:	18th June 2024
Description:	Non material amendment of planning permission 23/04354/HFUL to swap the position of the gate and railings within the wall.

Reference - 23/04359/PRIOR	
Decision:	Decided
Date:	15th November 2023
Description:	A balanced cut and fill earth moving operation to create an irrigation reservoir.

Planning records for: **41 Denmark Road Cottenham Cambridgeshire CB24 8QS**

Reference - 24/1149/TTCA
Decision: Decided
Date: 14th October 2024
Description: Mature Eucalyptus - Reduce height by 2 metres and reduce the crown by 2 metres all over

Reference - 24/0995/TTCA
Decision: Decided
Date: 31st August 2024
Description: FIVE DAY NOTICE - We need to fell this large spreading 15 metre cedar tree which is sited less than 3 metres from this Grade II listed building.

Reference - 23/04354/HFUL
Decision: Decided
Date: 15th November 2023
Description: Conversion of existing double garage involving removal of existing garage doors to street elevation of single storey garage extension and replacement with black horizontal cladding and vertical windows. Removal of two windows to rear elevation of single garage extension and addition of glazed screen. Existing side wall blocks replaced with metal railing.

Reference - S/0383/19/TC
Decision: Decided
Date: 18th January 2019
Description: Cedar (T1) - Crown thin by 20% to prevent further wind damage and Eucalyptus (T2) - Crown reduce by 2ms to reduce excessive shading.

Planning records for: **41 Denmark Road Cottenham Cambridge Cambridgeshire CB24 8QS**

Reference - S/0609/18/LB	
Decision:	Decided
Date:	15th February 2018
Description:	Removal of existing garage doors to street elevation of single storey garage extension and replacement with black horizontal cladding and vertical windows. Removal of two windows to rear elevation of single garage extension and addition of glazed screen. Existing side wall blocks replace with metal railing

Reference - S/0608/18/FL	
Decision:	Decided
Date:	15th February 2018
Description:	Removal of existing garage doors to street elevation of single storey garage extension and replacement with black horizontal cladding and vertical windows. Removal of two windows to rear elevation of single garage extension and addition of glazed screen. Existing side wall blocks replace with metal railing

Reference - 23/04355/LBC	
Decision:	Decided
Date:	15th November 2023
Description:	Conversion of existing double garage involving removal of existing garage doors to street elevation of single storey garage extension and replacement with black horizontal cladding and vertical windows. Removal of two windows to rear elevation of single garage extension and addition of glazed screen. Existing side wall blocks replaced with metal railing.

Planning records for: **42 Denmark Road Cottenham Cambridgeshire CB24 8QS**

Reference - 25/00099/HFUL	
Decision:	Withdrawn
Date:	13th January 2025
Description:	Two storey rear extension. New gates, windows and doors to the property.

Planning records for: **42 Denmark Road Cottenham Cambridgeshire CB24 8QS**

Reference - 25/00952/HFUL	
Decision:	Decided
Date:	12th March 2025
Description:	Part two storey, part single storey rear extension with solar panels, roof light to front porch, vehicular gate to side, and replacement windows and doors

Planning records for: **44 Denmark Road Cottenham Cambridge Cambridgeshire CB24 8QS**

Reference - S/2685/13/FL	
Decision:	Decided
Date:	17th December 2013
Description:	Extensions

Reference - S/3274/19/TC	
Decision:	Decided
Date:	18th September 2019
Description:	Walnut - pollard at approximately 4.5m

Reference - S/1343/10	
Decision:	Decided
Date:	06th August 2010
Description:	Proposed single storey porch extension

Planning records for: **44 Denmark Road Cottenham Cambridge Cambridgeshire CB24 8QS**

Reference - S/4367/19/TP	
Decision:	Decided
Date:	12th December 2019
Description:	T1. Walnut - remove lowest limb to East (at 2.4m). Crown reduce upper crown 4-4.5m and laterals by 4.5-5m.

Reference - S/0611/14/FL	
Decision:	Decided
Date:	13th March 2014
Description:	Extensions and alterations to garage roof

Planning records for: **46 Denmark Road Cottenham Cambridge Cambridgeshire CB24 8QS**

Reference - S/0519/14/FL	
Decision:	Decided
Date:	05th March 2014
Description:	Alterations & Extensions to Existing House

Reference - 22/05069/HFUL	
Decision:	Decided
Date:	21st November 2022
Description:	Convert existing garage and car port to side into habitable living space. Cavity wall construction to front elevation. Replacement of rear window with French Doors.

Planning records for: **46 Denmark Road Cottenham Cambridgeshire CB24 8QS**

Reference - 22/05061/HFUL	
Decision:	Decided
Date:	21st November 2022
Description:	Construction of a detached double garage in the rear garden.

Reference - S/0516/14/FL	
Decision:	Decided
Date:	05th March 2014
Description:	Dwelling with access

Planning records for: **50 Denmark Road Cottenham Cambridge Cambridgeshire CB24 8QS**

Reference - S/0393/10/F	
Decision:	Decided
Date:	18th March 2010
Description:	Extensions

Reference - S/2489/12/FL	
Decision:	Decided
Date:	05th December 2012
Description:	Single Storey Rear Extension

Planning records for: **50 Denmark Road Cottenham Cambridge Cambridgeshire CB24 8QS**

Reference - S/0182/18/TC	
Decision:	Decided
Date:	15th January 2018
Description:	**5 DAY NOTICE** Tree Works - Dangerous Trees

Reference - S/3896/18/FL	
Decision:	Decided
Date:	15th October 2018
Description:	Proposed two storey rear extension and conversion for habitable use to garage and workshop and installation of roof lights and external alterations.

Planning records for: **52 Denmark Road Cottenham Cambridge Cambridgeshire CB24 8QS**

Reference - S/0431/10/F	
Decision:	Decided
Date:	23rd March 2010
Description:	Extension

Reference - S/1932/16/FL	
Decision:	Decided
Date:	28th July 2016
Description:	Single Storey Rear Extension & Garage Conversion

Planning records for: **60 Denmark Road Cottenham Cambridgeshire CB24 8QS**

Reference - 24/1252/TTCA
Decision: Decided
Date: 01st November 2024
Description: 2no Purple Norway Maple trees overhanging 2 Brenda Gautrey Way - prune back to slightly beyond boundary by 1.5m

Reference - 20/1829/TTCA
Decision: Decided
Date: 15th September 2020
Description: T1 - Maple in decline which I believe to be the smaller of the Crimson Kings., remove to ground level (amended) T2 - Dead Cherry, remove to ground level.

Reference - S/4317/19/NMA1
Decision: Decided
Date: 23rd August 2022
Description: Non-material amendment on planning permission S/4317/19/FL for alterations to doors and windows

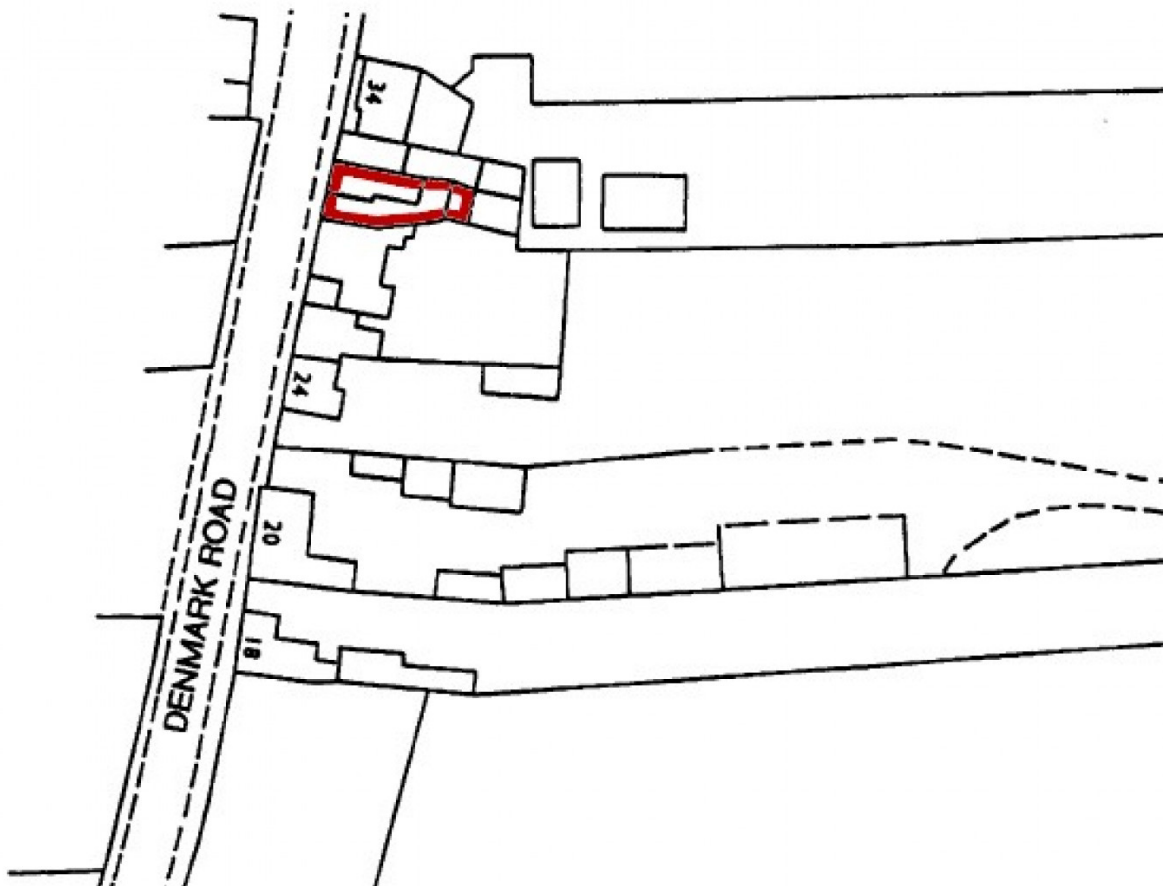
Reference - 22/0945/TTCA
Decision: Decided
Date: 23rd August 2022
Description: G1: 3 x Hornbeams and 2 x Sycamores - lift over highway by maximum of 3m T1: Hornbeam - reduce away from thatched roof by 1m

Planning records for: **12 Denmark Road Cottenham CB24 8QS**

Reference - 22/0023/TTCA	
Decision:	Decided
Date:	06th January 2022
Description:	T1 Previously pollarded Willow ~ As this is a too large specimen for a small garden, which is lifting block paving, it is recommended that it be removed.

DENMARK ROAD, COTTENHAM, CAMBRIDGE, CB24

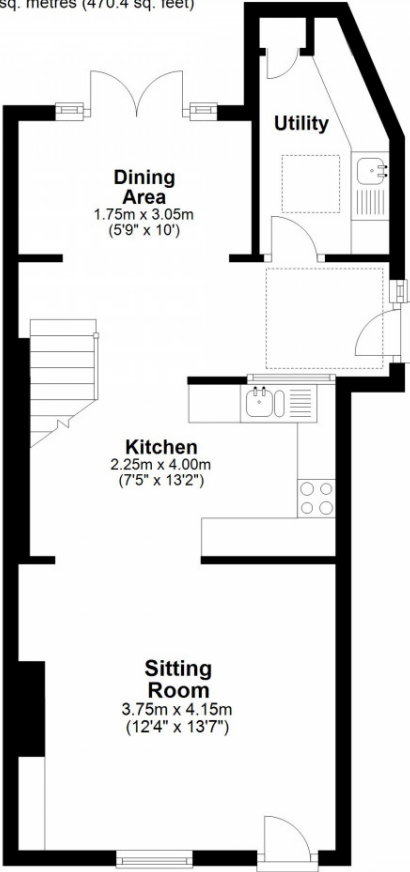
COTTENHAM



DENMARK ROAD, COTTENHAM, CAMBRIDGE, CB24

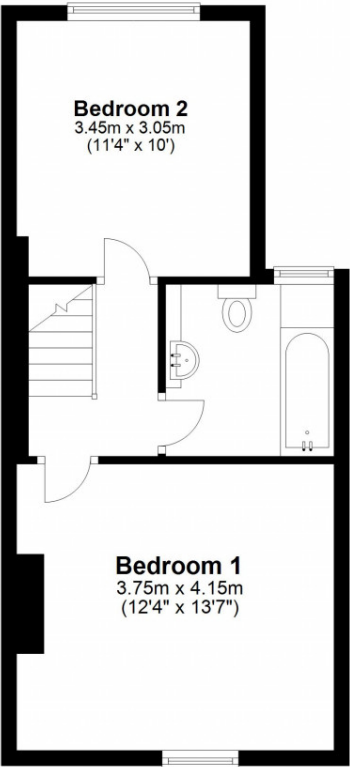
Ground Floor

Approx. 43.7 sq. metres (470.4 sq. feet)



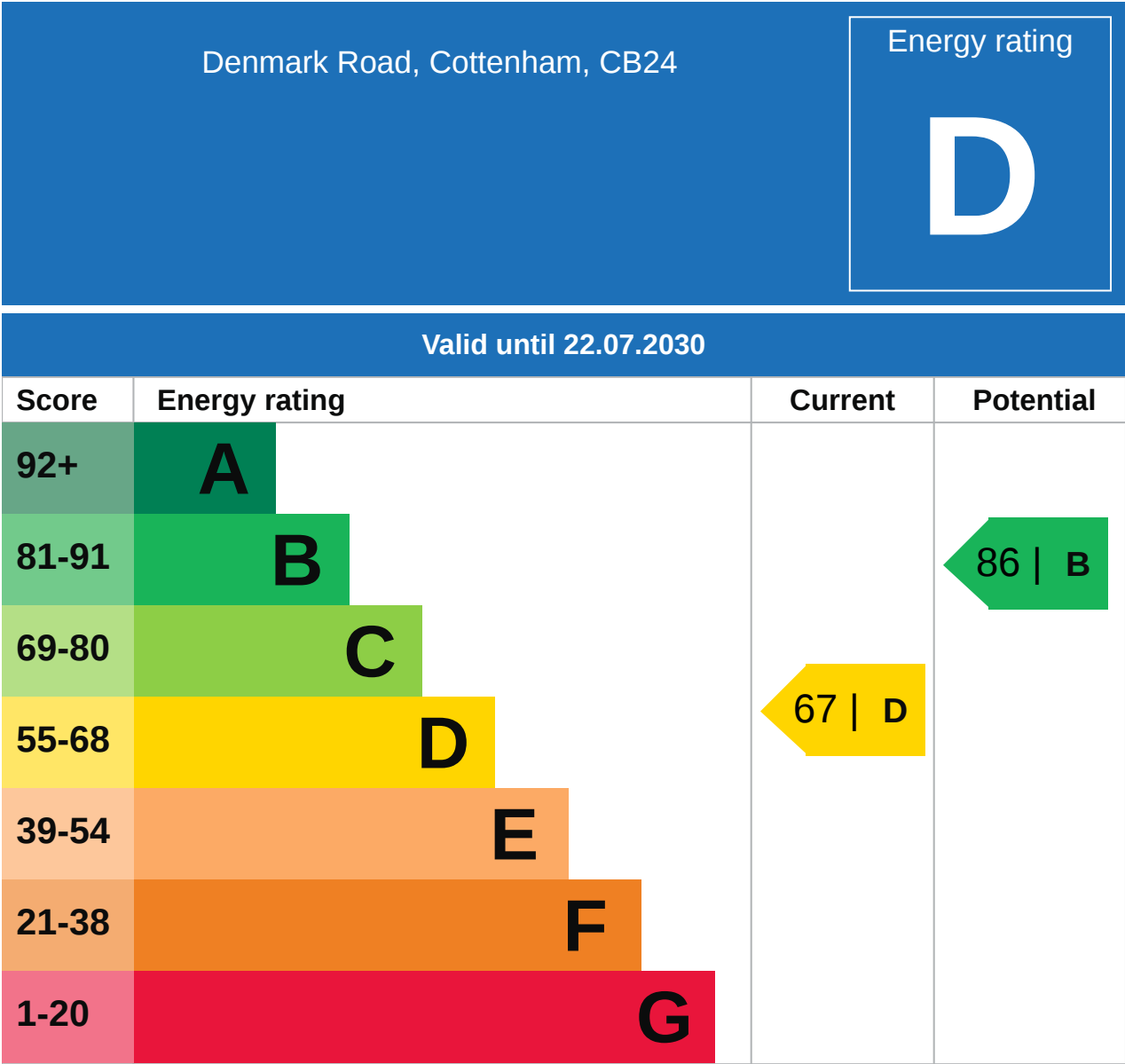
First Floor

Approx. 35.8 sq. metres (385.5 sq. feet)



Total area: approx. 79.5 sq. metres (856.0 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.



Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
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, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 23% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	81 m ²

Building Safety

Accessibility / Adaptations

Ground floor extension under previous owners.

Restrictive Covenants

Rights of Way (Public & Private)

No. 32 has access right through garden and side access.

Construction Type

Brick

Property Lease Information

Listed Building Information

Stamp Duty

Other

Property has had damp proofing

Other

Located in a conservation area

Electricity Supply

Gas Supply

Central Heating

Yes

Water Supply

Drainage



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



/cookecurtisco

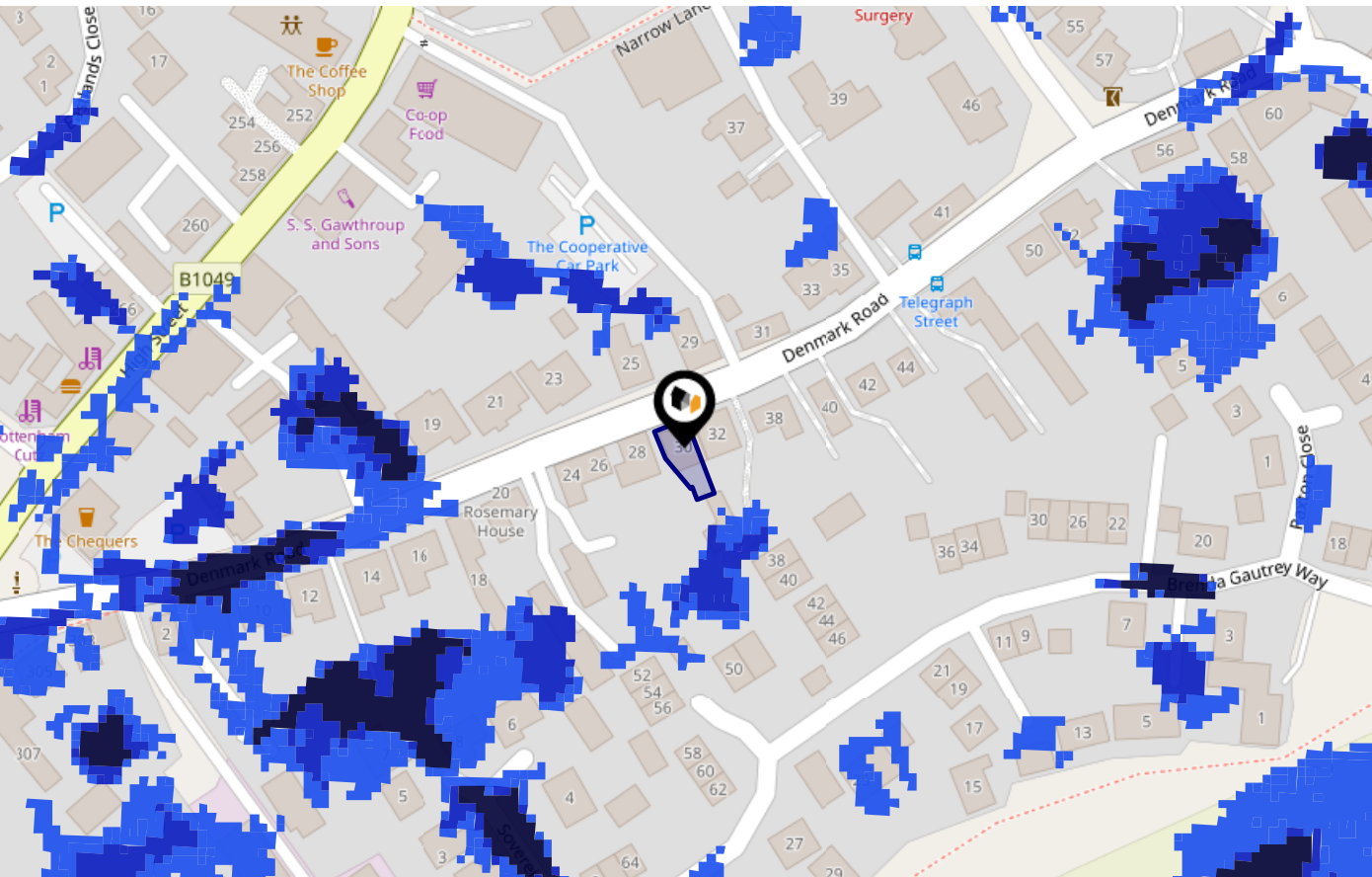
Important - Please read

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.

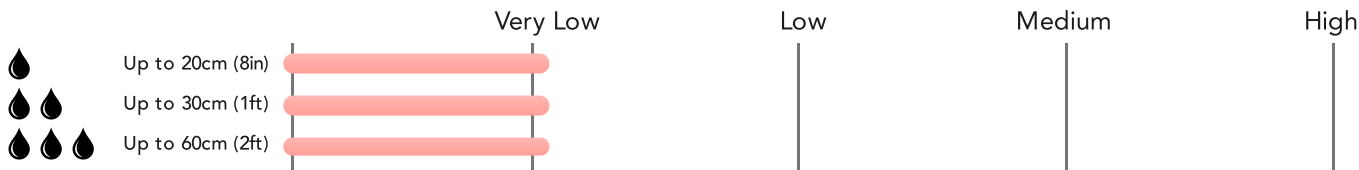


Risk Rating: Very low

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:

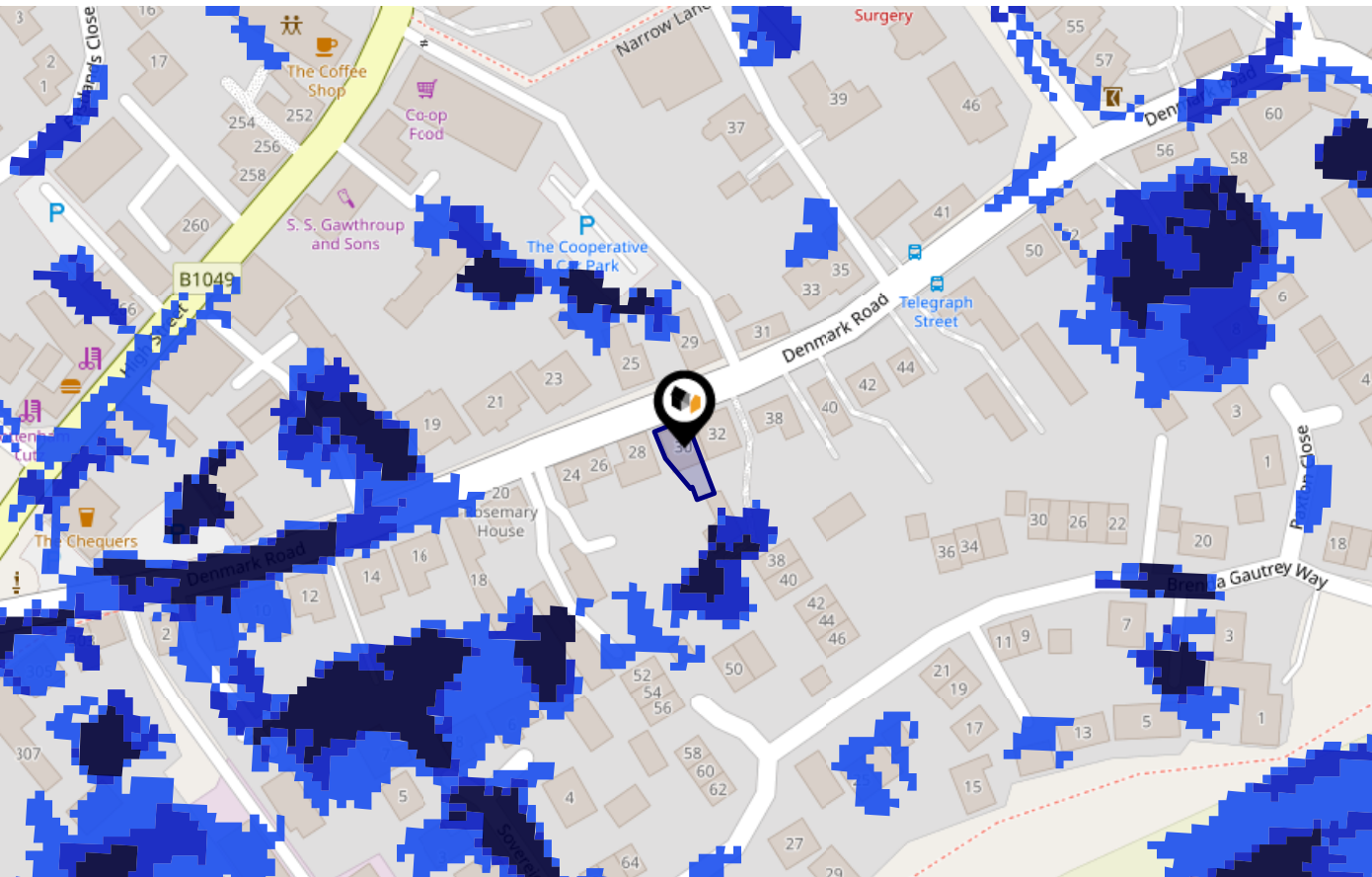


Flood Risk

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.

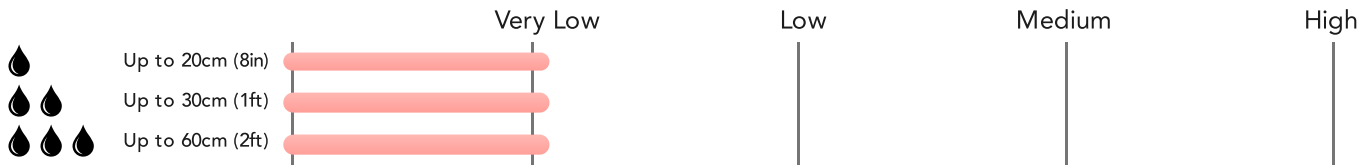


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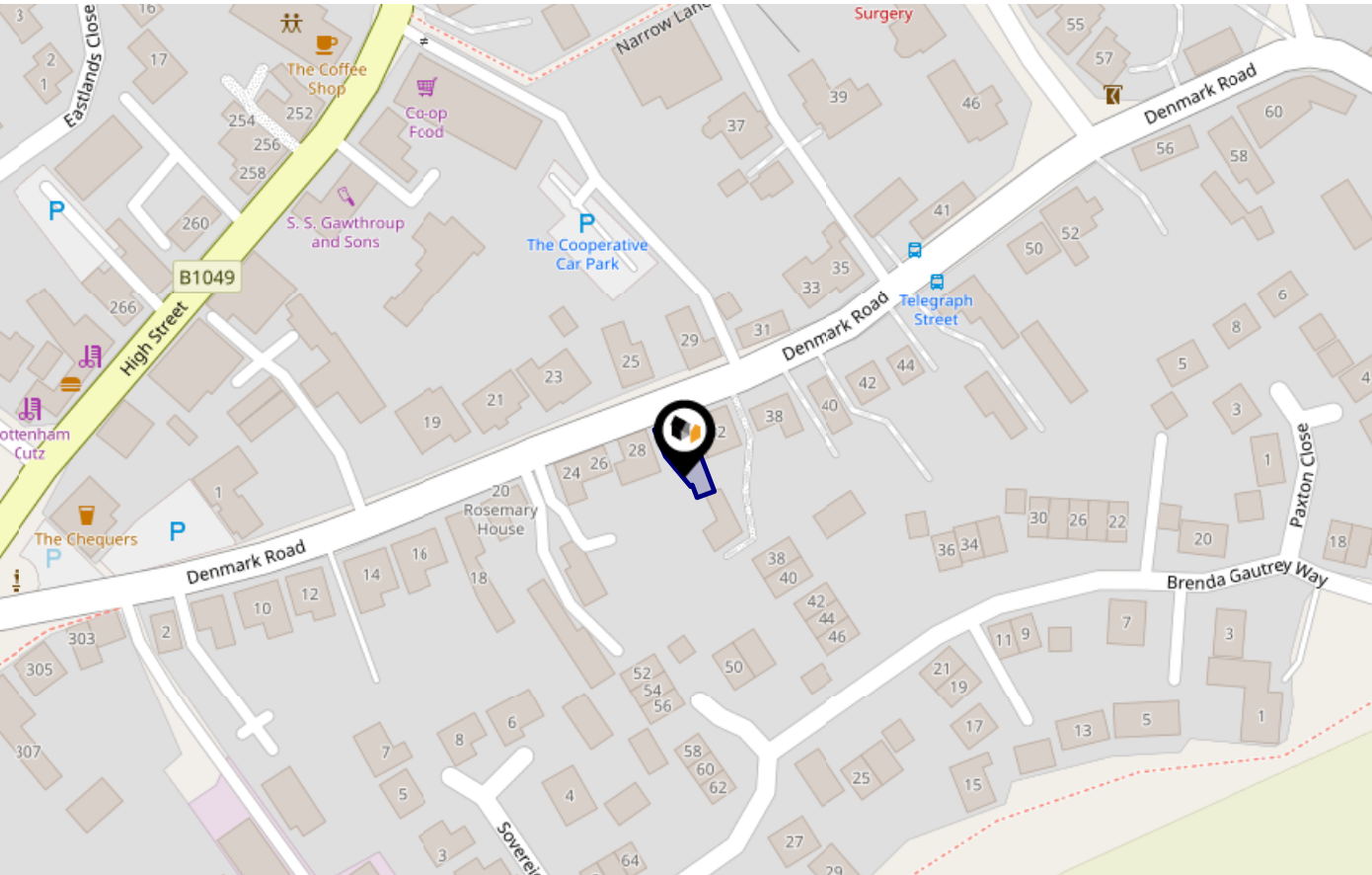


Flood Risk

Rivers & Seas - Flood Risk



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

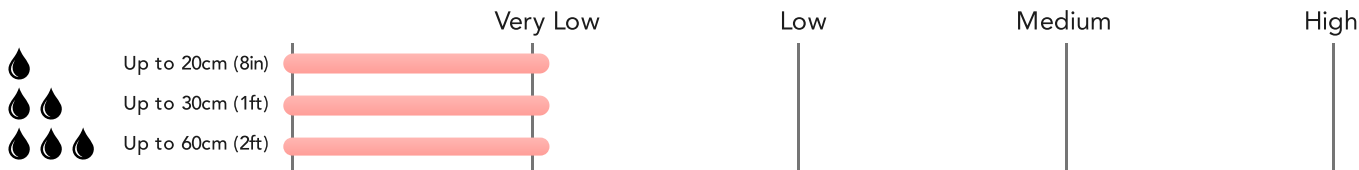


Risk Rating: Very low

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- 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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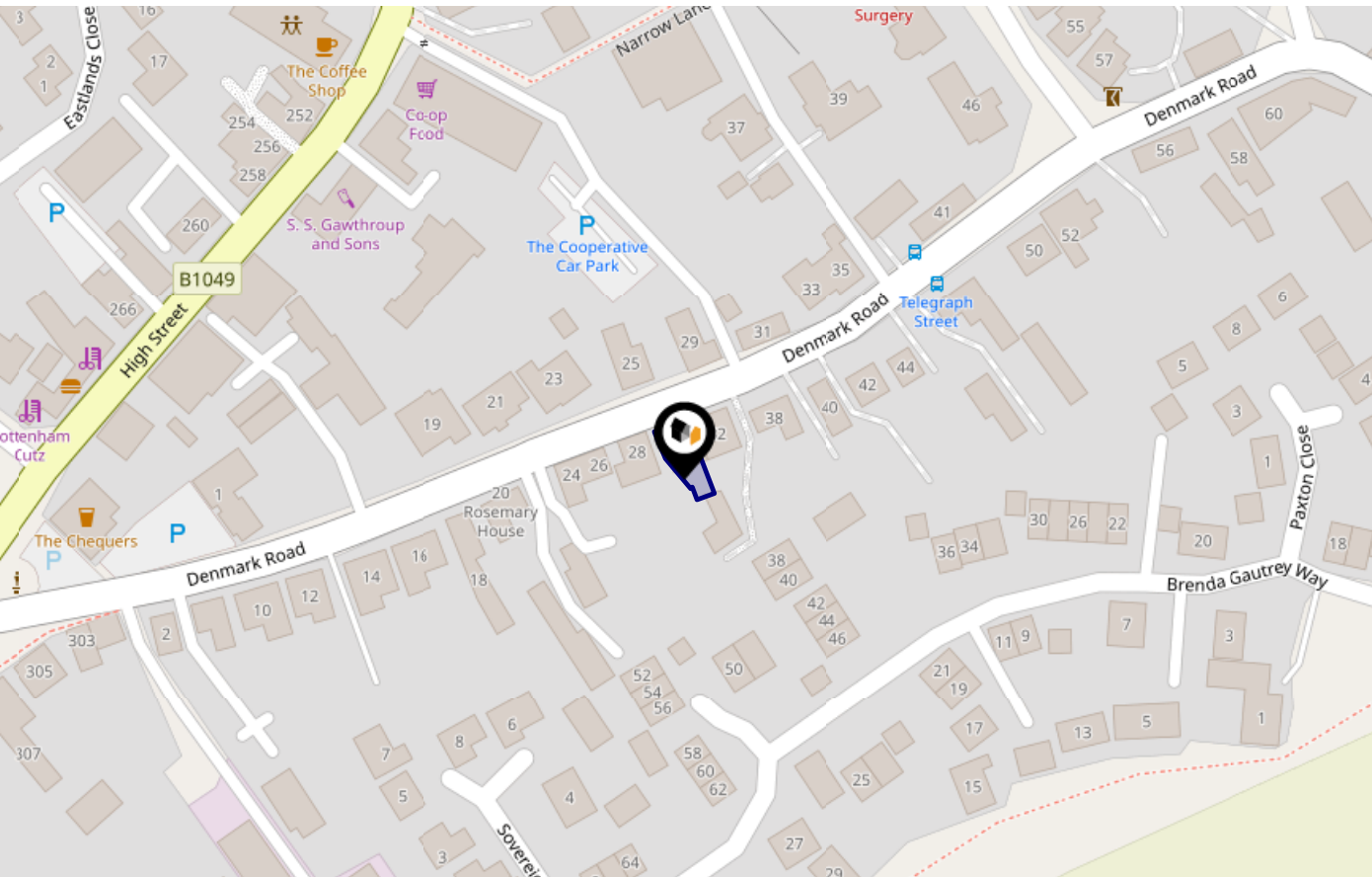


Flood Risk

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.

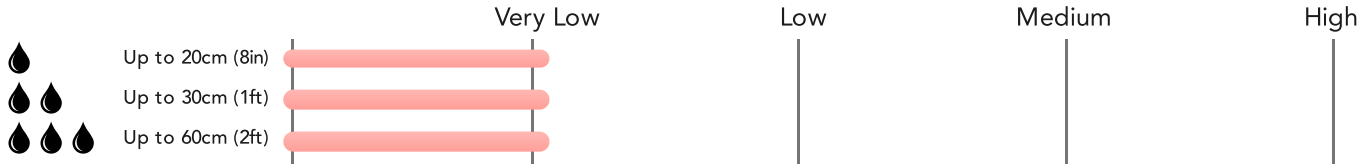


Risk Rating: Very low

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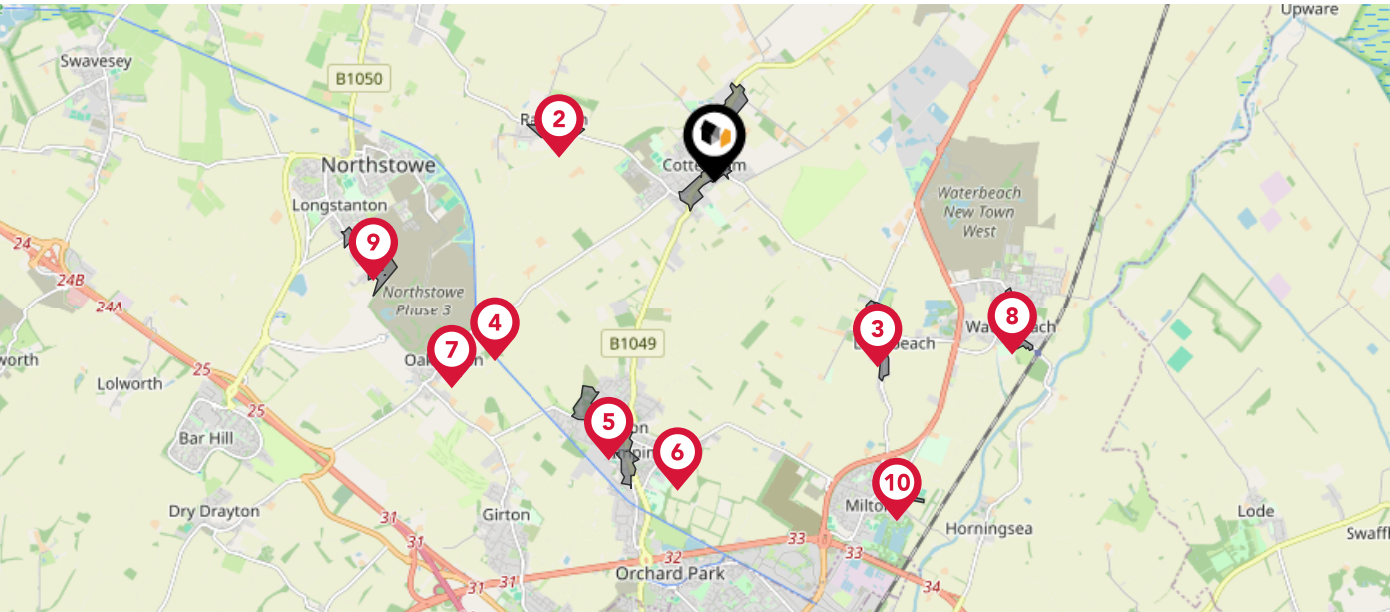


Maps

Conservation Areas

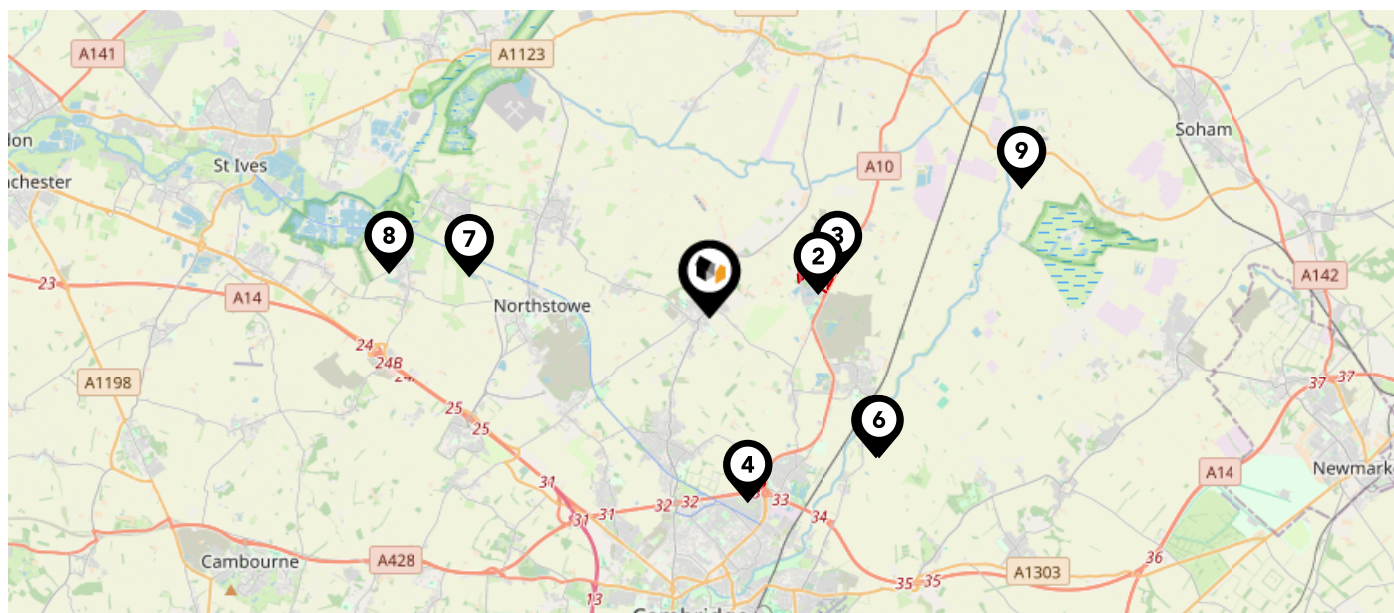


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Cottenham
2	Rampton
3	Landbeach
4	Westwick
5	Histon and Impington
6	Impington St Andrew's
7	Oakington
8	Waterbeach
9	Longstanton
10	Milton

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	Ivatt Street-Cottenham, Cambridgeshire	Historic Landfill	
2	EA/EPR/FP3190NH/V002	Active Landfill	
3	No name provided by source	Active Landfill	
4	No name provided by source	Active Landfill	
5	Clayhithe Cottages-Horningsea	Historic Landfill	
6	C Hunter - Northfields Farm-Northfields Farm, Clayhithe, Cambridge, Cambridgeshire	Historic Landfill	
7	Hill Farm-Longstanton Road, Over	Historic Landfill	
8	Hale Road-Swavesey	Historic Landfill	
9	South of Dimmock's Cote Road-Dimmocks Cote, East Cambridgeshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



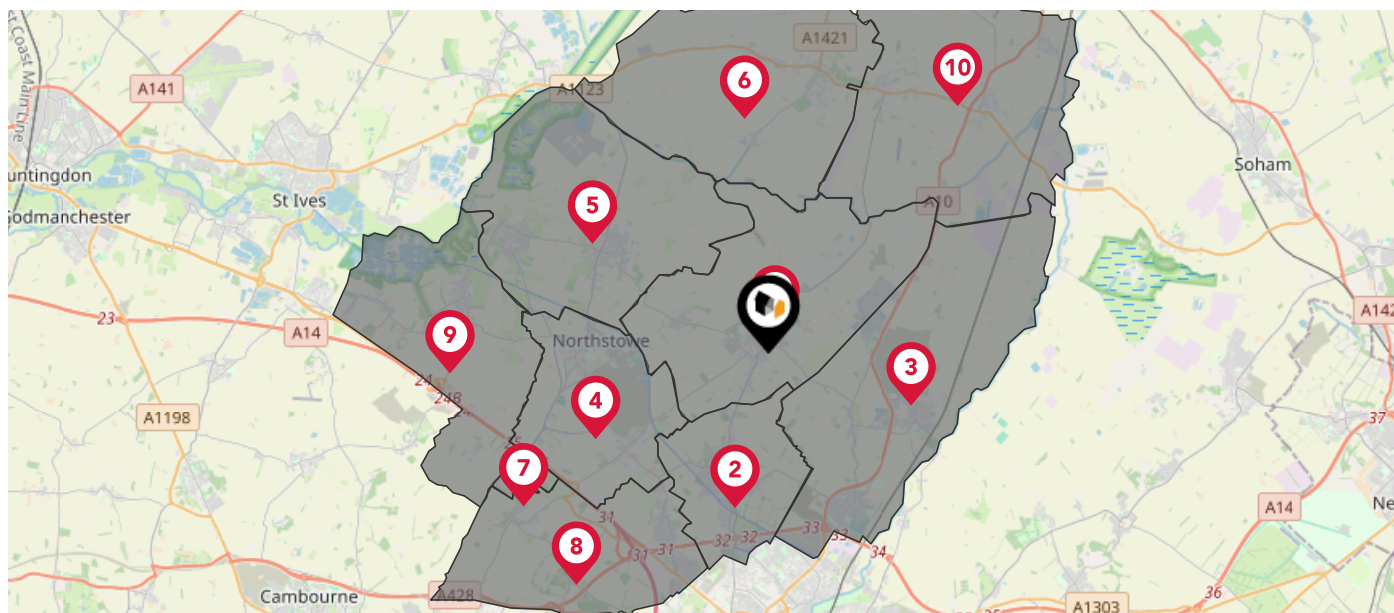
Mine Entry

- ✕ 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

1

Cottenham Ward

2

Histon & Impington Ward

3

Milton & Waterbeach Ward

4

Longstanton Ward

5

Over & Willingham Ward

6

Haddenham Ward

7

Bar Hill Ward

8

Girton Ward

9

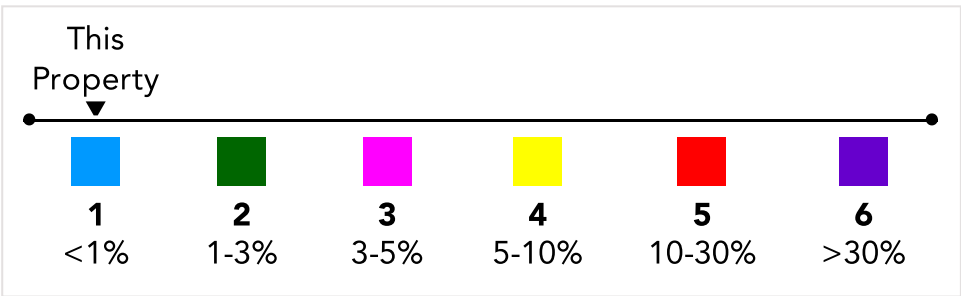
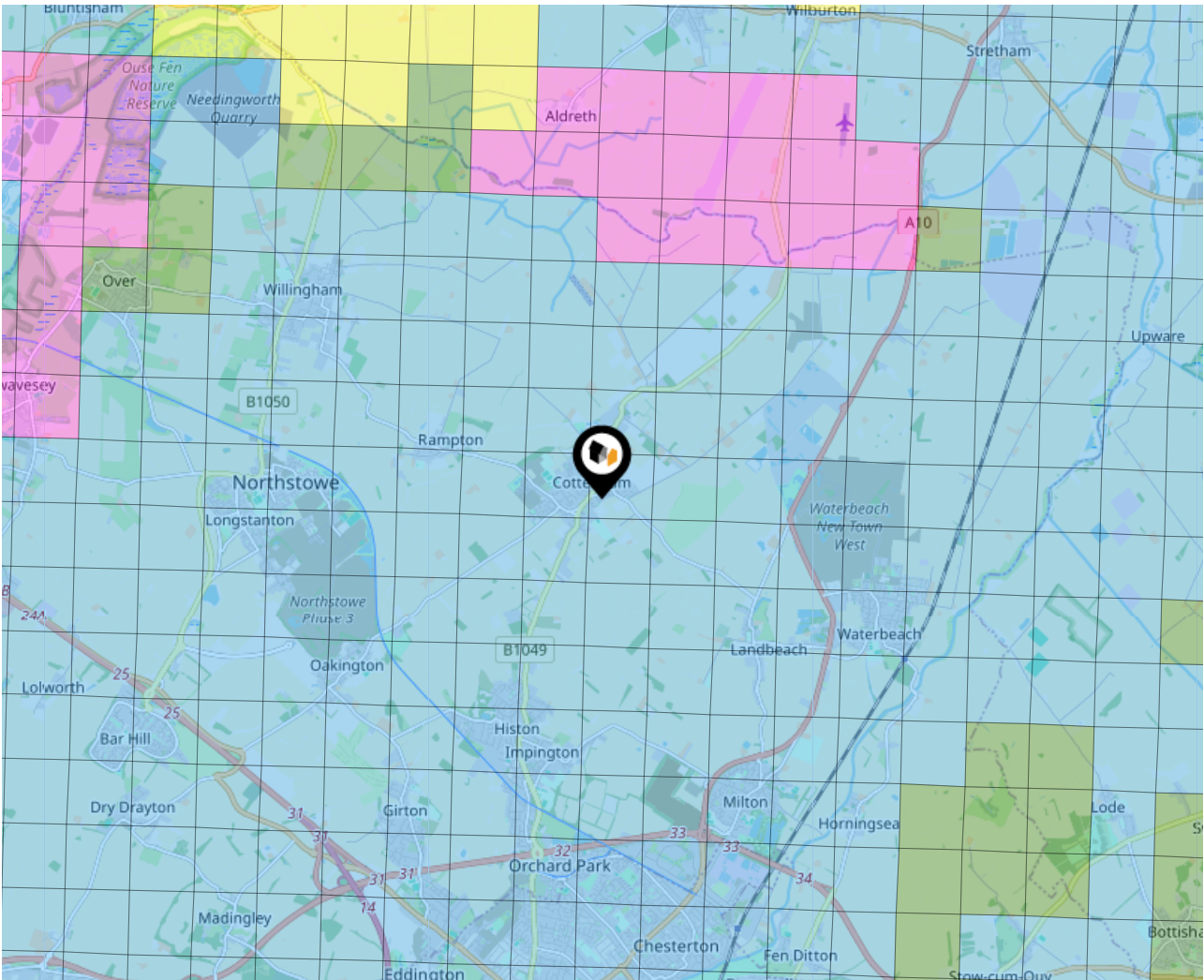
Swavesey Ward

10

Stretham Ward

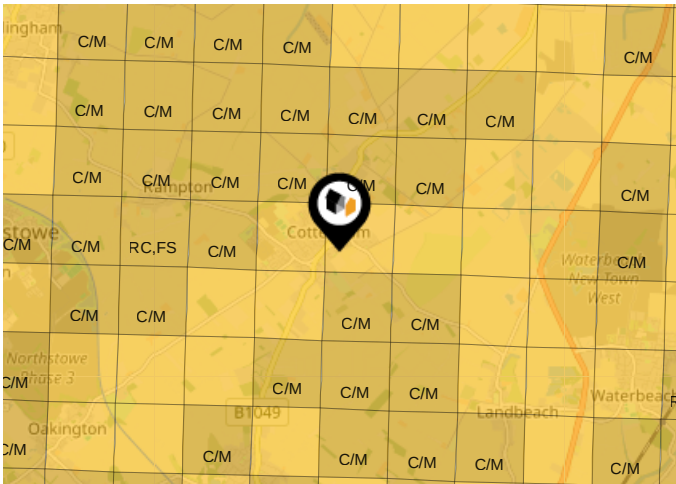
What is Radon?

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	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

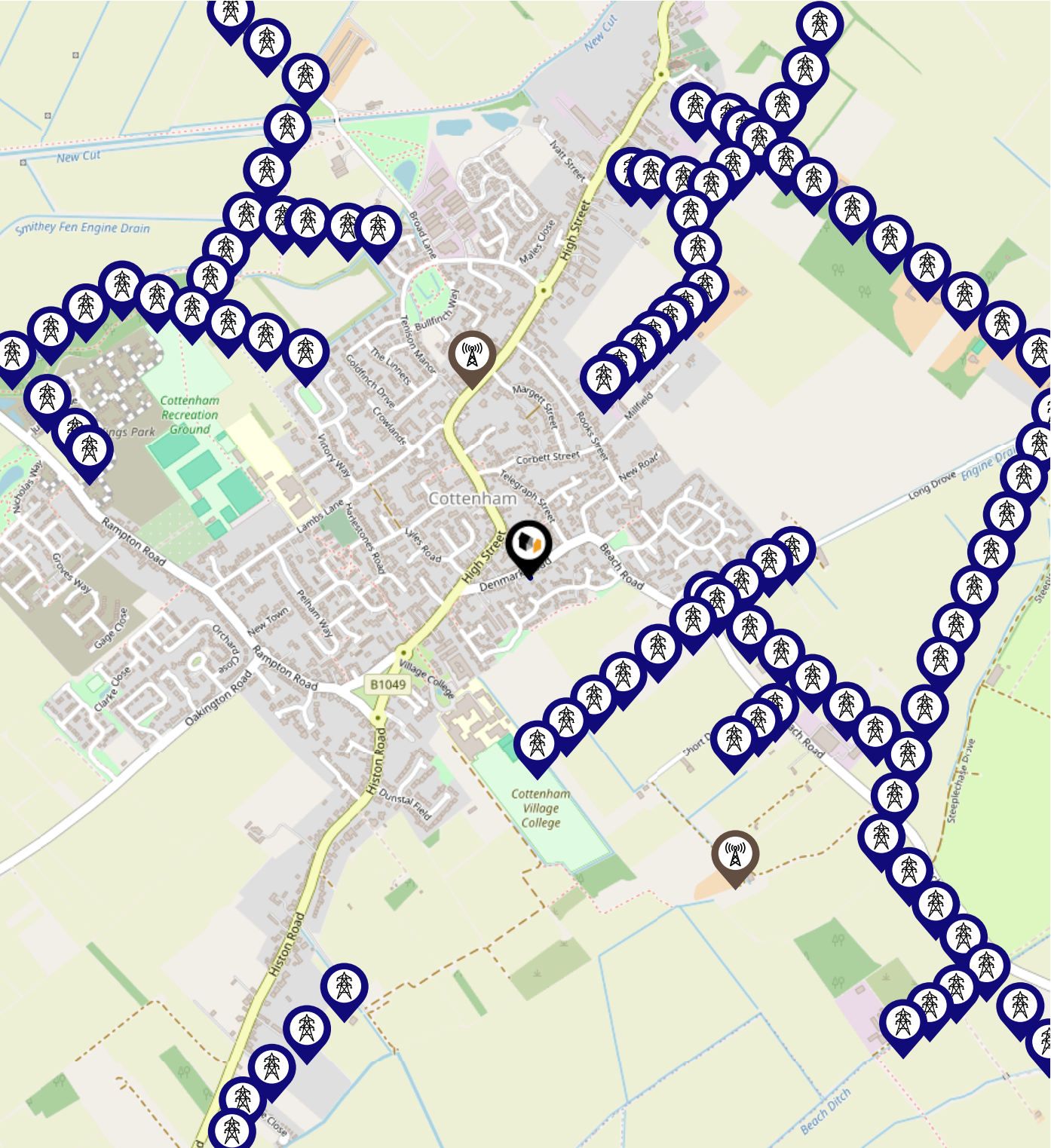


Primary Classifications (Most Common Clay Types)



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:

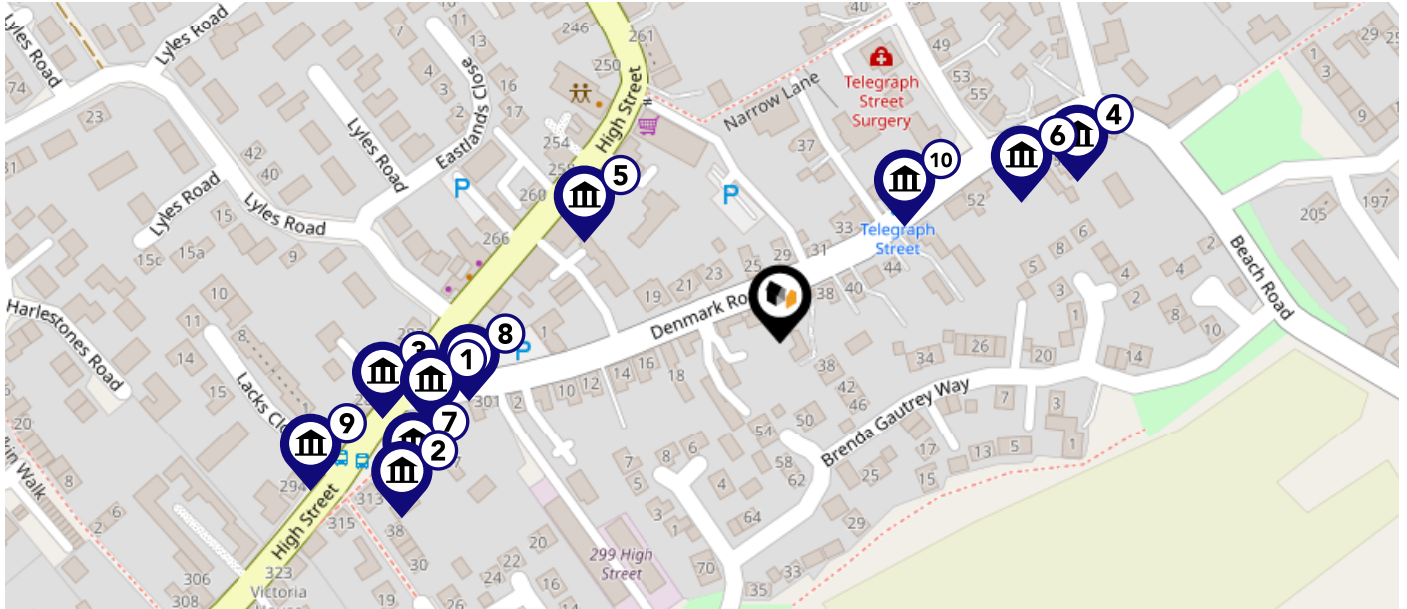
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

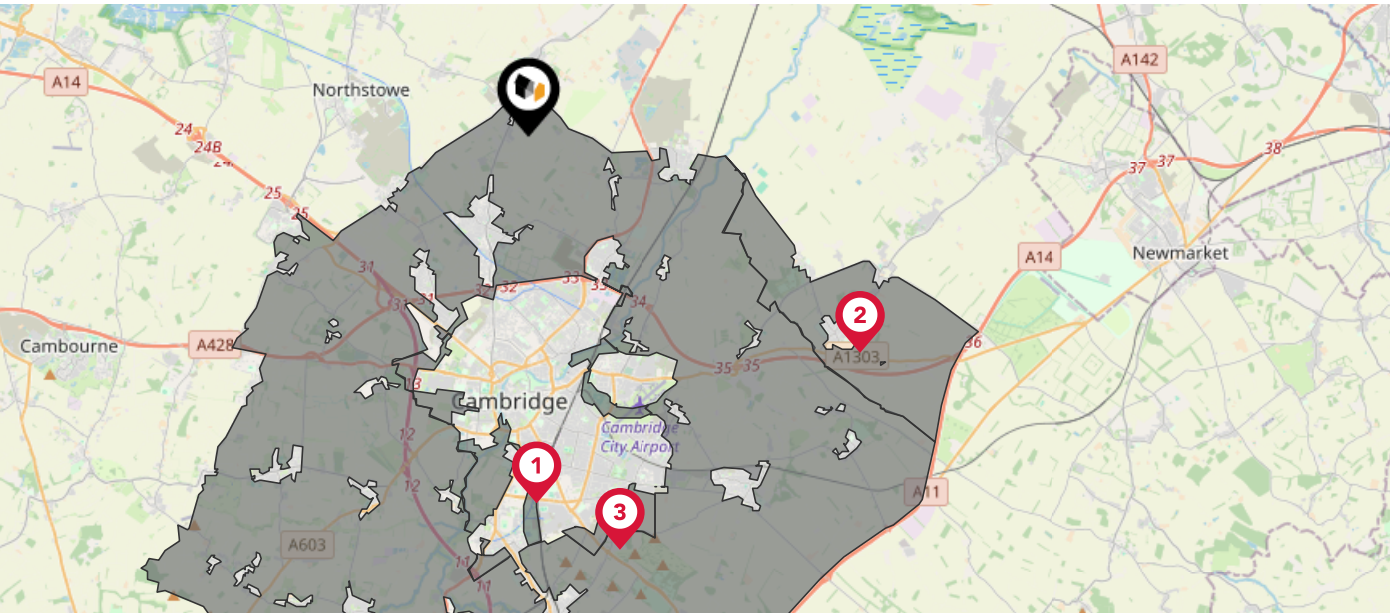


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1127318 - War Memorial	Grade II	0.1 miles
	1127319 - 309, High Street	Grade II	0.1 miles
	1331311 - 284, High Street	Grade II	0.1 miles
	1331316 - Olde Thatch	Grade II	0.1 miles
	1331346 - 279, High Street	Grade II	0.1 miles
	1127291 - 56, Denmark Road	Grade II	0.1 miles
	1331347 - 307, High Street	Grade II	0.1 miles
	1127317 - Chequers Public House	Grade II	0.1 miles
	1164058 - 290, High Street	Grade II	0.1 miles
	1127338 - 41, Denmark Road	Grade II	0.1 miles

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

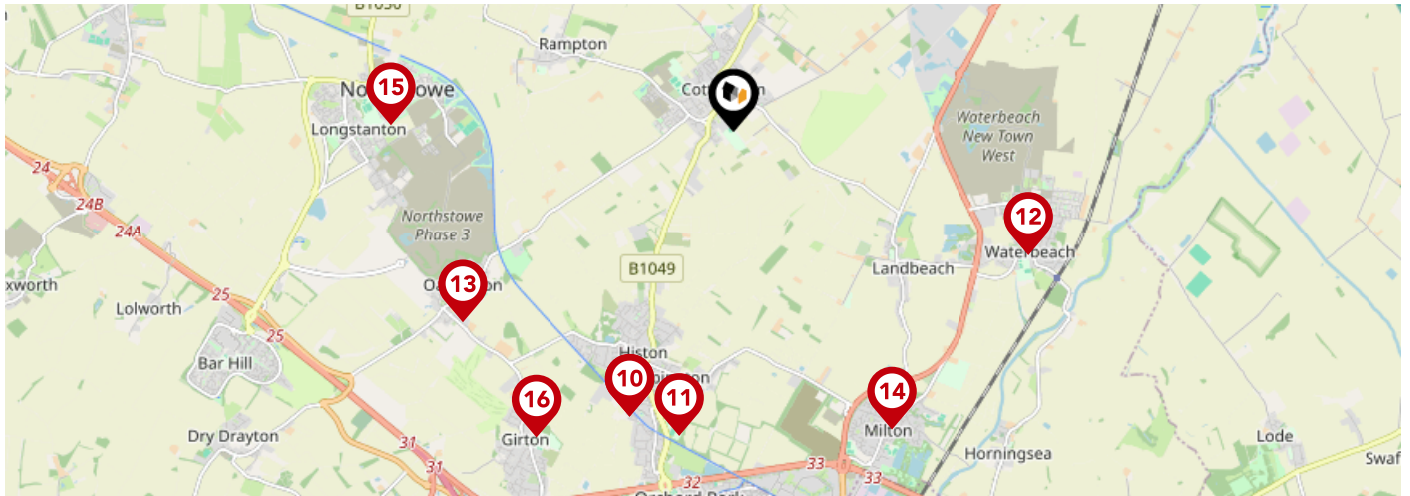










Nearby Green Belt Land

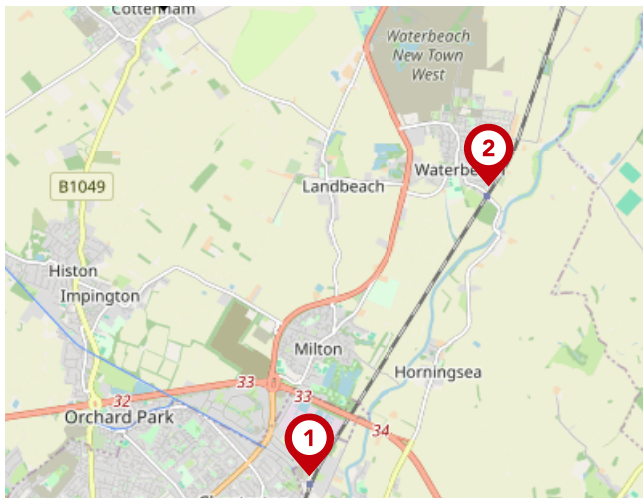
- 1 Cambridge Green Belt - South Cambridgeshire
- 2 Cambridge Green Belt - East Cambridgeshire
- 3 Cambridge Green Belt - Cambridge



		Nursery	Primary	Secondary	College	Private
	Cottenham Village College Ofsted Rating: Good Pupils: 877 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Centre School Ofsted Rating: Good Pupils: 134 Distance:0.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cottenham Primary School Ofsted Rating: Good Pupils: 481 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hope Tree School Ofsted Rating: Requires improvement Pupils: 17 Distance:2.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Histon and Impington Brook Primary School Ofsted Rating: Outstanding Pupils: 434 Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Martin Bacon Academy Ofsted Rating: Not Rated Pupils: 127 Distance:2.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Northstowe Secondary College Ofsted Rating: Good Pupils: 622 Distance:2.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Impington Village College Ofsted Rating: Good Pupils: 1432 Distance:2.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

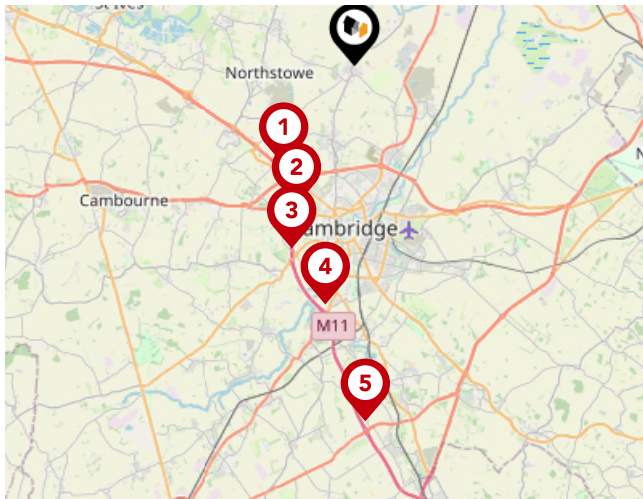


		Nursery	Primary	Secondary	College	Private
	Histon Early Years Centre Ofsted Rating: Good Pupils: 102 Distance:2.75	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Histon and Impington Park Primary School Ofsted Rating: Good Pupils: 344 Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cavendish School Ofsted Rating: Outstanding Pupils: 99 Distance:2.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Waterbeach Community Primary School Ofsted Rating: Good Pupils: 516 Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oakington CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Milton Church of England Primary School Ofsted Rating: Good Pupils: 313 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pathfinder CofE Primary School Ofsted Rating: Not Rated Pupils: 452 Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gretton School Ofsted Rating: Outstanding Pupils: 141 Distance:3.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



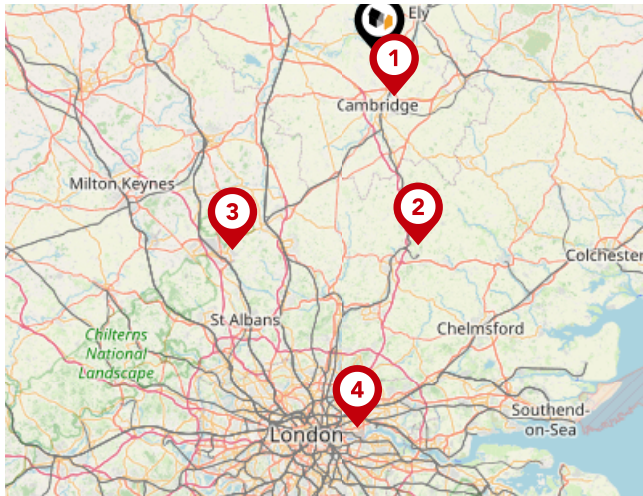
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	4.42 miles
2	Waterbeach Rail Station	3.36 miles
3	Cambridge Rail Station	6.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	4.39 miles
2	M11 J13	5.48 miles
3	M11 J12	6.99 miles
4	M11 J11	8.72 miles
5	M11 J10	12.94 miles



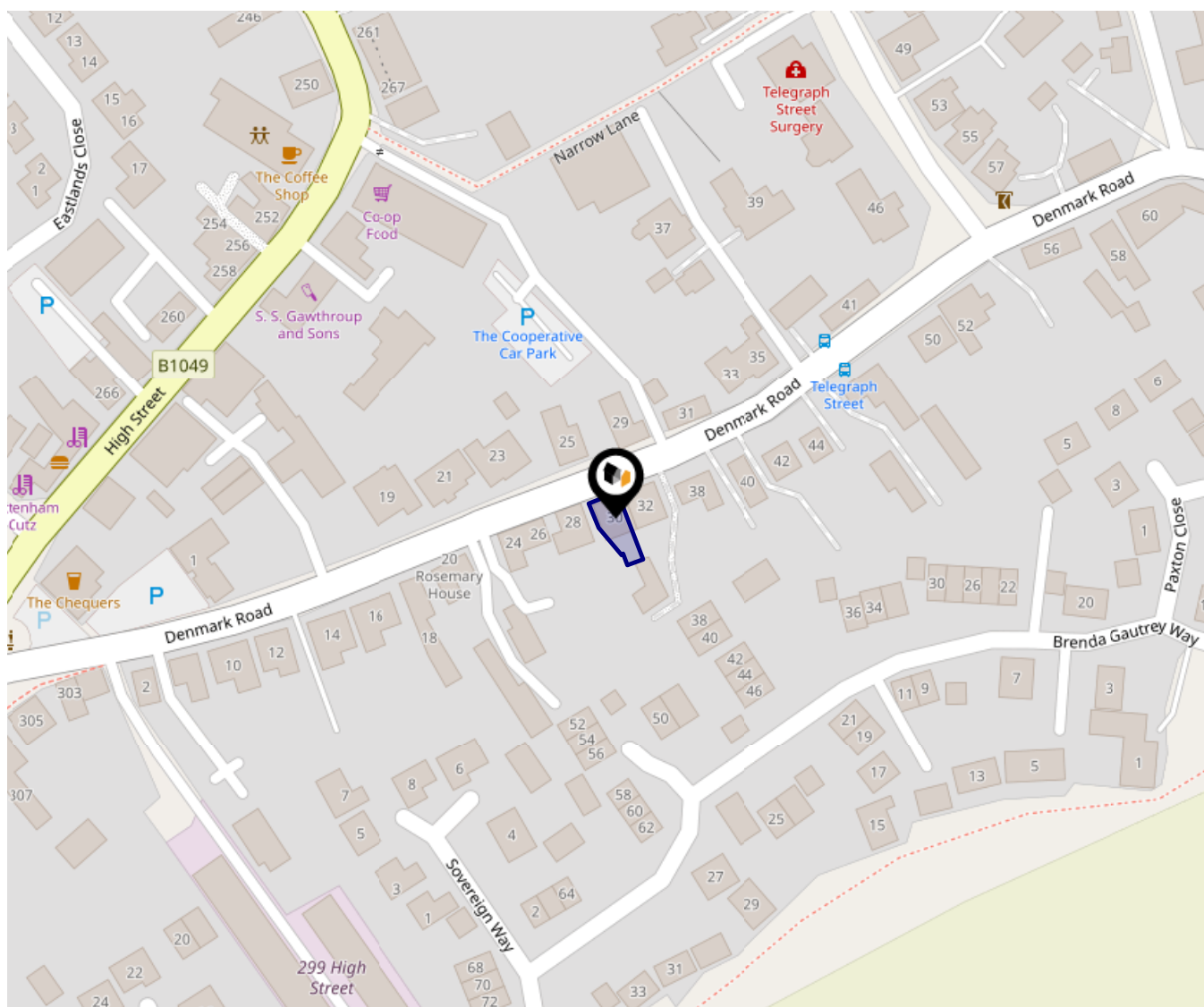
Airports/Helipads

Pin	Name	Distance
1	Cambridge	5.87 miles
2	Stansted Airport	27.9 miles
3	Luton Airport	35.33 miles
4	Silvertown	54.2 miles



Bus Stops/Stations

Pin	Name	Distance
1	Telegraph Street	0.04 miles
2	Denmark Road	0.13 miles
3	Lambs Lane	0.23 miles
4	Bramley Close	0.27 miles
5	Victory Way	0.29 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

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Valuation Office
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