

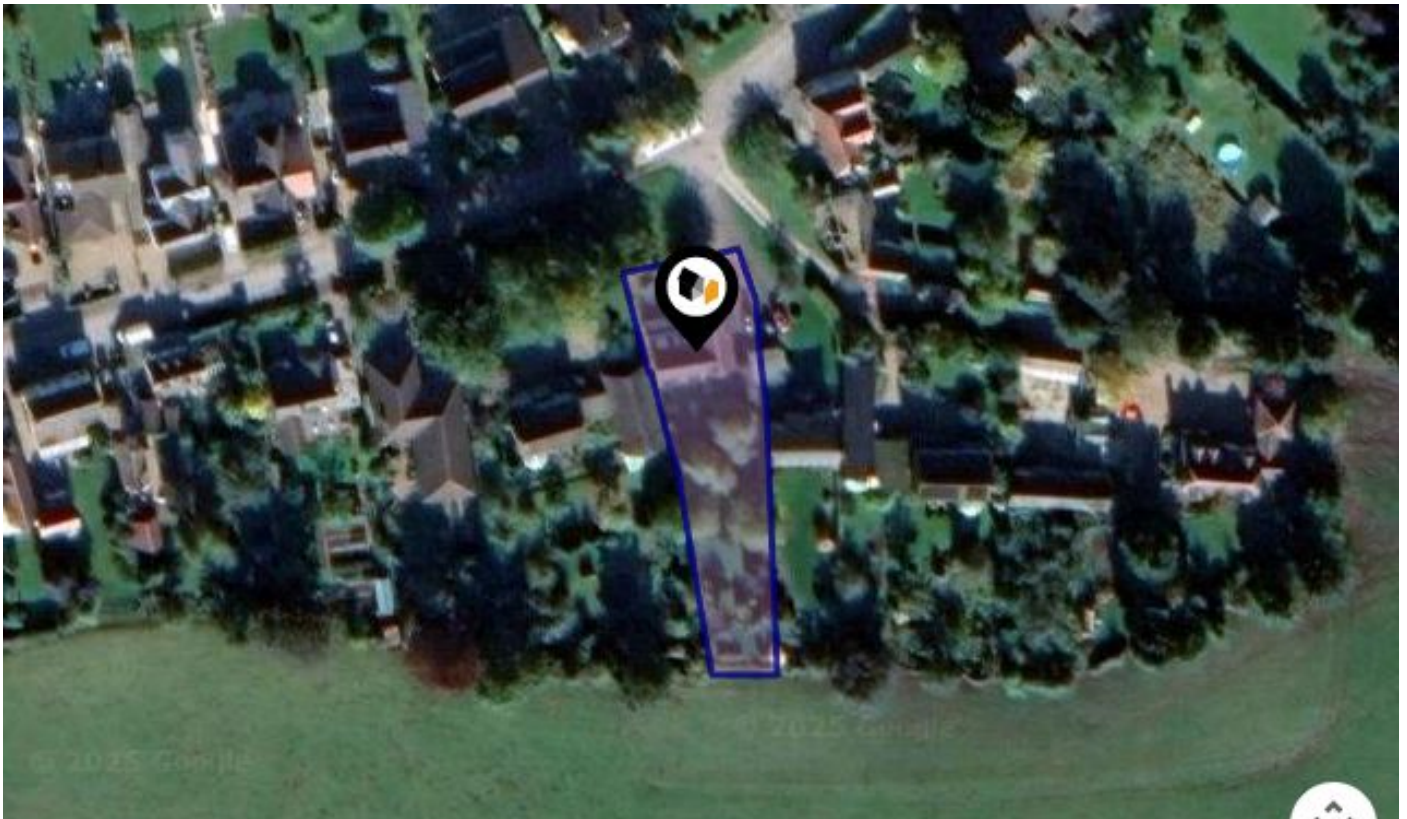


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 23rd July 2025



HIGH STREET, HARLTON, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



Property

| | | | |
|------------------|--|---------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Floor Area: | 1,948 ft ² / 181 m ² | | |
| Plot Area: | 0.28 acres | | |
| Council Tax : | Band F | | |
| Annual Estimate: | £3,488 | | |
| Title Number: | CB349002 | | |

Local Area

| | | | |
|--------------------------|----------------|------------------------------------|------|
| Local Authority: | Cambridgeshire | Estimated Broadband Speeds | |
| Conservation Area: | No | (Standard - Superfast - Ultrafast) | |
| Flood Risk: | | | |
| • Rivers & Seas | Very low | 25 | 1800 |
| • Surface Water | Very low | mb/s | mb/s |
| | | | |
| Mobile Coverage: | | Satellite/Fibre TV Availability: | |
| (based on calls indoors) | | | |



Planning History

This Address



Planning records for: *High Street, Harlton, Cambridge, CB23*

| Reference - S/3143/15/FL | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 09th December 2015 |
| Description: | Internal Alterations to include new staircase & garage conversion door & window replacing garage door additional back door small window to replace larger one in garage & rendering |

Planning records for: ***Rear Of 16 High Street Harlton Cambridge Cambridgeshire CB23 1ES***

| Reference - S/0369/19/PN | |
|--------------------------|---|
| Decision: | - |
| Date: | 30th January 2019 |
| Description: | Prior notification of agricultural or forestry development - proposed two portal framed barns |

Planning records for: ***43 High Street Harlton Cambridge Cambridgeshire CB23 1ES***

| Reference - S/1633/18/LB | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 25th April 2018 |
| Description: | Converting existing garage into habitable accommodation with a single storey extension |

| Reference - 24/01037/HFUL | |
|---------------------------|--|
| Decision: | Decided |
| Date: | 20th March 2024 |
| Description: | Erection of new single pitched glazed link structure between the cottage and the outbuilding to the rear of The White House. |

| Reference - 24/01038/LBC | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 20th March 2024 |
| Description: | Erection of new single pitched glazed link structure between the cottage and the outbuilding to the rear of The White House. |

Planning records for: **43 High Street Harlton Cambridgeshire CB23 1ES**

| Reference - 23/01949/S19LB |
|---|
| <p>Decision: Withdrawn</p> |
| <p>Date: 17th May 2023</p> |
| <p>Description: S19 to vary conditions 2 (Approved plans) and 5 (Precise details) of listed building consent S/3683/18/LB (Conversion of existing garage into habitable accommodation with attendant glass link to existing dwelling) to amend to a more sympathetic design.</p> |
| Reference - S/1632/18/FL |
| <p>Decision: Decided</p> |
| <p>Date: 25th April 2018</p> |
| <p>Description: Converting existing garage into habitable accommodation with a single storey extension</p> |
| Reference - 23/01908/S73 |
| <p>Decision: Withdrawn</p> |
| <p>Date: 17th May 2023</p> |
| <p>Description: S73 to vary condition 2 (Approved plans) of planning permission S/3682/18/FL (Conversion of existing garage into habitable accommodation with attendant glass link to existing dwelling) to amend to a more sympathetic design.</p> |
| Reference - 24/00317/FUL |
| <p>Decision: Awaiting decision</p> |
| <p>Date: 20th March 2024</p> |
| <p>Description: Two storey and part single storey rear extension</p> |

Planning records for: **43 High Street Harlton Cambridgeshire CB23 1ES**

| Reference - 24/00517/TRCA | |
|---------------------------|--|
| Decision: | Awaiting decision |
| Date: | 20th March 2024 |
| Description: | H1 Conifer hedge - reduce height by 3 Meters which will leave the finish height at approximately 2 metres and trim sides. T2 Self set tree near Village Hall - fell to near ground level. G3 7no Limes - all trees have large dead wood in crown. Remove major dead wood and crown raise over Churchyard side to 3m. Over the footpath on opposite side raise to 2m. |

| Reference - S/3683/18/LB | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 26th September 2018 |
| Description: | Conversion of existing garage into habitable accommodation with attendant glass link to existing dwelling |

| Reference - S/3682/18/FL | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 26th September 2018 |
| Description: | Conversion of existing garage into habitable accommodation with attendant glass link to existing dwelling |

Planning records for: **48 High Street Harlton Cambridgeshire CB23 1ES**

| Reference - S/0626/10/F | |
|-------------------------|----------------------------|
| Decision: | Decided |
| Date: | 20th April 2010 |
| Description: | Extensions and Alterations |

Planning records for: **48 High Street Harlton Cambridge Cambridgeshire CB23 1ES**

| Reference - S/0456/11 | |
|-----------------------|-----------------|
| Decision: | Decided |
| Date: | 07th March 2011 |
| Description: | DOC |

Planning records for: **The Old Post Office 72 High Street Harlton Cambridge Cambridgeshire CB23 1ES**

| Reference - 22/03218/HFUL | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 14th July 2022 |
| Description: | Demolition of existing conservatories and erection of part two storey part first floor rear extension with Juliet balconies |

Planning records for: **73 High Street Harlton Cambridge Cambridgeshire CB23 1ES**

| Reference - S/1879/11 | |
|-----------------------|--|
| Decision: | Decided |
| Date: | 21st September 2011 |
| Description: | Erection of a two storey extension to the East side and rear of the property and a single storey extension to the West side. (Amended) |

Planning records for: **75 High Street Harlton Cambridge Cambridgeshire CB23 1ES**

| Reference - S/2183/15/FL | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 26th August 2015 |
| Description: | First floor extension to the east side of the existing house |

Planning records for: **76 High Street Harlton Cambridgeshire CB23 1ES**

| Reference - 24/00801/HFUL | |
|---------------------------|--|
| Decision: | Decided |
| Date: | 04th March 2024 |
| Description: | Demolish lean-to greenhouse and store off the existing outbuilding. Extend the outbuilding to the rear and convert it to create garden room with bathroom, altering the fenestration. Installation of solar panels on the roof of the outbuilding. |

Planning records for: **77 High Street Harlton CB23 1ES**

| Reference - 21/01150/HFUL | |
|---------------------------|--|
| Decision: | Decided |
| Date: | 12th March 2021 |
| Description: | Demolition of existing garage and construction of single storey side and rear extension along with 1.6m brick and rail wall to left side of property |

Planning records for: **81 High Street Harlton Cambridge CB23 1ES**

| Reference - S/1751/11 | |
|-----------------------|--|
| Decision: | Decided |
| Date: | 02nd September 2011 |
| Description: | Erection of single storey integral garage and family room to side of property in place of existing garage. |

Planning records for: **82 High Street Harlton Cambridge Cambridgeshire CB23 1ES**

| Reference - S/0718/11 | |
|-----------------------|--|
| Decision: | Decided |
| Date: | 06th April 2011 |
| Description: | Side and Rear Extensions - Discharge of Conditions |

Planning records for: **82 High Street Harlton Cambridge Cambridgeshire CB23 1ES**

| Reference - S/2302/10 | |
|-----------------------|--------------------------|
| Decision: | Decided |
| Date: | 29th December 2010 |
| Description: | Side and Rear Extensions |

Planning records for: **83 High Street Harlton CB23 1ES**

| Reference - 24/01304/FUL | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 04th April 2024 |
| Description: | Erection of a new dwelling and garden shed with associated access and parking provision following the demolition of the existing single storey garage and construction of a rear single storey extension to the existing dwelling. resubmission of planning consent 21/02428/FUL |

| Reference - S/1410/18/FL | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 11th April 2018 |
| Description: | Erection of a new dwelling with associated access and parking provision following the demolition of the existing single storey garage and construction of a rear single storey extension to the existing dwelling. |

| Reference - 21/02428/FUL | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 25th May 2021 |
| Description: | Single storey rear extension to the existing dwelling and erection of a new dwelling with associated access and parking provision following the demolition of the existing single storey garage |

Planning records for: **98 High Street Harlton Cambridgeshire CB23 1ES**

| Reference - 24/04661/LBC | |
|--------------------------|-------------------------------|
| Decision: | Decided |
| Date: | 13th December 2024 |
| Description: | Replacement of 2 No. windows. |

Planning records for: **100 High Street Harlton Cambridge Cambridgeshire CB23 1ES**

| Reference - S/0377/19/FL | |
|--------------------------|----------------------------|
| Decision: | Decided |
| Date: | 31st January 2019 |
| Description: | First floor rear extension |

Planning records for: **60 High Street Harlton CB23 1ES**

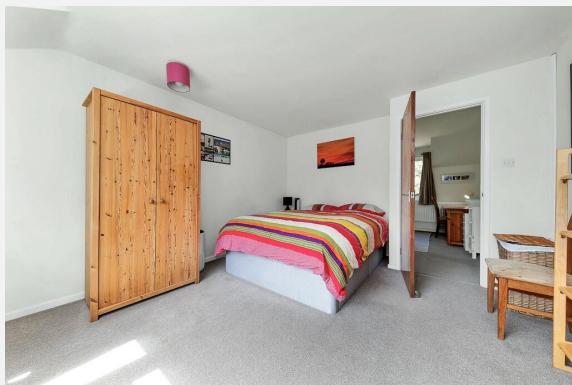
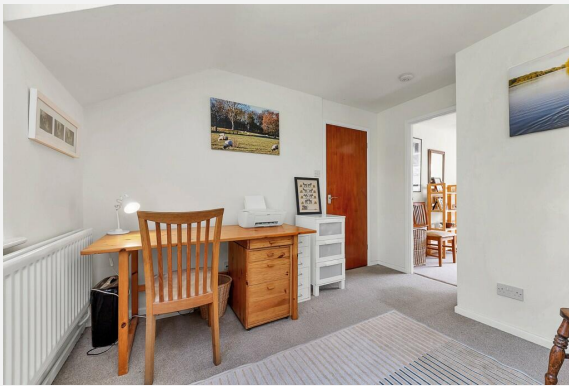
| Reference - 20/02382/LBC | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 15th May 2020 |
| Description: | Internal refurbishment of the existing post 1960 ground floor toilet block, creation of new en suite first floor shower room and tea point, conversion of the existing ground floor shower room to storeroom and installation of new external soil and vent pipe. |

| Reference - 20/02396/ADV | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 18th May 2020 |
| Description: | Installation of 2 No. new external pub signage |

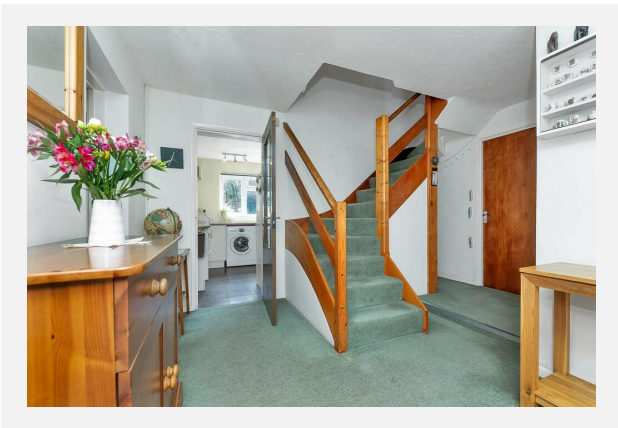
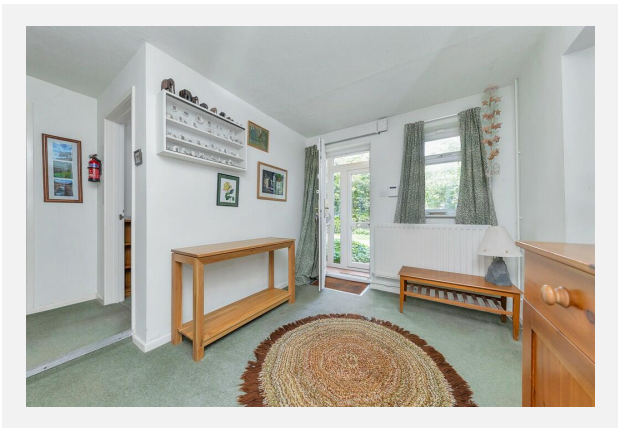
Planning records for: **60 High Street Harlton CB23 1ES**

| Reference - 20/02397/FUL | |
|--------------------------|--|
| Decision: | Decided |
| Date: | 18th May 2020 |
| Description: | Internal refurbishment of the existing post 1960 ground floor toilet block, creation of new ensuite first floor shower room and tea point, conversion of the existing ground floor shower room to storeroom and installation of new external soil and vent pipe. |





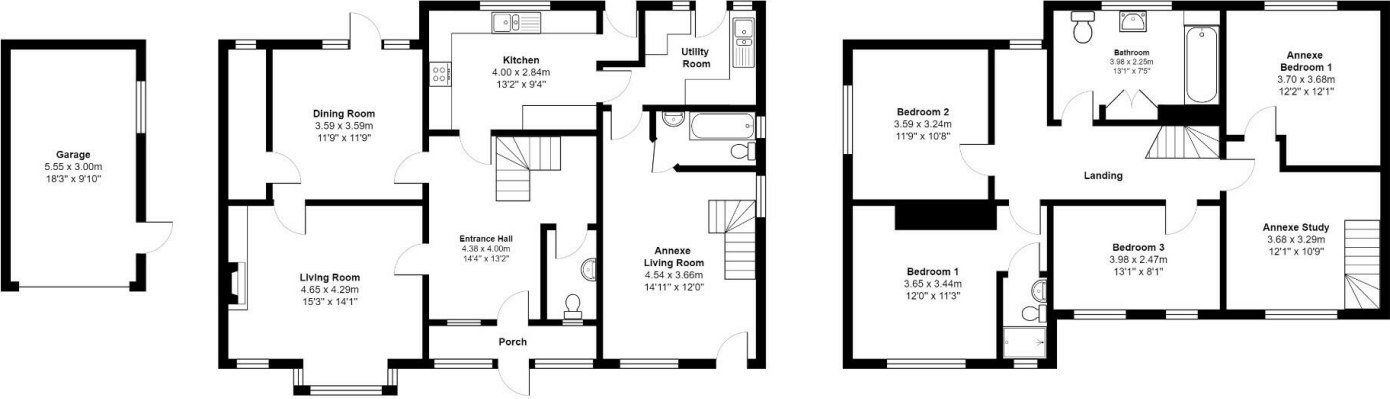




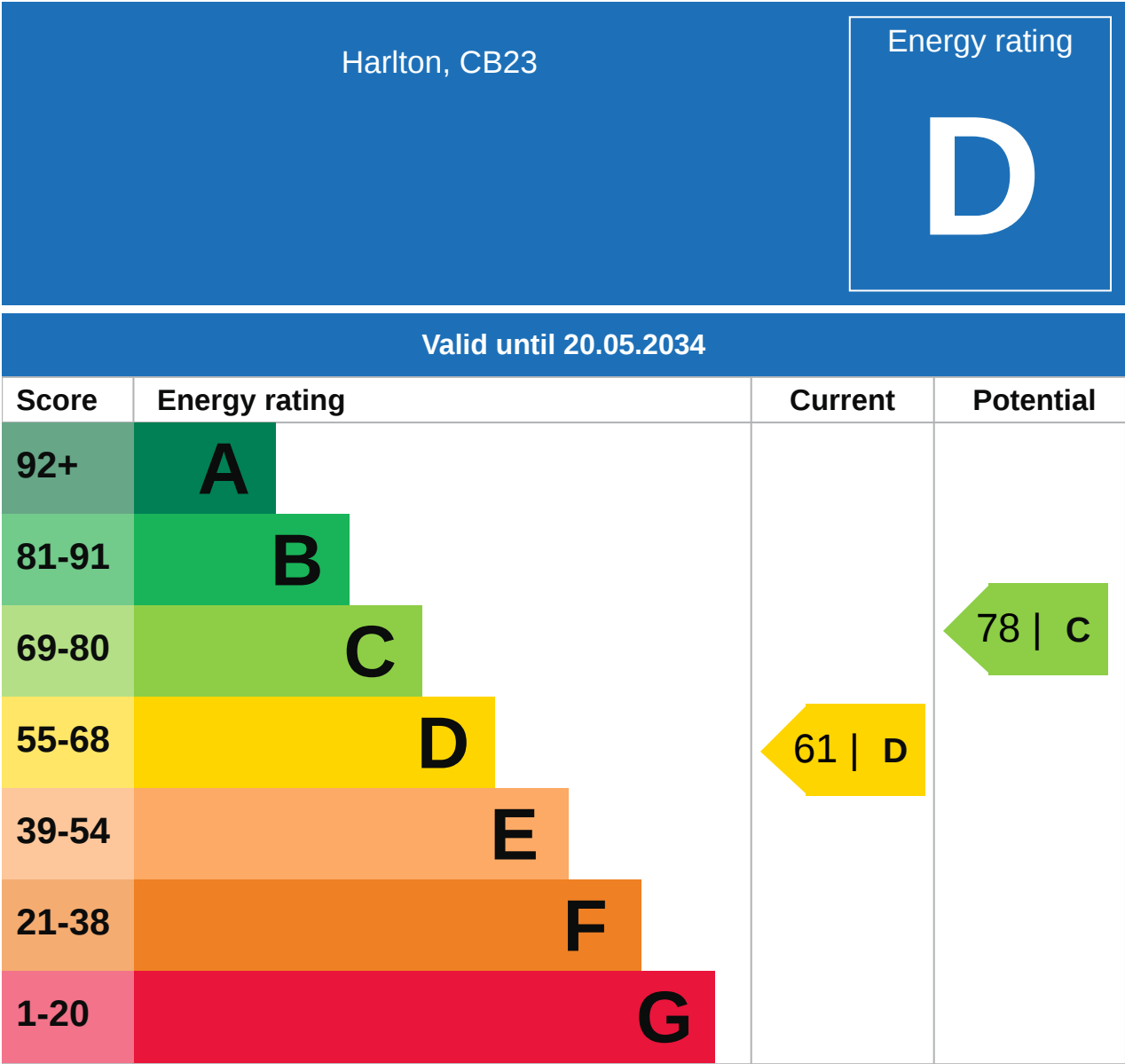
HIGH STREET, HARLTON, CAMBRIDGE, CB23

Ground Floor

First Floor



Total Area: 210.0 m² ... 2261 ft²
All measurements are approximate and for display purposes only



Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Oil (not community) |
| Main Gas: | No |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing installed during or after 2002 |
| Previous Extension: | 2 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | Pitched, 150 mm loft insulation |
| Roof Energy: | Good |
| Main Heating: | Boiler and radiators, oil |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Hot Water System: | From main system, no cylinder thermostat |
| Hot Water Energy Efficiency: | Poor |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | Solid, no insulation (assumed) |
| Total Floor Area: | 181 m ² |



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



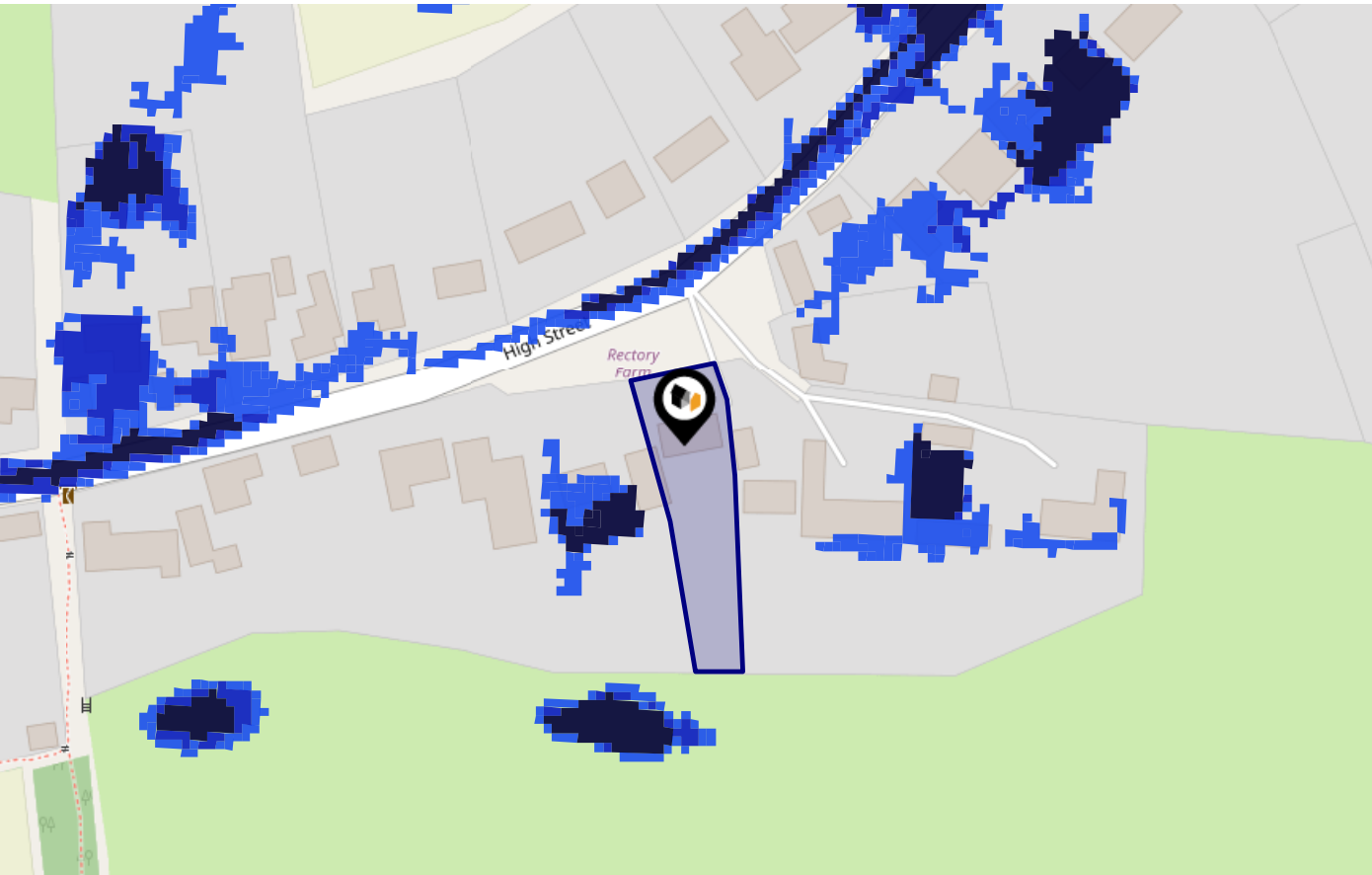
/cookecurtisco

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.

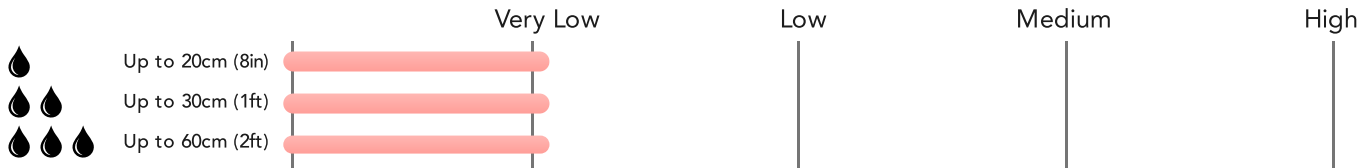


Risk Rating: Very low

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:

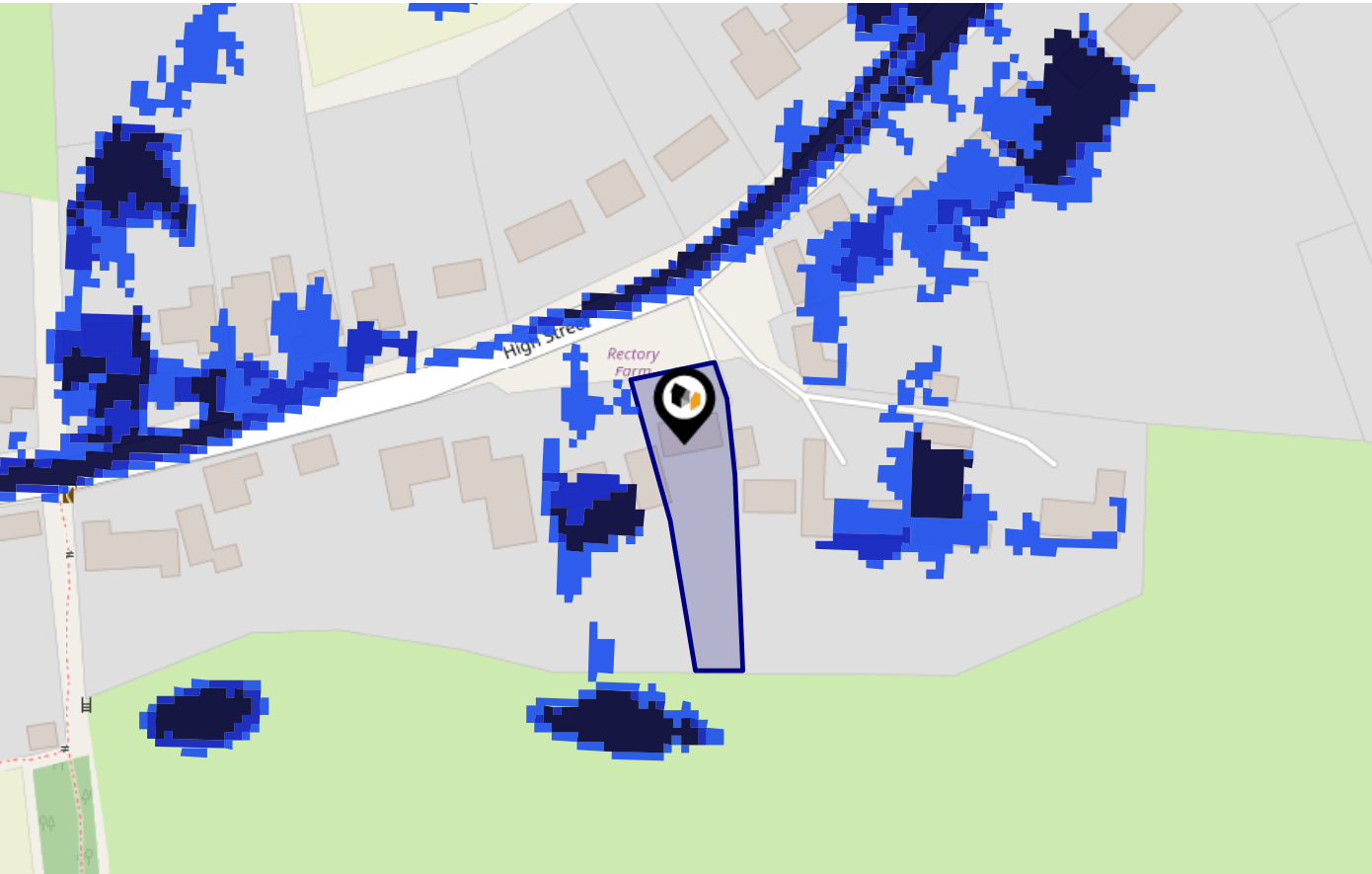


Flood Risk

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.

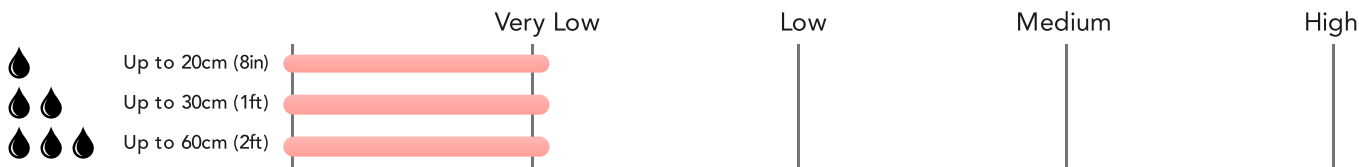


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

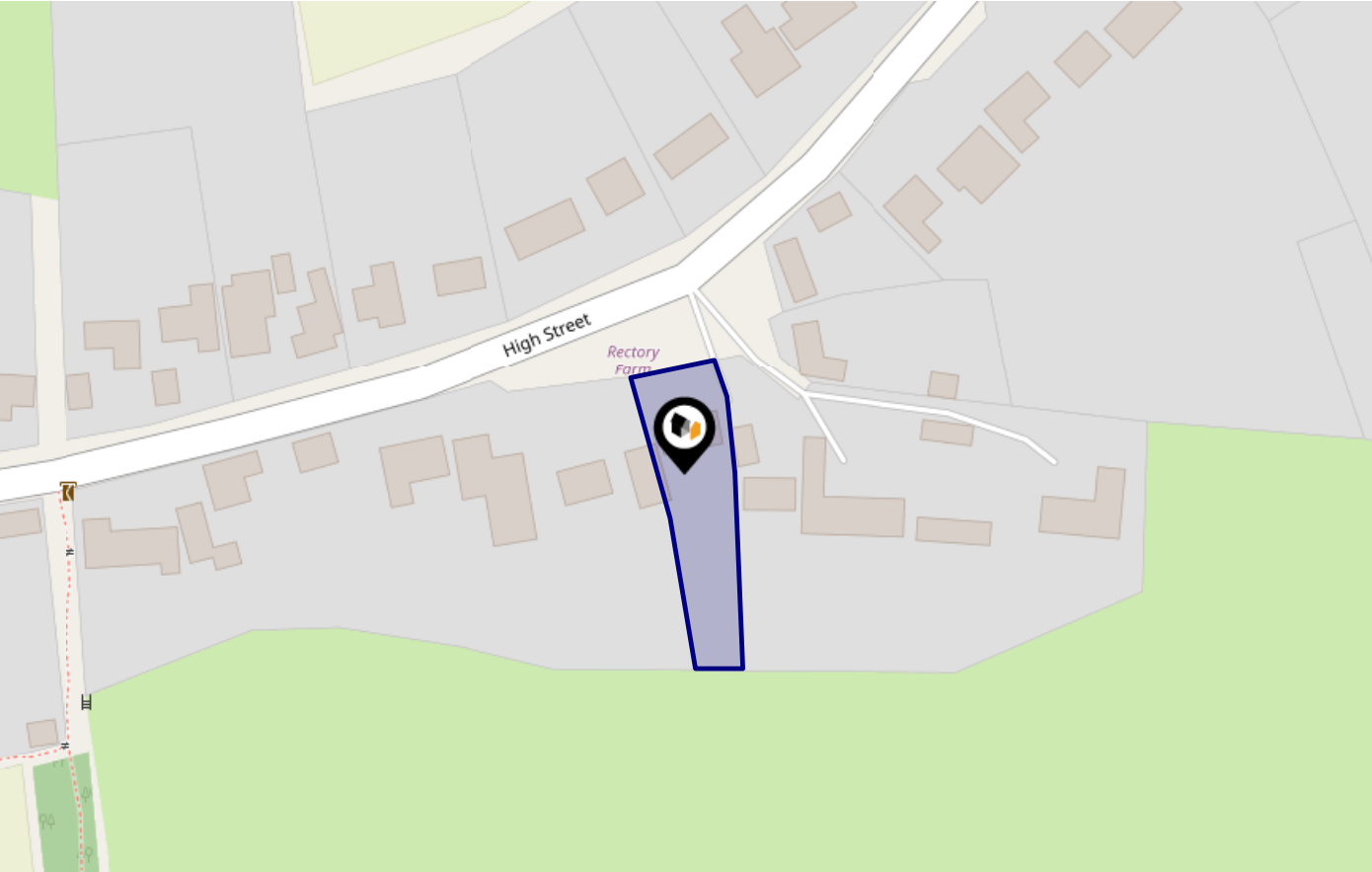


Flood Risk

Rivers & Seas - Flood Risk



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

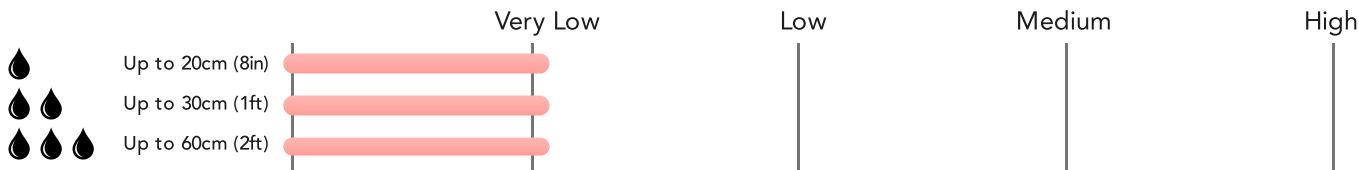


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

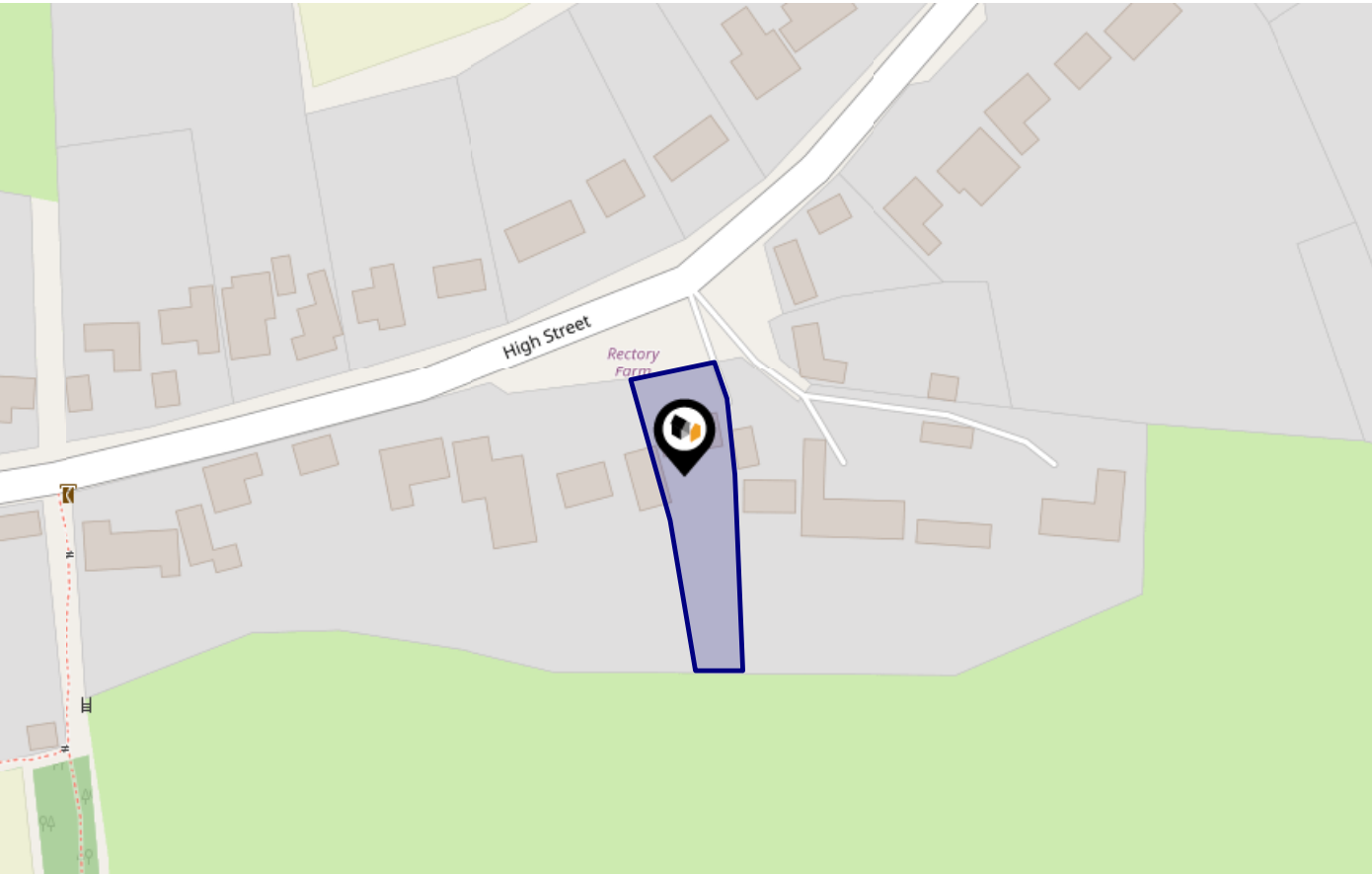


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:

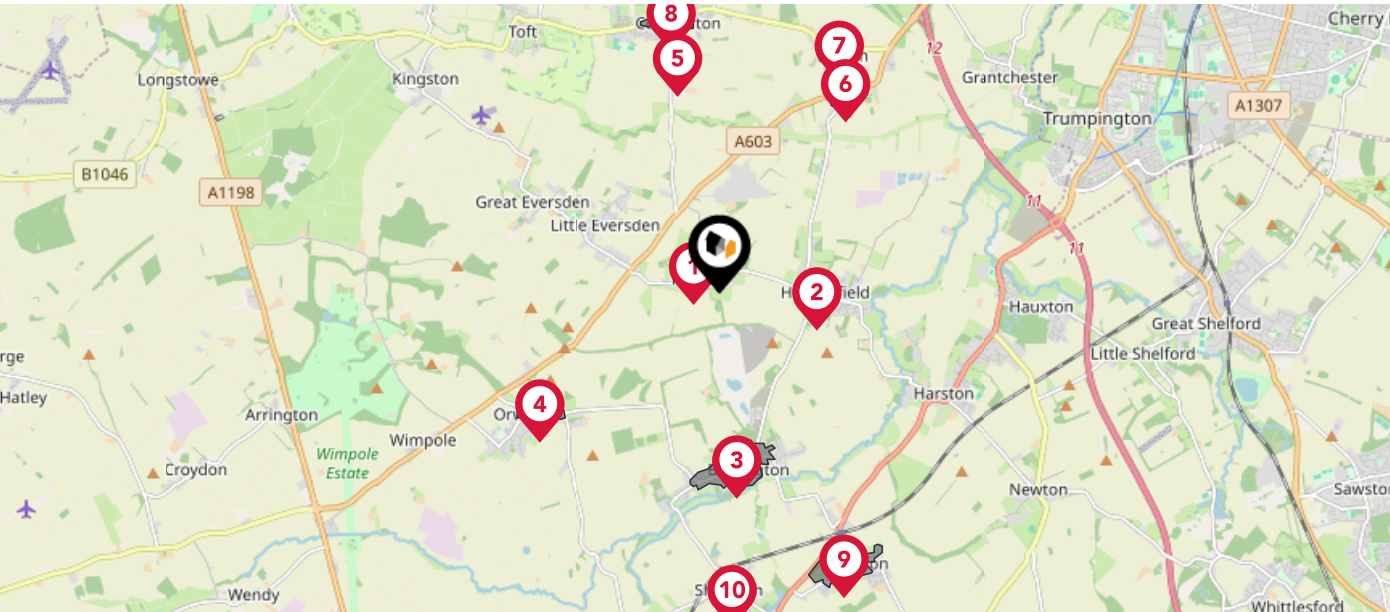


Maps

Conservation Areas

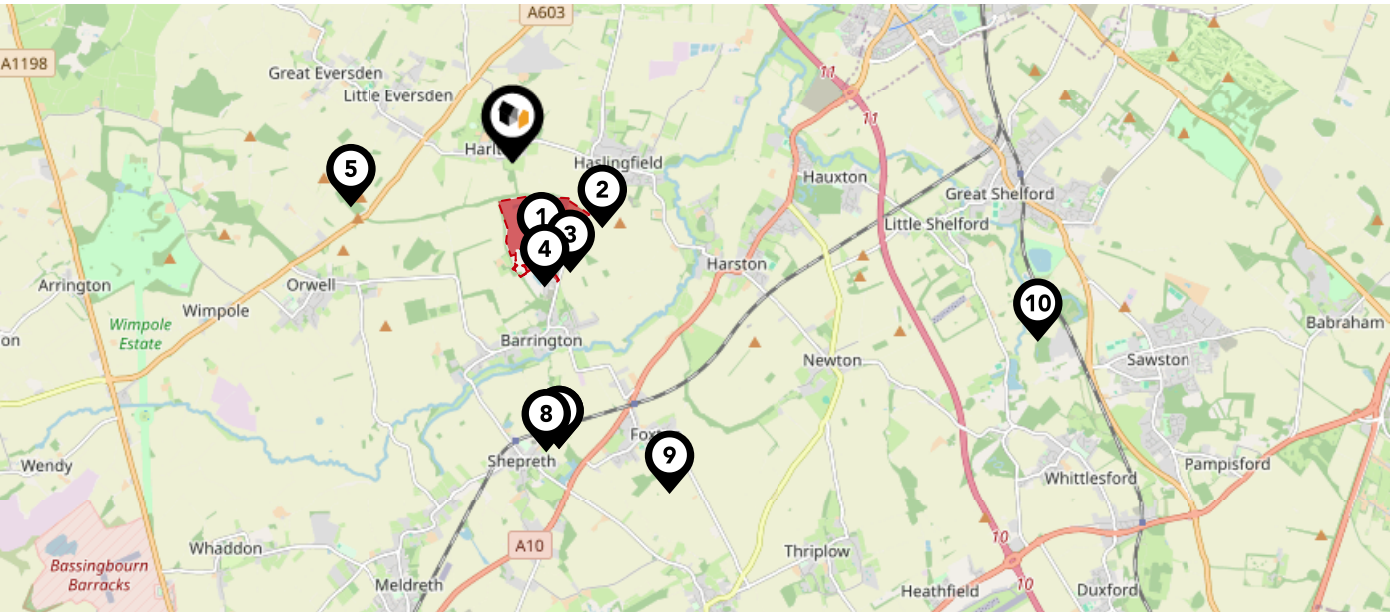


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



| Nearby Conservation Areas | |
|---------------------------|---------------------|
| 1 | Harlton |
| 2 | Haslingfield |
| 3 | Barrington |
| 4 | Orwell |
| 5 | Comberton St Mary's |
| 6 | Barton Wimpole Road |
| 7 | Barton St Peter's |
| 8 | Comberton Village |
| 9 | Foxton |
| 10 | Shepreth |

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 | Haslingfield-Chapel Hill, Haslingfield | Historic Landfill |
| 3 | Chapel Hill-Barrington | Historic Landfill |
| 4 | EA/EPR/FB3105UN/V002 | Active Landfill |
| 5 | Little Eversden Landfill-Orwell Hill, Little Eversden | Historic Landfill |
| 6 | Seearo Construction Ltd - Barrington Park Farm-Foxton Road,Barrington,Cambridgeshire | Historic Landfill |
| 7 | Searro-Shepreth | Historic Landfill |
| 8 | Angle Lane-Shepreth, Cambridgeshire | Historic Landfill |
| 9 | Old Chalk Pit (Parish Clunch Pit)-Foxton | Historic Landfill |
| 10 | Shelford Tip-Shelford | Historic Landfill |

This map displays nearby coal mine entrances and their classifications.



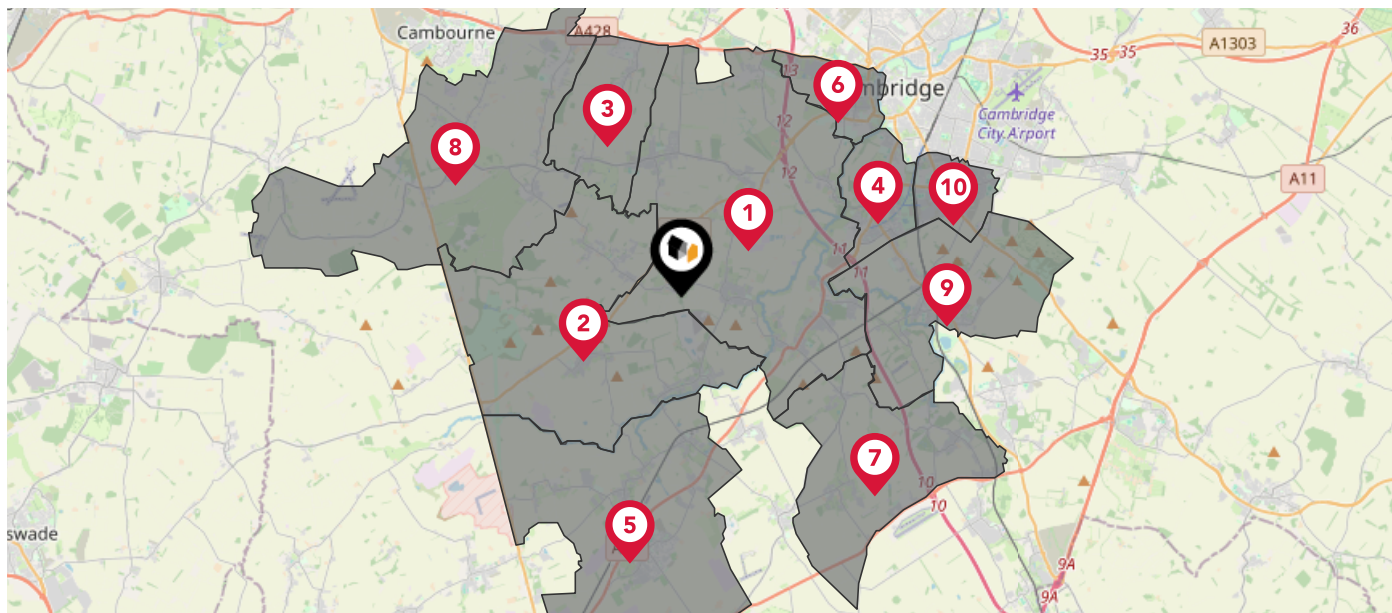
Mine Entry

- ✕ 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

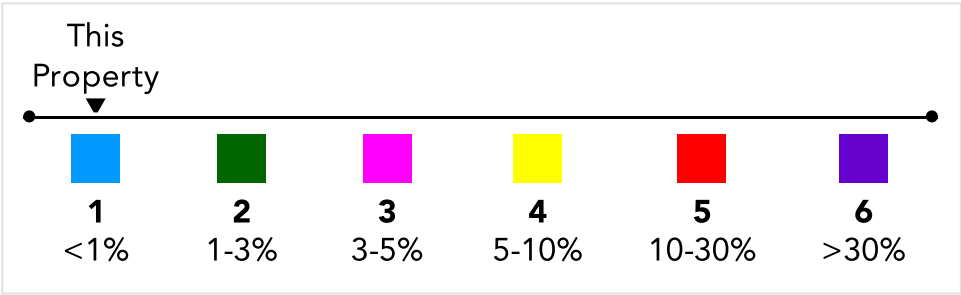
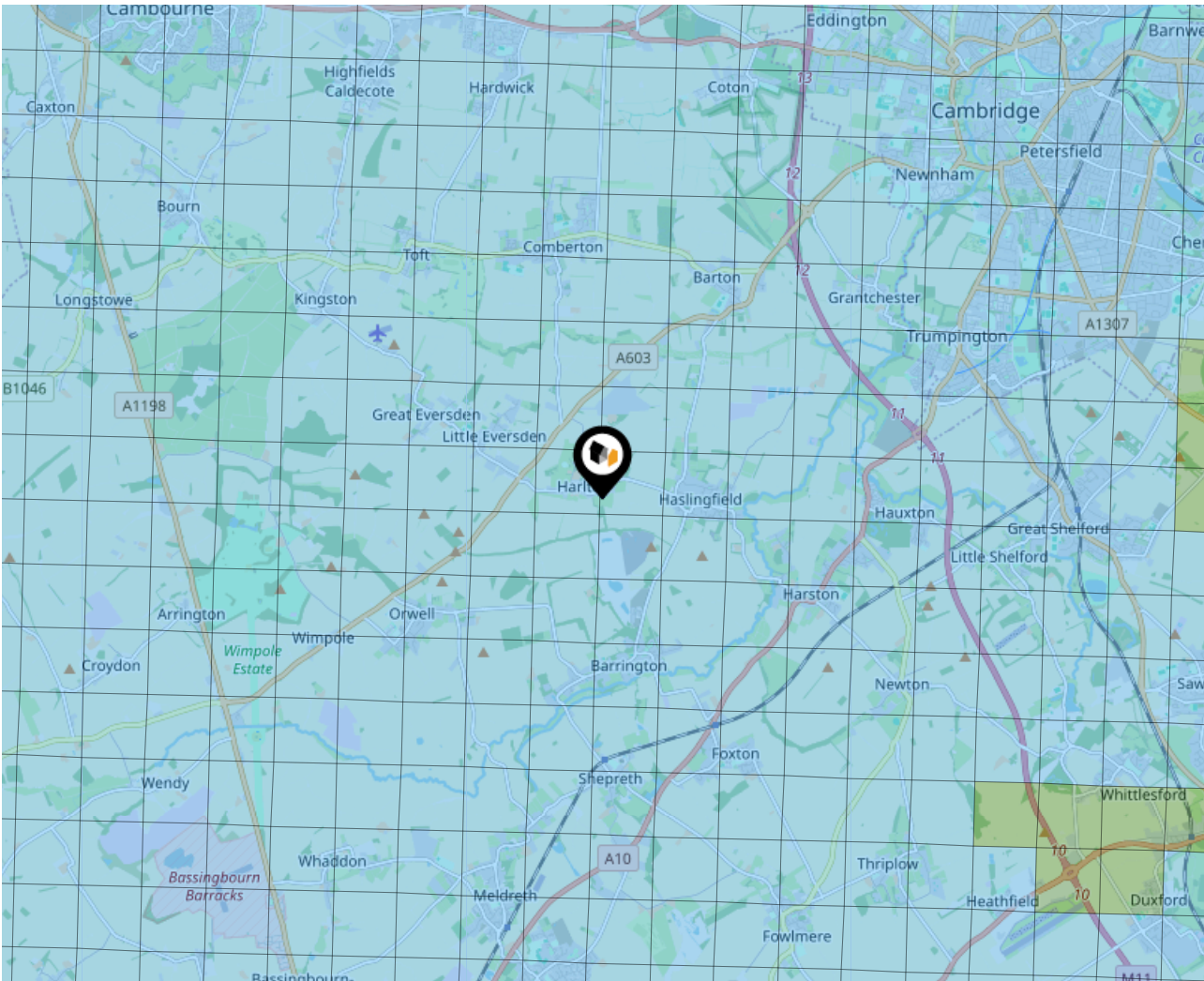


Nearby Council Wards

- | | |
|----|--------------------------|
| 1 | Harston & Comberton Ward |
| 2 | Barrington Ward |
| 3 | Hardwick Ward |
| 4 | Trumpington Ward |
| 5 | Melbourn Ward |
| 6 | Newnham Ward |
| 7 | Whittlesford Ward |
| 8 | Caldecote Ward |
| 9 | Shelford Ward |
| 10 | Queen Edith's Ward |

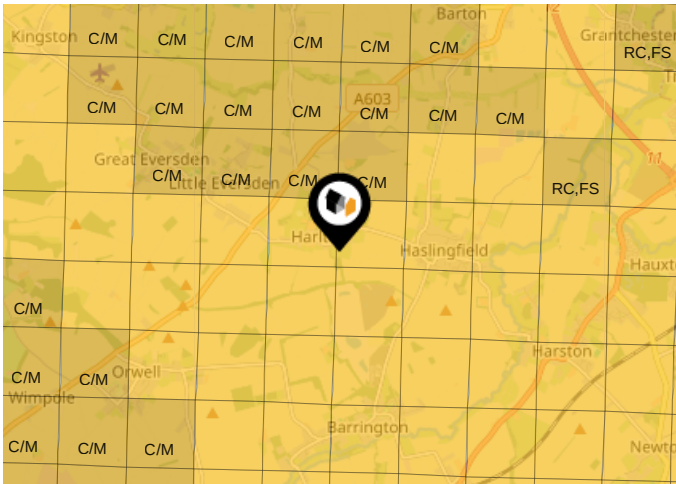
What is Radon?

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



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

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

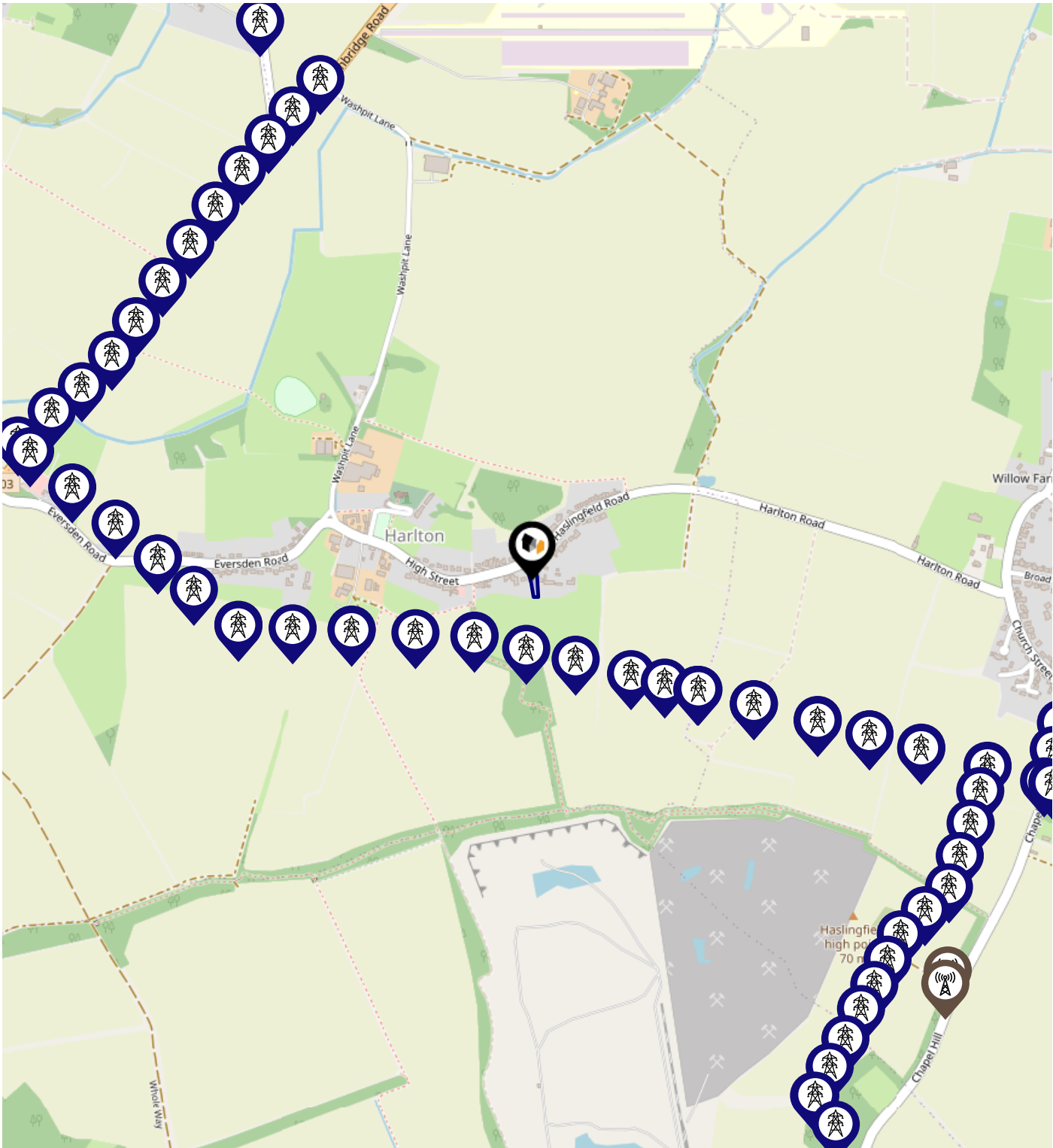


Primary Classifications (Most Common Clay Types)



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

Local Area

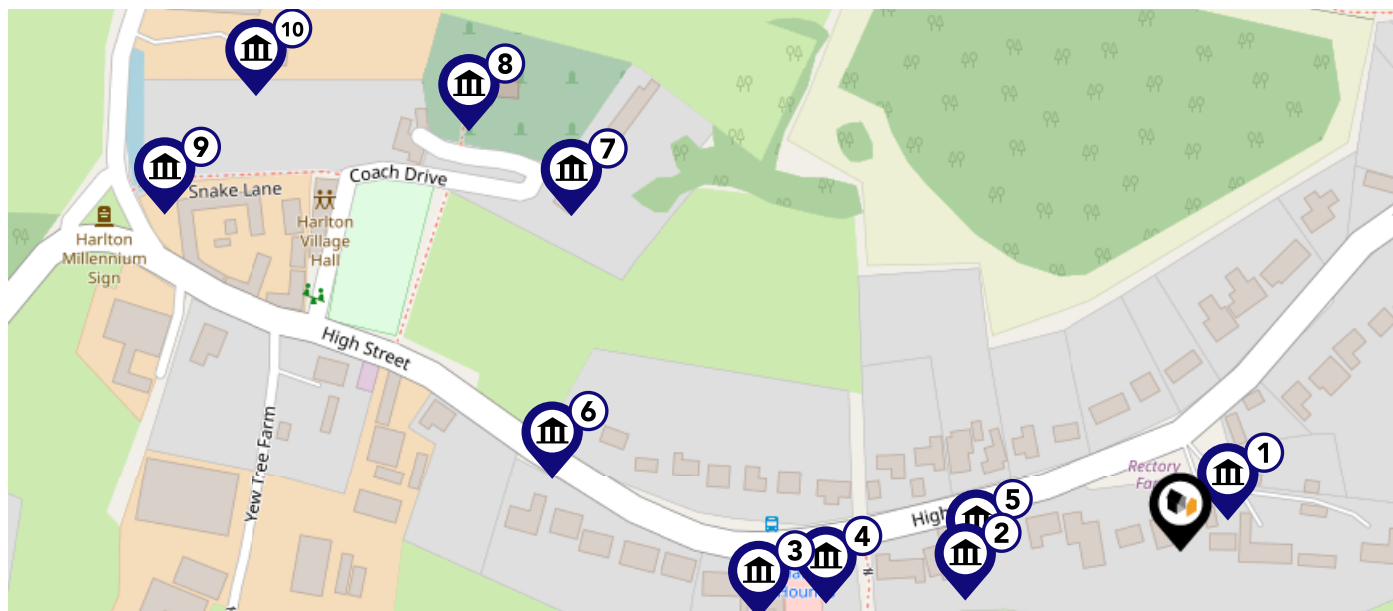
Masts & Pylons













Key:

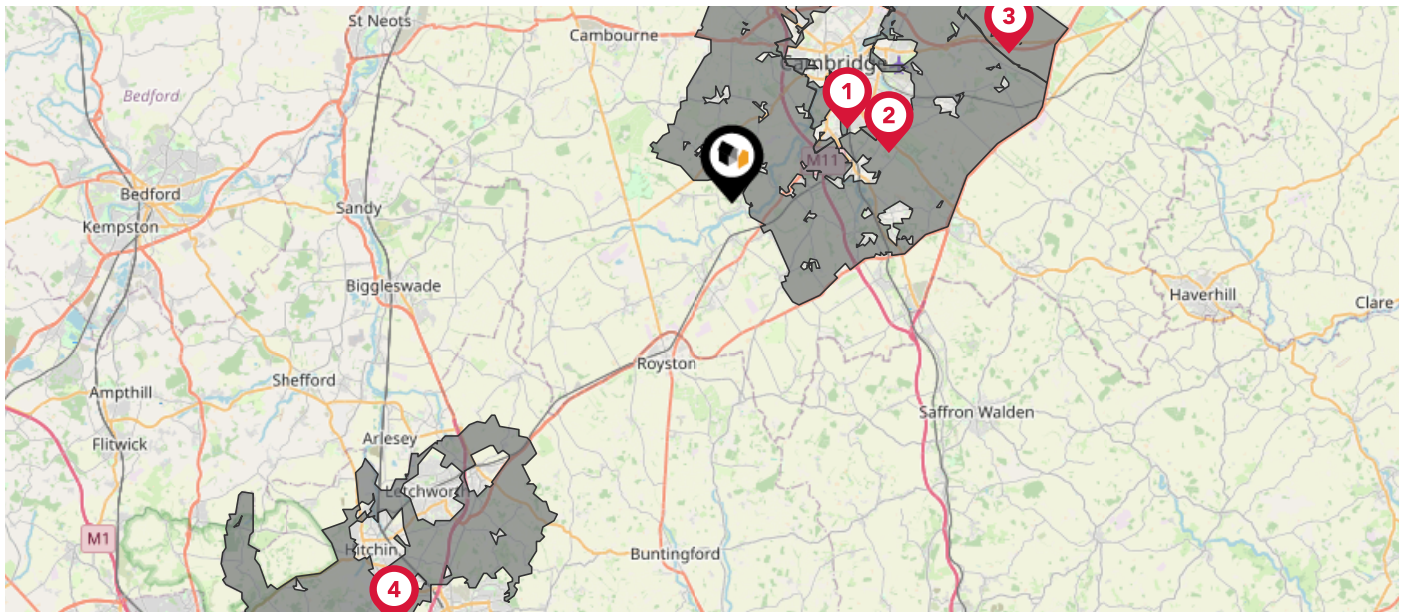
-  Power Pylons
-  Communication Masts

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



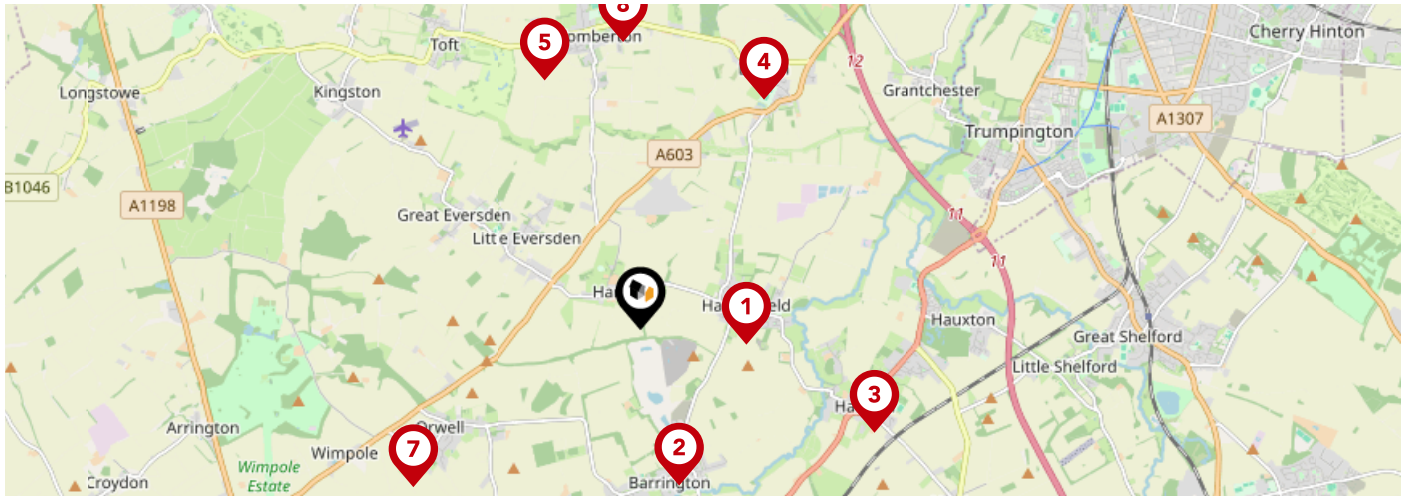
| Listed Buildings in the local district | | Grade | Distance |
|---|--|----------|-----------|
|  | 1163071 - Elm Cottage | Grade II | 0.0 miles |
|  | 1309333 - Sunnyside | Grade II | 0.1 miles |
|  | 1331118 - The Hare And Hounds Public House | Grade II | 0.1 miles |
|  | 1127756 - Lyn Cottage | Grade II | 0.1 miles |
|  | 1331119 - Combe Cottage | Grade II | 0.1 miles |
|  | 1127755 - The White House | Grade II | 0.2 miles |
|  | 1331115 - The Old Rectory | Grade II | 0.2 miles |
|  | 1127751 - Church Of St Mary | Grade I | 0.2 miles |
|  | 1127757 - The Dove House | Grade II | 0.3 miles |
|  | 1163085 - Manor Farmhouse | Grade II | 0.3 miles |

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

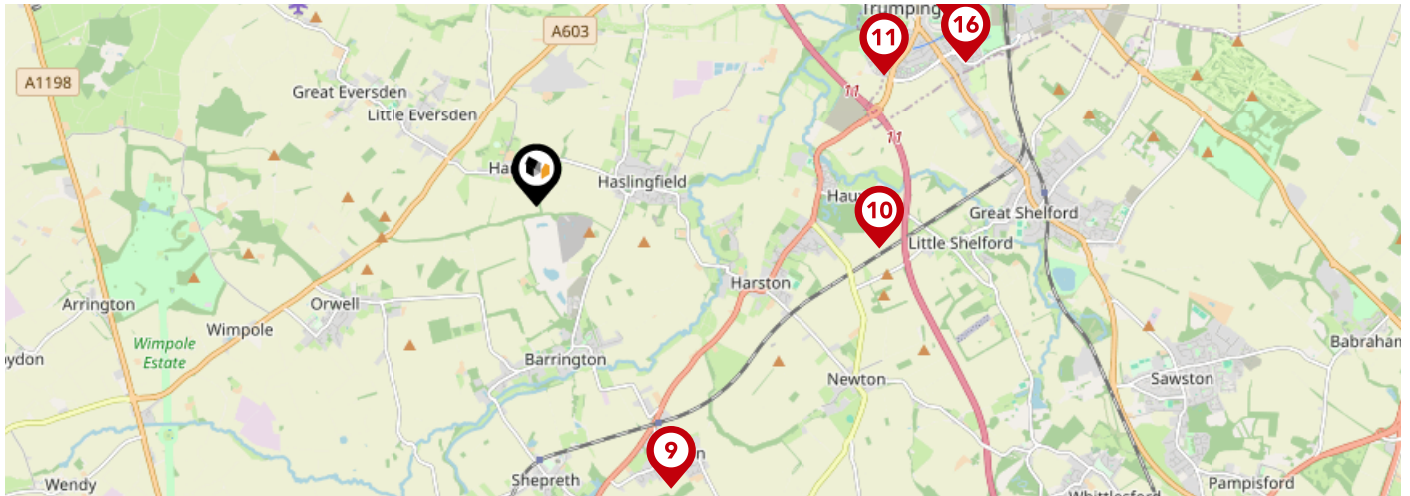










Nearby Green Belt Land

-  Cambridge Green Belt - South Cambridgeshire
-  Cambridge Green Belt - Cambridge
-  Cambridge Green Belt - East Cambridgeshire
-  London Green Belt - North Hertfordshire



| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:0.97 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:1.46 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:2.32 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:2.37 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:2.43 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:2.52 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 121 Distance:2.52 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:2.62 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

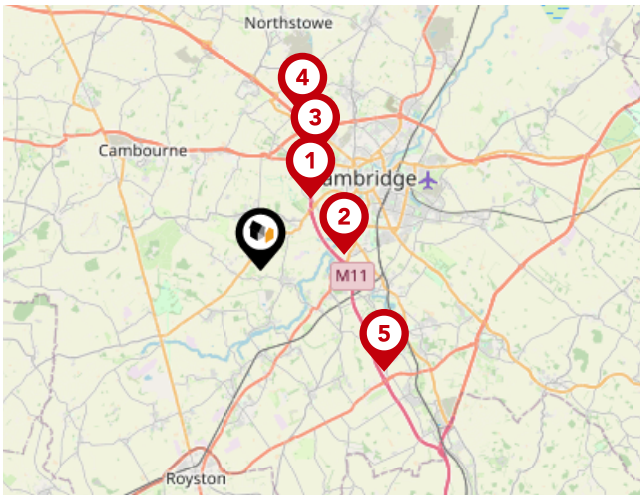


| | | Nursery | Primary | Secondary | College | Private |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:2.84 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:3.13 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:3.37 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Aurora Meldreth Manor School Ofsted Rating: Good Pupils: 45 Distance:3.86 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Meldreth Primary School Ofsted Rating: Good Pupils: 208 Distance:4.05 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:4.06 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:4.1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:4.12 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



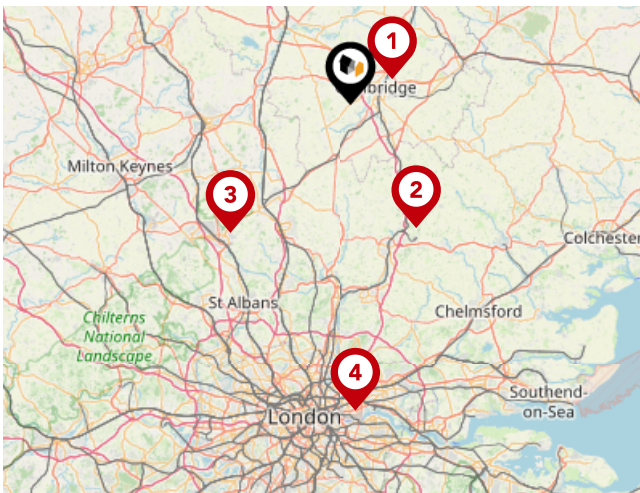
National Rail Stations

| Pin | Name | Distance |
|-----|-----------------------|------------|
| | Shepreth Rail Station | 2.61 miles |
| | Foxton Rail Station | 2.51 miles |
| | Meldreth Rail Station | 4.34 miles |



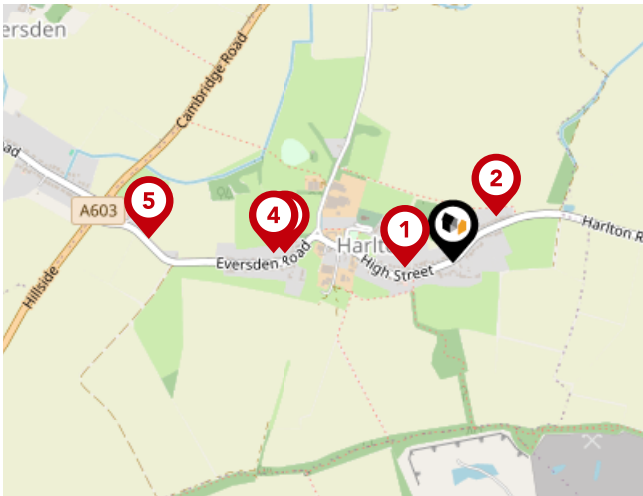
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| | M11 J12 | 3.21 miles |
| | M11 J11 | 3.13 miles |
| | M11 J13 | 4.63 miles |
| | M11 J14 | 5.86 miles |
| | M11 J10 | 5.85 miles |



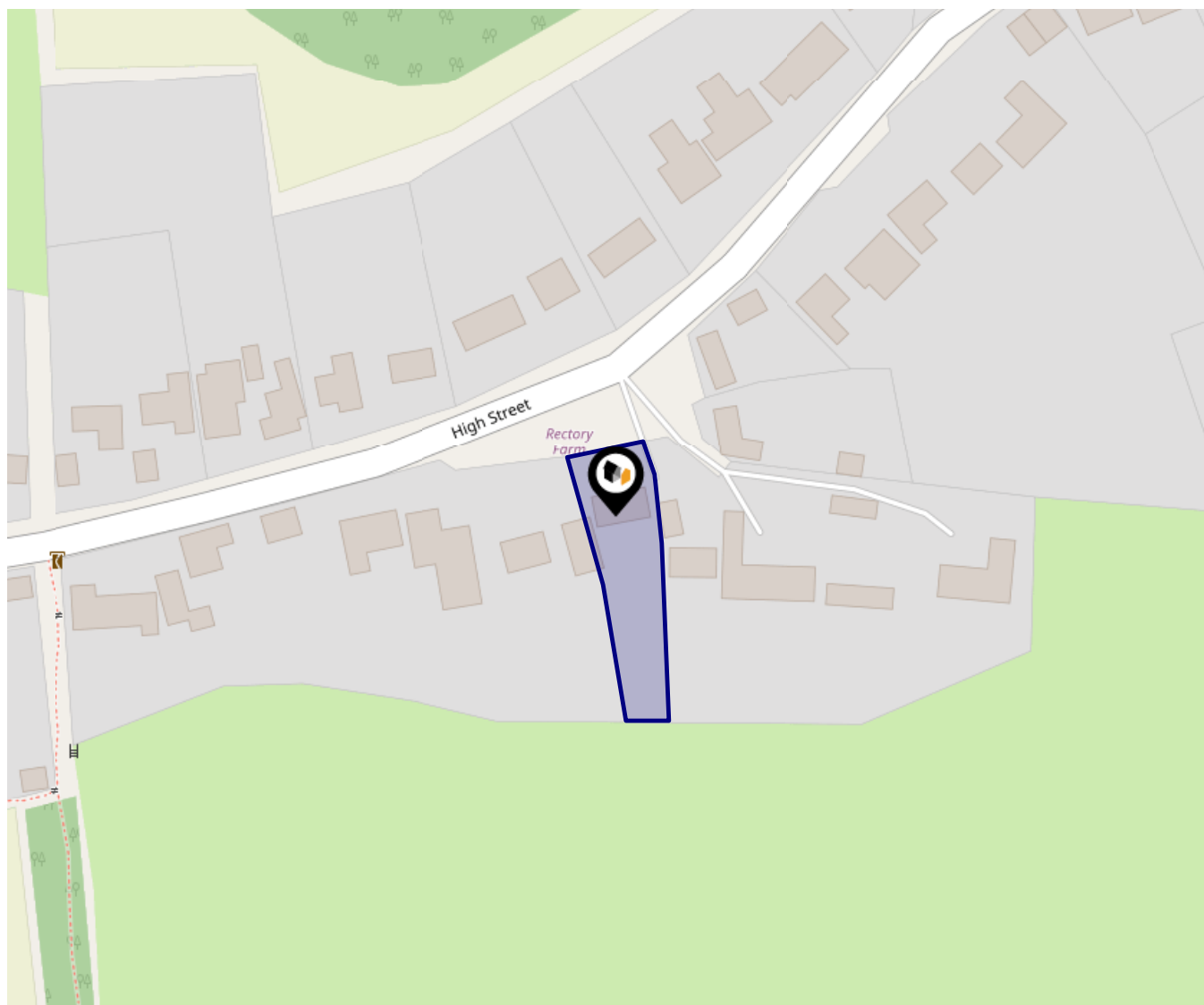
Airports/Helipads

| Pin | Name | Distance |
|-----|------------------|-------------|
| | Cambridge | 7.16 miles |
| | Stansted Airport | 20.55 miles |
| | Luton Airport | 25.62 miles |
| | Silvertown | 44.87 miles |








Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------|------------|
| 1 | Hare and Hounds | 0.11 miles |
| 2 | Haslingfield Road | 0.14 miles |
| 3 | Eversden Road | 0.38 miles |
| 4 | Eversden Road | 0.41 miles |
| 5 | The Wheatsheaf PH | 0.69 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

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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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