

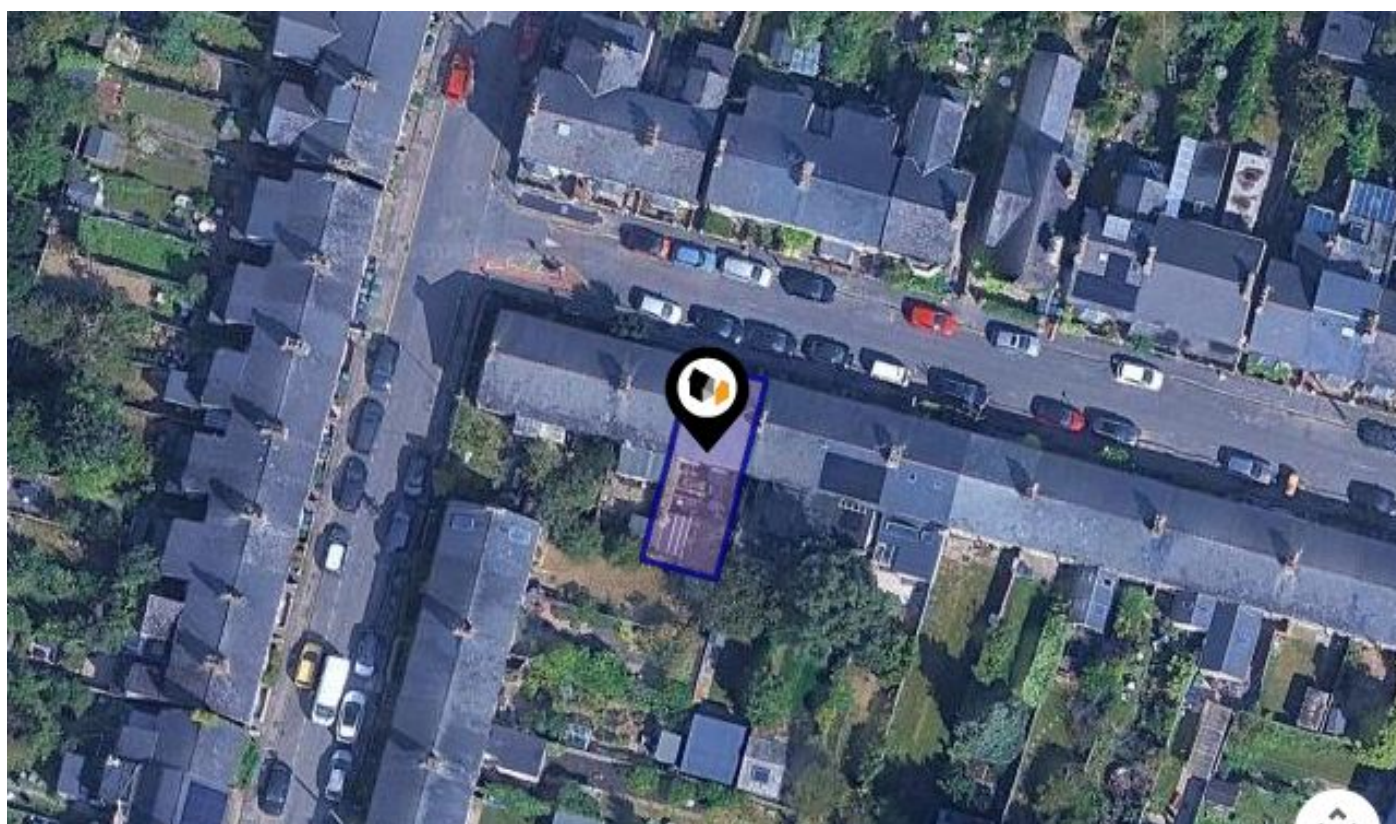


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 08th September 2025



ST. PHILIPS ROAD, CAMBRIDGE, CB1

Cooke Curtis & Co

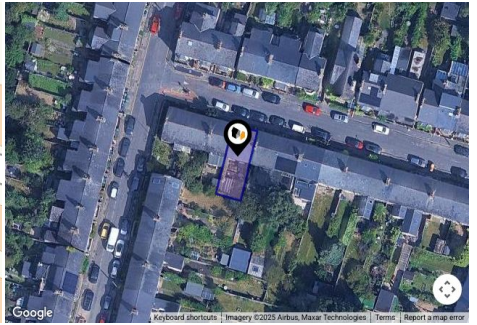
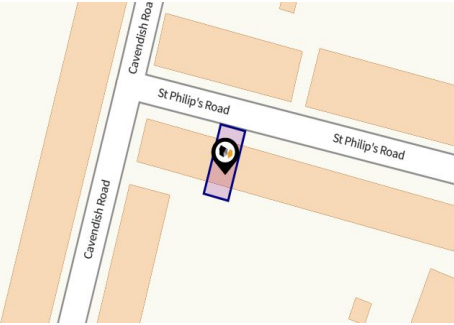
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	850 ft ² / 79 m ²		
Plot Area:	0.03 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£2,094		
Title Number:	CB80344		

Local Area

Local Authority:	Cambridge	Estimated Broadband Speeds		
Conservation Area:	Mill Road	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	12	80	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

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

Planning records for: *10 St Philips Road Cambridge Cambridgeshire CB1 3AQ*

Reference - 04/1362/FUL
Decision: Decided
Date: 15th December 2004
Description: Erection of single storey porch to front elevation.

Reference - 15/425/TTCA
Decision: Decided
Date: 04th September 2015
Description: T1 - Cherry: prune right back

Reference - 22/04038/HFUL
Decision: Decided
Date: 09th September 2022
Description: Garden building to the rear.

Reference - 19/0911/FUL
Decision: Decided
Date: 27th June 2019
Description: Single storey rear extension including replacement flat roof and soil pipe relocation

Planning records for: **10 St Philips Road Cambridge Cambridgeshire CB1 3AQ**

Reference - 04/1044/FUL	
Decision:	Withdrawn
Date:	05th October 2004
Description:	Erection of a white UPVC framed front porch.

Planning records for: **12 St Philips Road Cambridge Cambridgeshire CB1 3AQ**

Reference - 15/575/TTCA	
Decision:	Decided
Date:	26th November 2015
Description:	T1 - Pine - Reduce height by 8ft and shortern laterals to balance

Reference - 18/1760/FUL	
Decision:	Decided
Date:	12th November 2018
Description:	Erection of an office/studio in the rear garden.

Reference - 13/534/TTCA	
Decision:	Decided
Date:	29th November 2013
Description:	T1 - Apple: Prune and ShapeT2 - Eucalyptus: RemoveT3 - Two Silver Birch: Lift lower branches to first forking system.

Planning records for: **12 St Philips Road Cambridge Cambridgeshire CB1 3AQ**

Reference - 21/0637/TTCA	
Decision:	Decided
Date:	18th May 2021
Description:	Pine Tree, remove approx.2m from the top and cut back sides by removing approx.1m.

Reference - 10/0619/FUL	
Decision:	Decided
Date:	30th June 2010
Description:	Single storey rear extension to existing house.

Planning records for: **14 St Philips Road Cambridge Cambridgeshire CB1 3AQ**

Reference - 24/0660/TTCA	
Decision:	Decided
Date:	24th June 2024
Description:	T1: Elder - Crown reduce by approximately 3m

Reference - 18/1707/FUL	
Decision:	Decided
Date:	02nd November 2018
Description:	Single storey rear extension.

Planning records for: **14 St Philips Road Cambridge Cambridgeshire CB1 3AQ**

Reference - 17/547/TTCA	
Decision:	Decided
Date:	01st November 2017
Description:	Elderberry, partial crown reduction to prevent damage to roof and guttering. Removal of Acer to the rear of the property to prevent further damage to fence shared with 12 St Philips Road.

Planning records for: **16 St Philips Road Cambridge Cambridgeshire CB1 3AQ**

Reference - 16/272/TTCA	
Decision:	Decided
Date:	11th July 2016
Description:	Elderberries x2 - Remove

Planning records for: **18 St Philips Road Cambridge Cambridgeshire CB1 3AQ**

Reference - 24/1095/TTCA	
Decision:	Decided
Date:	02nd October 2024
Description:	The conifer is rather tall and is now overtaking the garden. We wish to either reduce the height of this tree up to 5m or take down completely if you would grant permission for the whole conifer to be removed. As this is so tall, wind may cause damage to fences and garage.

Planning records for: **2 St Philips Road Cambridge Cambridgeshire CB1 3AQ**

Reference - 24/01455/HFUL	
Decision:	Decided
Date:	17th April 2024
Description:	Single storey rear extension

Planning records for: **21 St Philips Road Cambridge Cambridgeshire CB1 3AQ**

Reference - 17/172/TTCA	
Decision:	Decided
Date:	10th April 2017
Description:	Bay tree - fell

Planning records for: **22 St Philips Road Cambridge Cambridgeshire CB1 3AQ**

Reference - 15/349/TTCA	
Decision:	Decided
Date:	31st July 2015
Description:	T1 - Cercis Silquastrum - multi-stemmed - fell and remove T2 - Common Holly - multi-stemmed - fell and remove Both trees are in a mixed border have outgrown their space, and now cause excessive shading and dryness

Planning records for: **24 St Philips Road Cambridge Cambridgeshire CB1 3AQ**

Reference - 17/0757/FUL	
Decision:	Decided
Date:	27th April 2017
Description:	Single storey rear extension

Planning records for: **25 St Philips Road Cambridge Cambridgeshire CB1 3AQ**

Reference - 11/458/TTCA	
Decision:	Decided
Date:	21st November 2011
Description:	T1 - Lilac: Cut back overhang to garden by approximately 2.5-3m. T2 - Hawthorn: Remove large limb growing over summer house. T3 - Silver Birch: Remove large limb on the left hand side of main stem at approximately 1.5m high. T4 - Fig: Remove stem nearest shed, cut back on neighbours side. Crown reduce height by approximately 1-1.5m by removing longest leaders. T5 - Lilac: Crown reduce height by approximately 2m. T6 - Virginia Creeper: Grub out and remove as much as possible from wall, gutters and roof. Reason: Trees and shrubs becoming too big for the garden and growing over neighbour's fence.

Planning records for: **25 St Philips Road Cambridge Cambridgeshire CB1 3AQ**

Reference - 12/505/TTCA	
Decision:	Decided
Date:	27th November 2012
Description:	T1 - Hawthorn - Fell

Planning records for: **31 St Philips Road Cambridge Cambridgeshire CB1 3AQ**

Reference - 13/1320/CAC	
Decision:	Withdrawn
Date:	18th September 2013
Description:	Demolition of existing front garden wall and replacement of a new wall and railings

Reference - 05/1125/FUL	
Decision:	Decided
Date:	20th October 2005
Description:	Erection of a PVC conservatory to rear of property (existing structure to be removed).

Planning records for: **32 St Philips Road Cambridge CB1 3AQ**

Reference - C/02/0748	
Decision:	Decided
Date:	12th July 2002
Description:	Erection of a single storey side and rear extension to existing dwellinghouse.

Planning records for: **33 St Philips Road Cambridge Cambridgeshire CB1 3AQ**

Reference - 13/1319/CAC	
Decision:	Withdrawn
Date:	18th September 2013
Description:	Demolition of existing front garden wall and replacement of a new wall and railings

Reference - 14/1958/FUL	
Decision:	Decided
Date:	08th December 2014
Description:	Single storey rear extension and new kitchen roof with domed roof light

Reference - 12/0015/FUL	
Decision:	Decided
Date:	06th January 2012
Description:	Single storey rear extension.

Planning records for: **35 St Philips Road Cambridge Cambridgeshire CB1 3AQ**

Reference - 12/1142/FUL	
Decision:	Decided
Date:	04th September 2012
Description:	Roof extension to convert existing roof space into a bedroom and to build a single storey garden room to rear of property.

Planning records for: **35 St Philips Road Cambridge Cambridgeshire CB1 3AQ**

Reference - 15/0755/FUL	
Decision:	Decided
Date:	22nd April 2015
Description:	Single storey garden room to rear of property

Reference - 07/1013/FUL	
Decision:	Decided
Date:	13th September 2007
Description:	Conversion of pitched roof loft into habitable room with ensuite shower.

Reference - 13/1321/CAC	
Decision:	Withdrawn
Date:	18th September 2013
Description:	Demolition of front garden wall and replacement with a new wall and railings

Planning records for: **37 St Philips Road Cambridge Cambridgeshire CB1 3AQ**

Reference - 13/1322/CAC	
Decision:	Withdrawn
Date:	18th September 2013
Description:	Demolition of front garden wall and replacement with a new wall and railings

Planning records for: **37 St Philips Road Cambridge Cambridgeshire CB1 3AQ**

Reference - 09/0098/FUL	
Decision:	Decided
Date:	06th February 2009
Description:	Proposed raised ridge level to accommodate dormer to rear and rooms in the roof together with a conservatory to rear and internal alterations.

Reference - 10/1293/FUL	
Decision:	Decided
Date:	10th January 2011
Description:	Conservatory to rear of property.

Planning records for: **4 St Philips Road Cambridge Cambridgeshire CB1 3AQ**

Reference - 19/033/TTCA	
Decision:	Decided
Date:	24th January 2019
Description:	Norway Spruce, cut down to ground level.

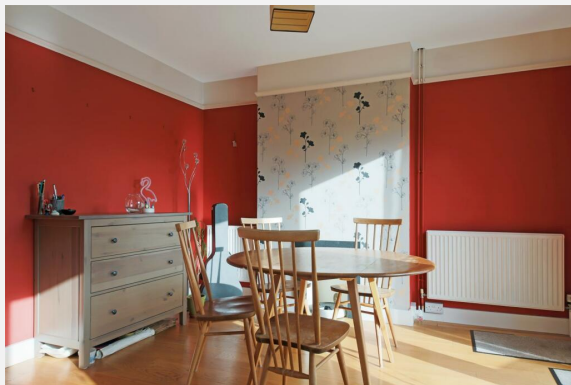
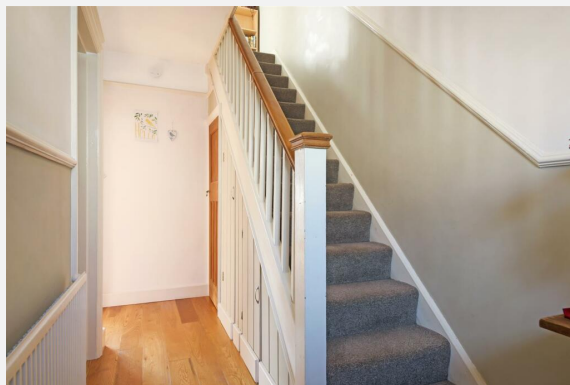
Planning records for: **41 St Philips Road Cambridge Cambridgeshire CB1 3AQ**

Reference - 23/00978/HFUL	
Decision:	Decided
Date:	14th March 2023
Description:	Loft conversion with rear dormer and internal alterations with the addition of roof lights to the front and rear elevations.

Planning records for: **43 St Philips Road Cambridge Cambridgeshire CB1 3AQ**

Reference - 18/0326/FUL	
Decision:	Decided
Date:	07th March 2018
Description:	Single storey rear extension, first floor rear extension, replacement of existing roof covering and installation of velux windows, replacement of existing front fence with brick wall and metal railings.

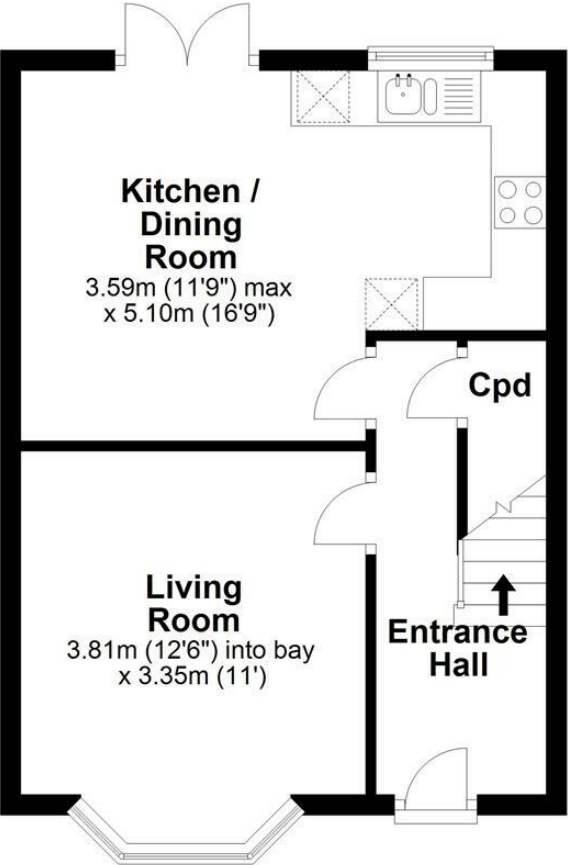




ST. PHILIPS ROAD, CAMBRIDGE, CB1

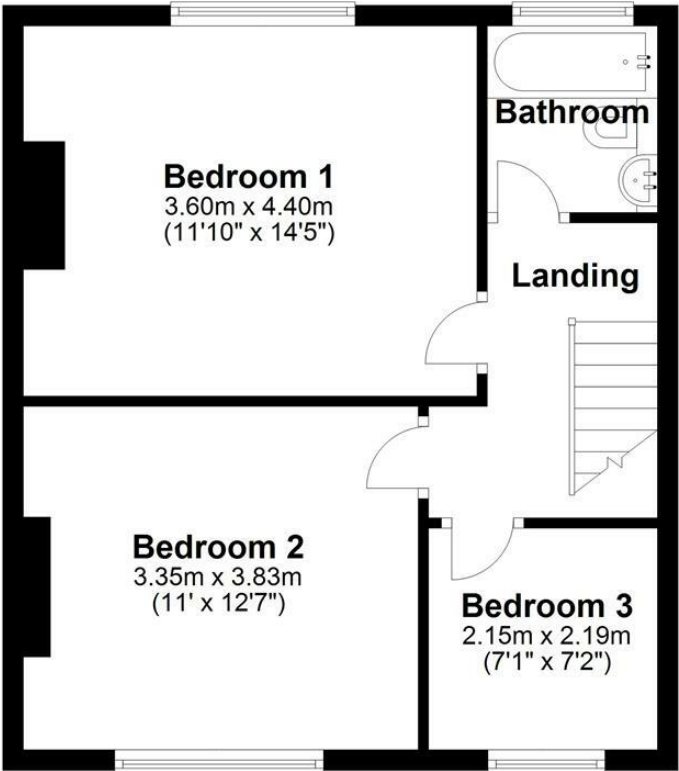
Ground Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



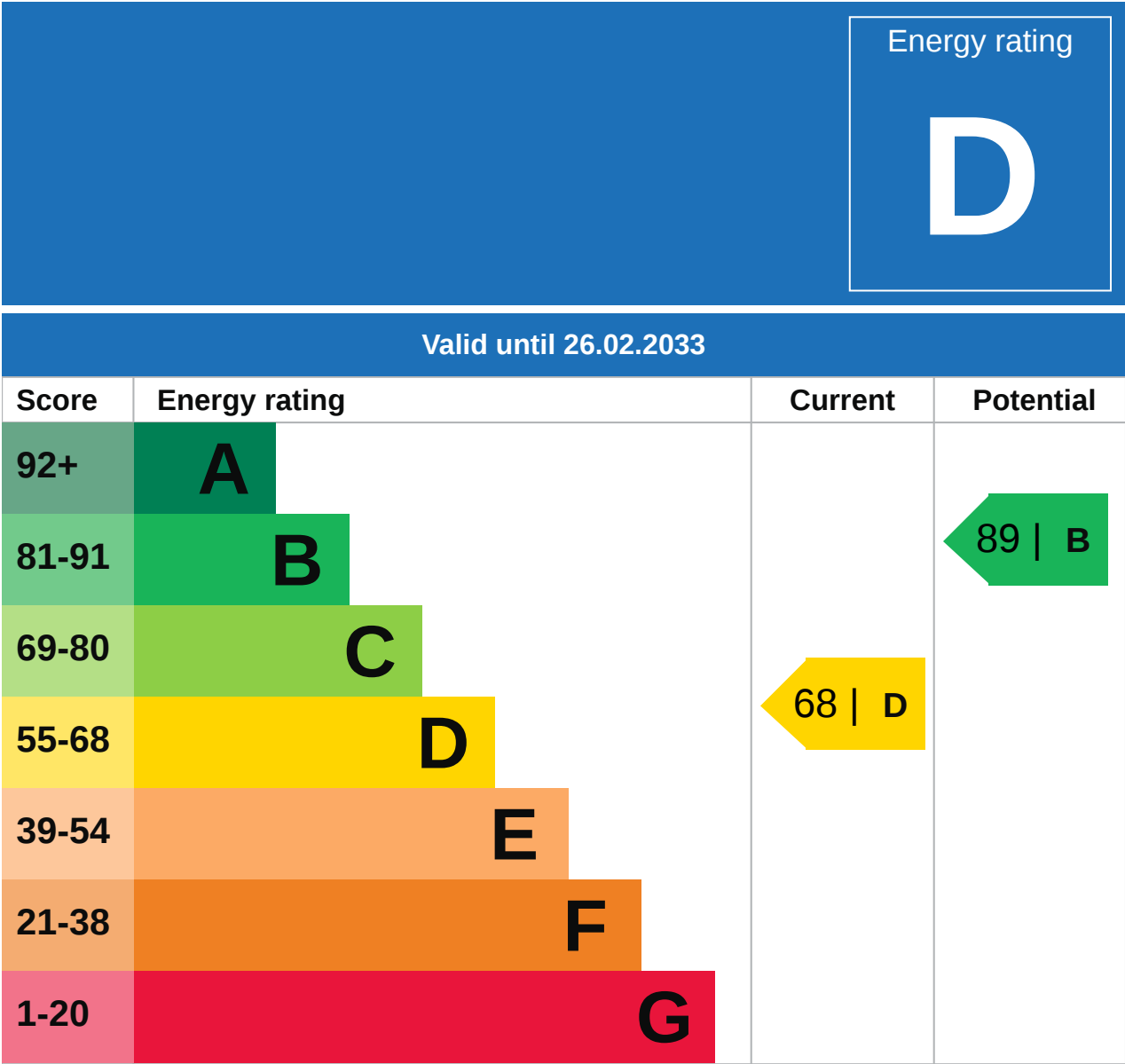
First Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



Total area: approx. 79.1 sq. metres (851.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Additional EPC Data

Property Type:	Mid-terrace house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick as built no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched 100 mm loft insulation
Roof Energy:	Average
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 all fixed outlets
Floors:	Suspended no insulation (assumed)
Total Floor Area:	79 m ²

Rights of Way (Public & Private)

Shared repair/maintenance costs with No.10 for the side passageway

Electricity Supply

EDF

Gas Supply

EDF

Central Heating

Gas boiler and radiators

Water Supply

Cambridge Water



Cooke Curtis & Co

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

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

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

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

Testimonial 1



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

Testimonial 2



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

Testimonial 3



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

Testimonial 4



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



/cookecurtisco



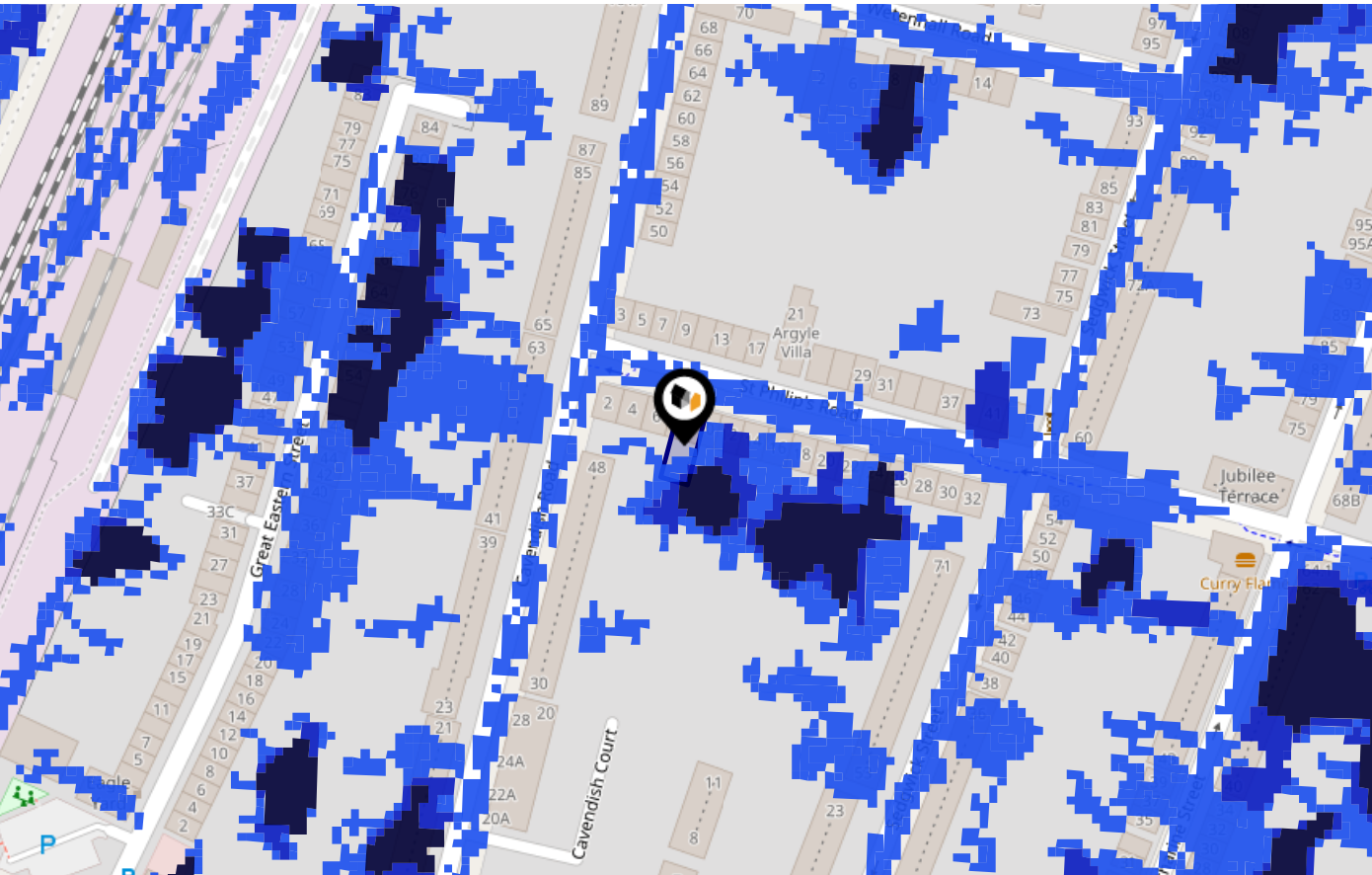
/cookecurtisco

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.

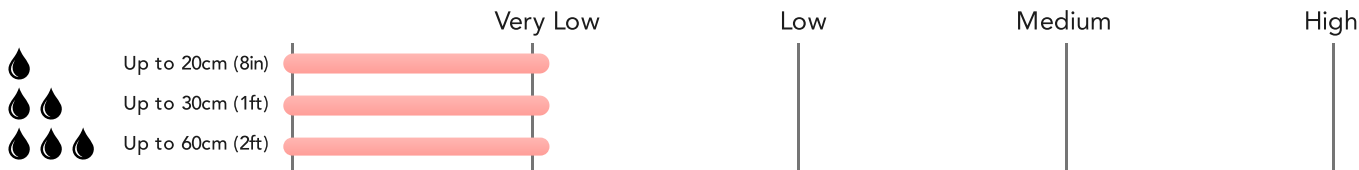


Risk Rating: Very low

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:

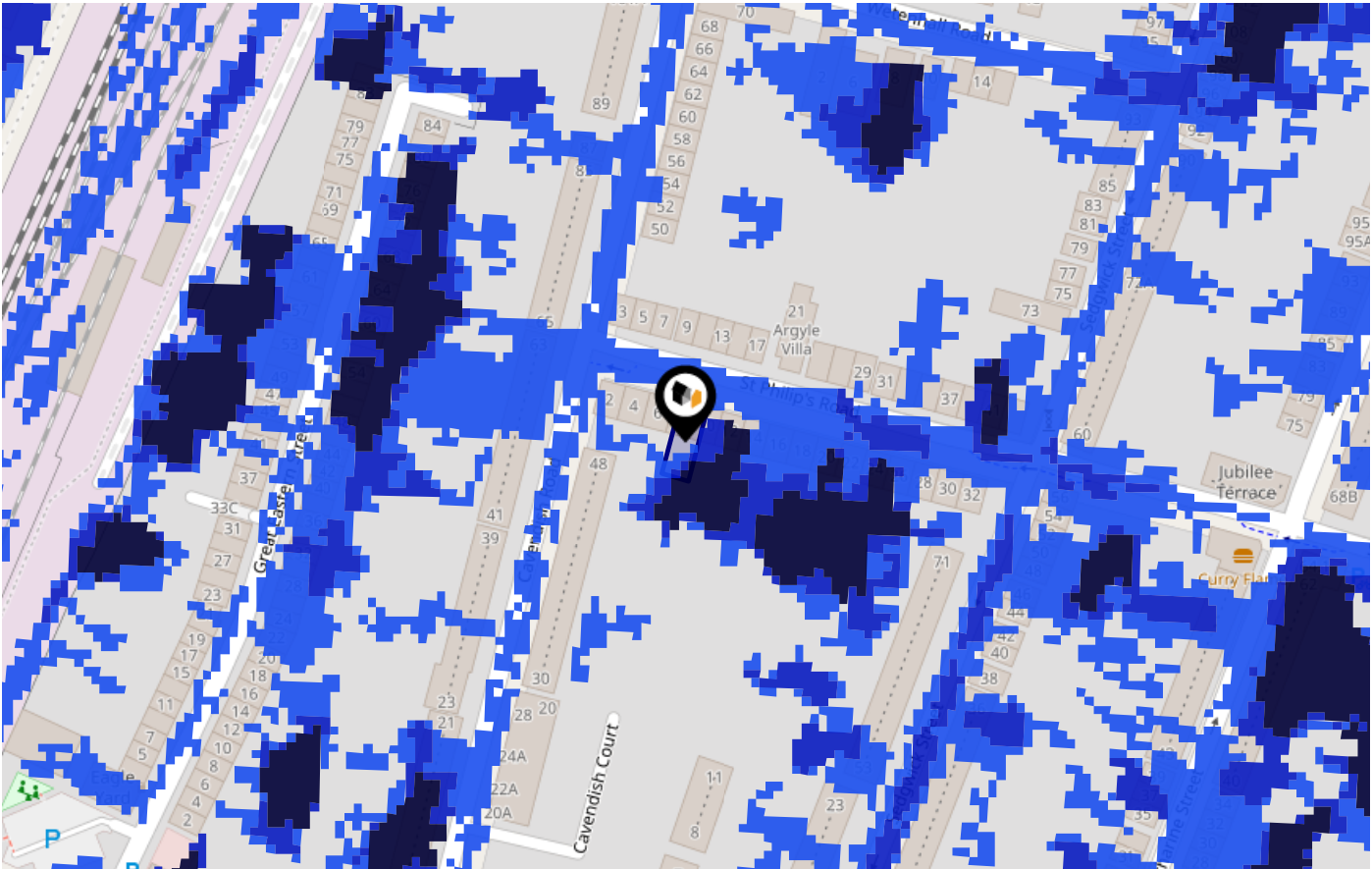


Flood Risk

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:

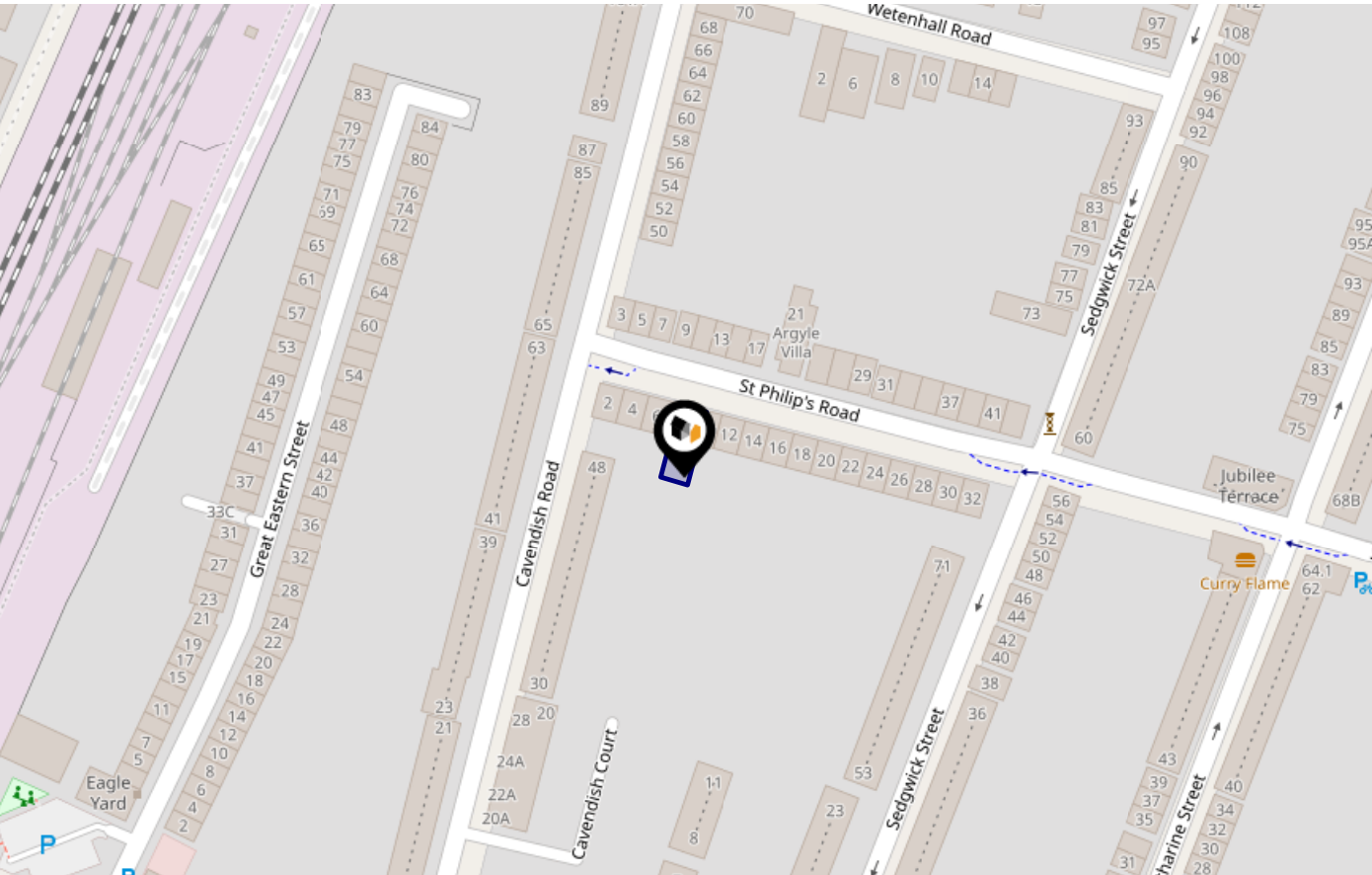


Flood Risk

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.

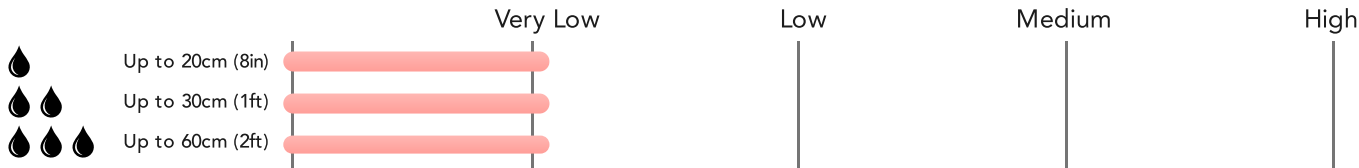


Risk Rating: Very low

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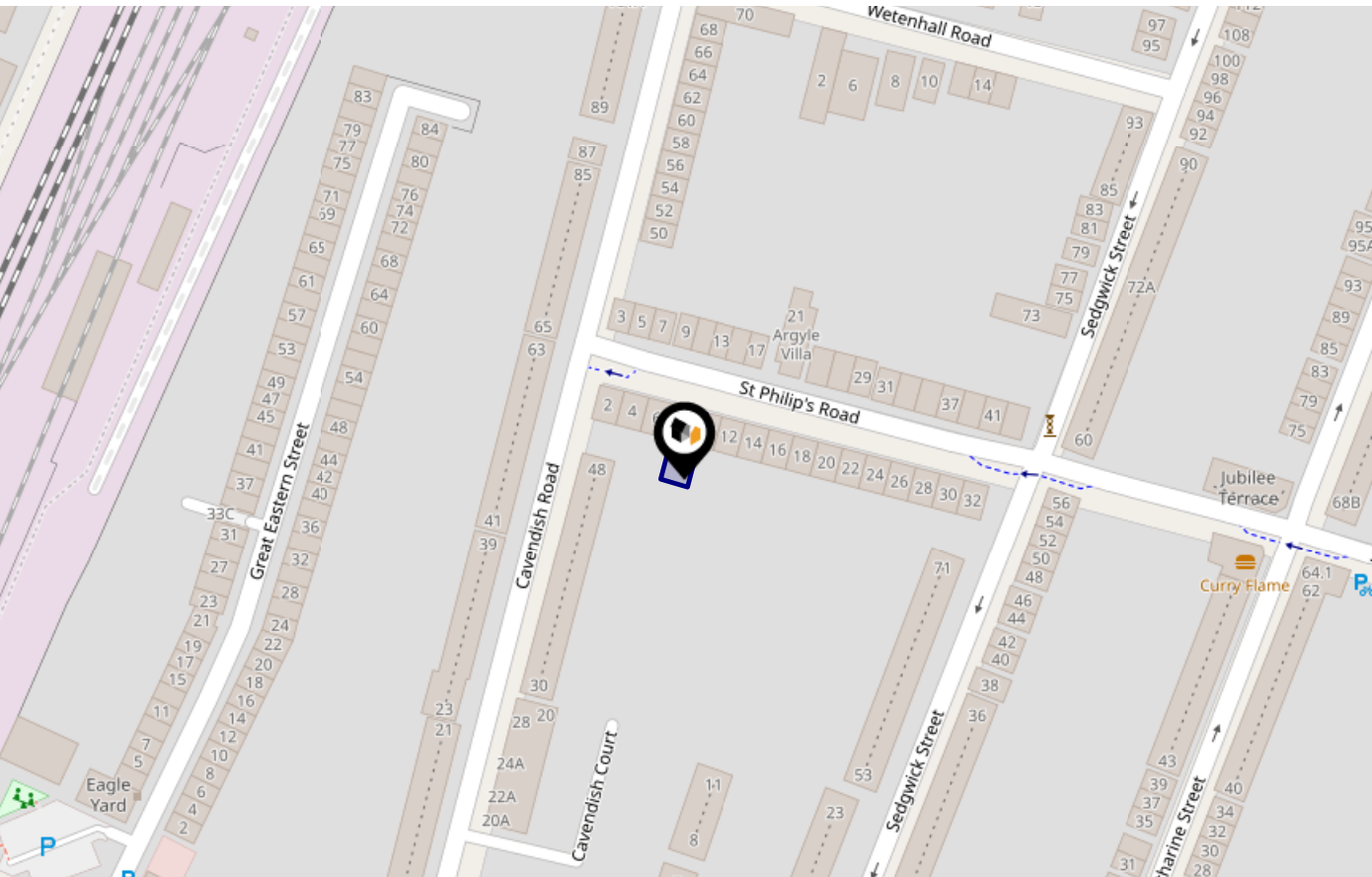


Flood Risk

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.

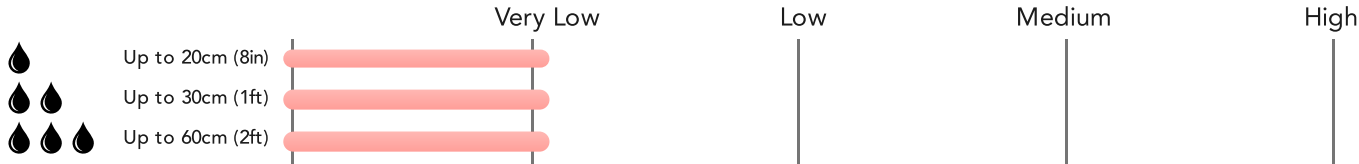


Risk Rating: Very low

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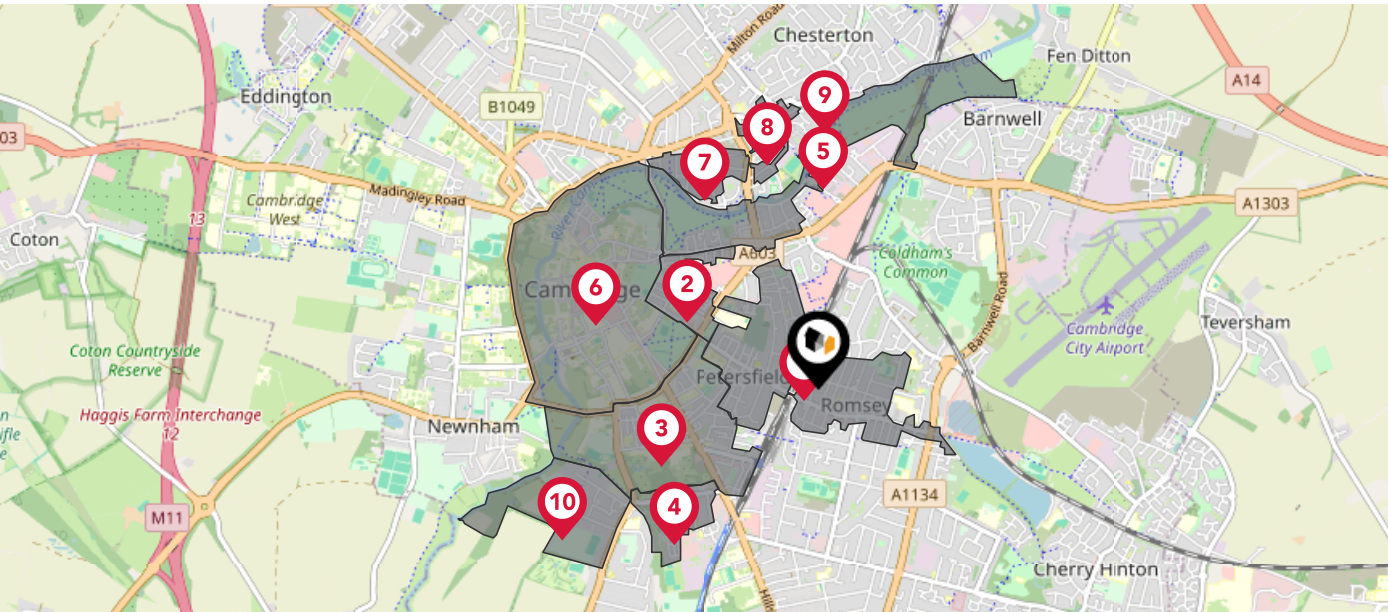


Maps

Conservation Areas

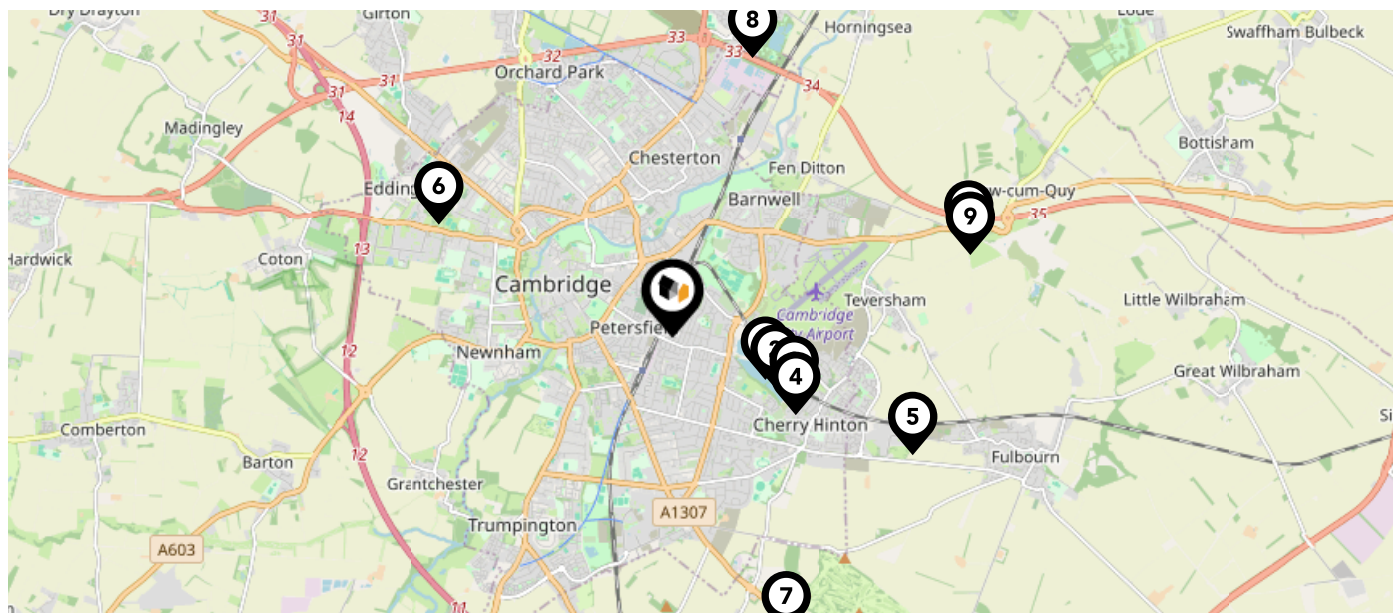


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Mill Road
2	The Kite
3	New Town and Glisson Road
4	Brooklands Avenue
5	Riverside and Stourbridge Common
6	Central
7	De Freville
8	Chesterton
9	Ferry Lane
10	Southacre

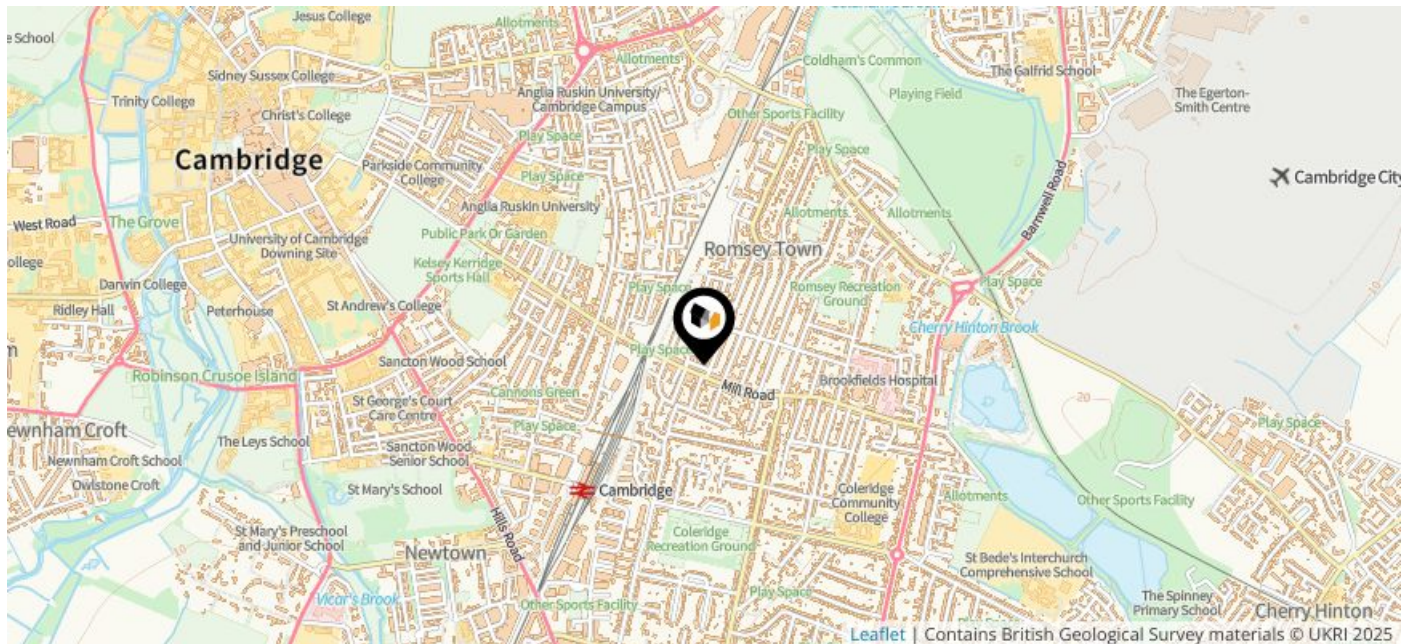
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	
2	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	
3	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	
4	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	
5	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	
6	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	
7	Hill Trees-Stapleford	Historic Landfill	
8	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill	
9	Quy Bridge-Quy	Historic Landfill	
10	Quy Mill Hotel-Quy	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



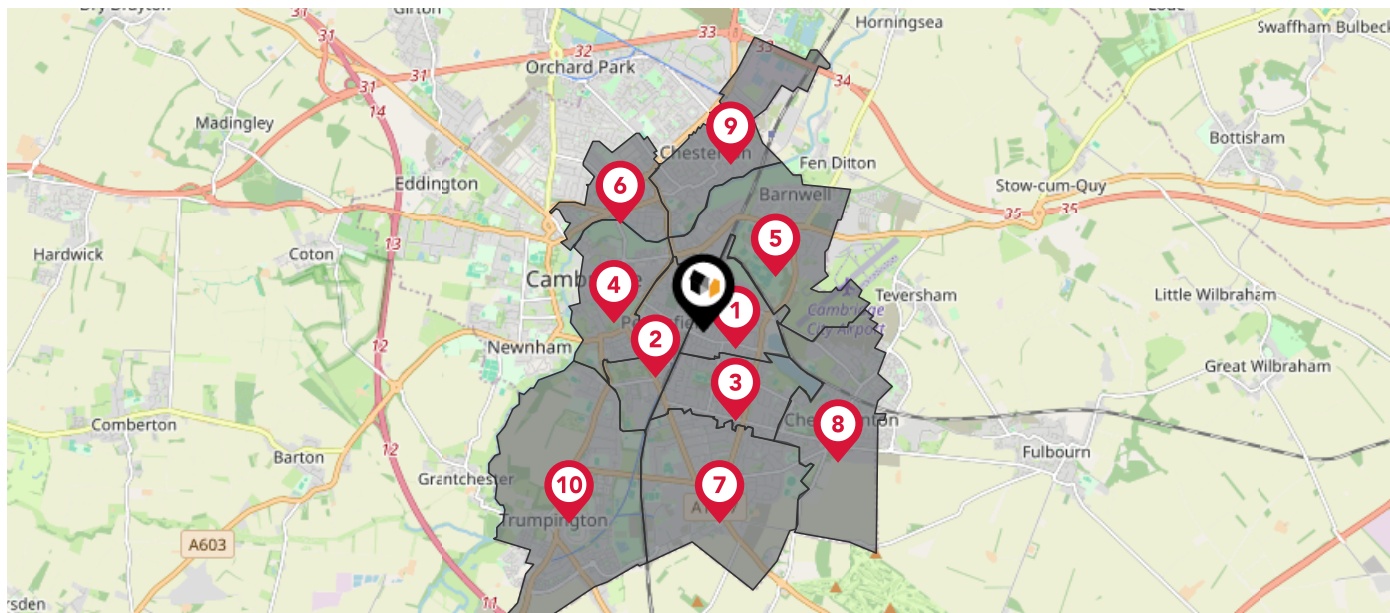
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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



Nearby Council Wards



Romsey Ward



Petersfield Ward



Coleridge Ward



Market Ward



Abbey Ward



West Chesterton Ward



Queen Edith's Ward



Cherry Hinton Ward



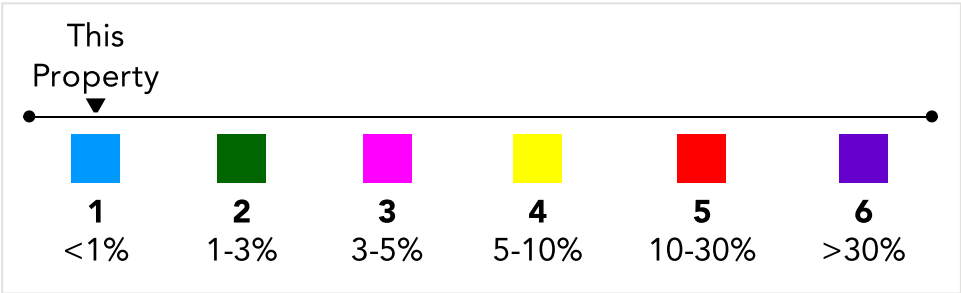
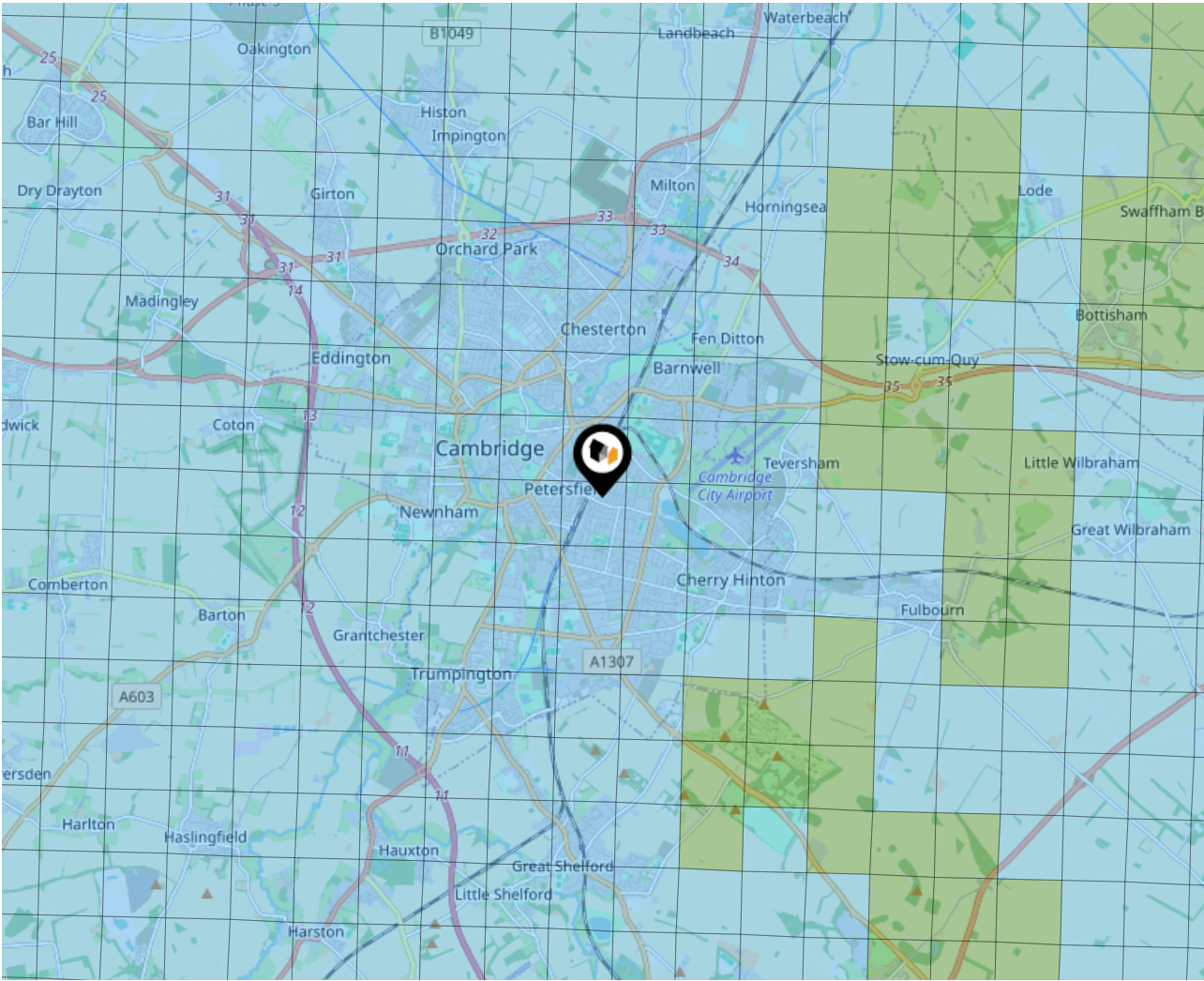
East Chesterton Ward



Trumpington Ward

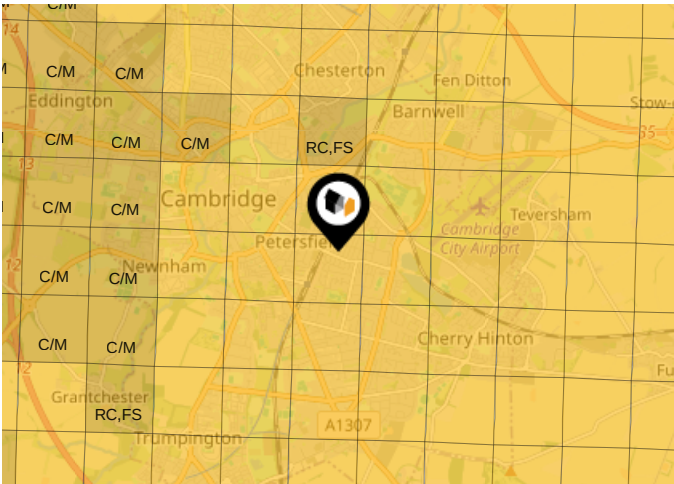
What is Radon?

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)

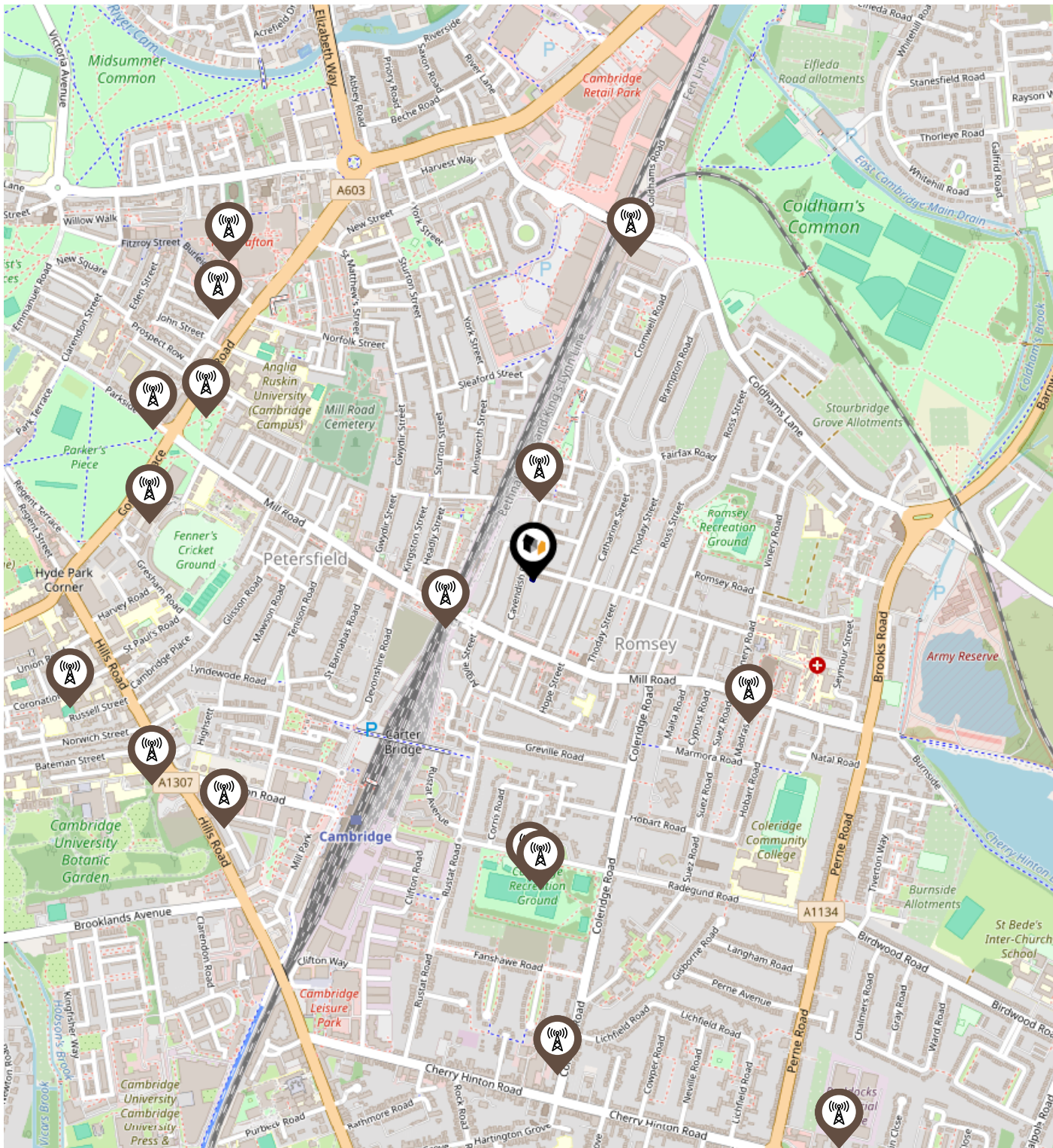
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		



Primary Classifications (Most Common Clay Types)

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

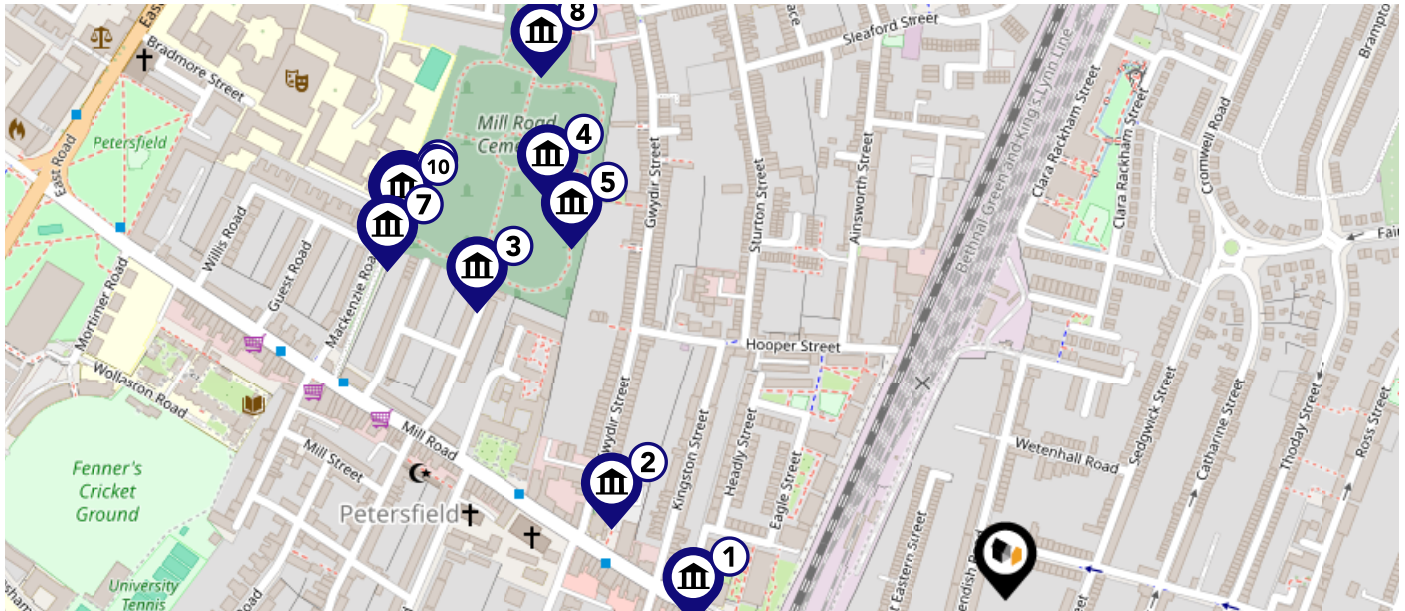
Local Area Masts & Pylons



Key:

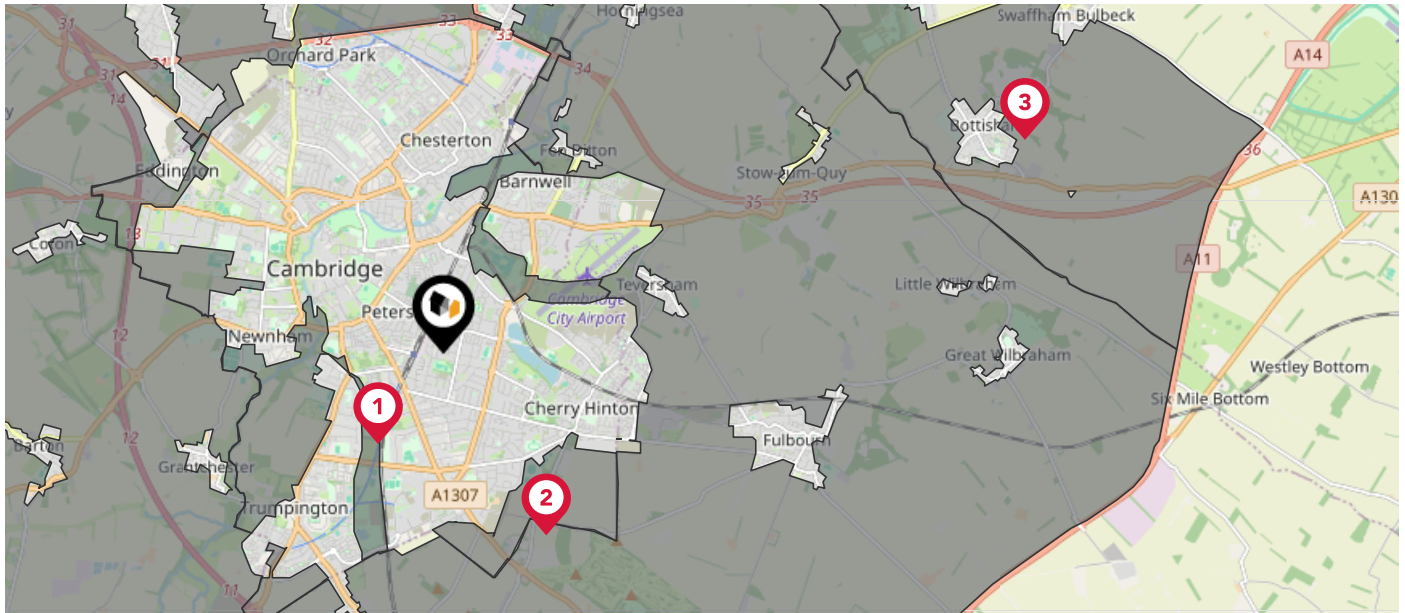
-  Power Pylons
-  Communication Masts

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
	1126141 - Cambridge City Branch Library	Grade II	0.2 miles
	1470294 - The David Parr House	Grade II	0.2 miles
	1380306 - Tomb Of William Crowe At Mill Road Cemetery	Grade II	0.3 miles
	1380304 - Tomb Of Hermann Bernard At Mill Road Cemetery	Grade II	0.3 miles
	1380305 - Tomb Of Edward And Elizabeth Rist Lawrence At Mill Road Cemetery	Grade II	0.3 miles
	1380300 - Tomb Of James Rattee At Mill Road Cemetery	Grade II	0.4 miles
	1083564 - Custodian's House Mill Road Cemetery	Grade II	0.4 miles
	1380303 - Tomb Of James Reynolds At Mill Road Cemetery	Grade II	0.4 miles
	1350396 - Tomb Of George And Sarah Kett At Mill Road Cemetery	Grade II	0.4 miles
	1380301 - Tomb Of Elizabeth And George Kett At Mill Road Cemetery	Grade II	0.4 miles

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



Nearby Green Belt Land



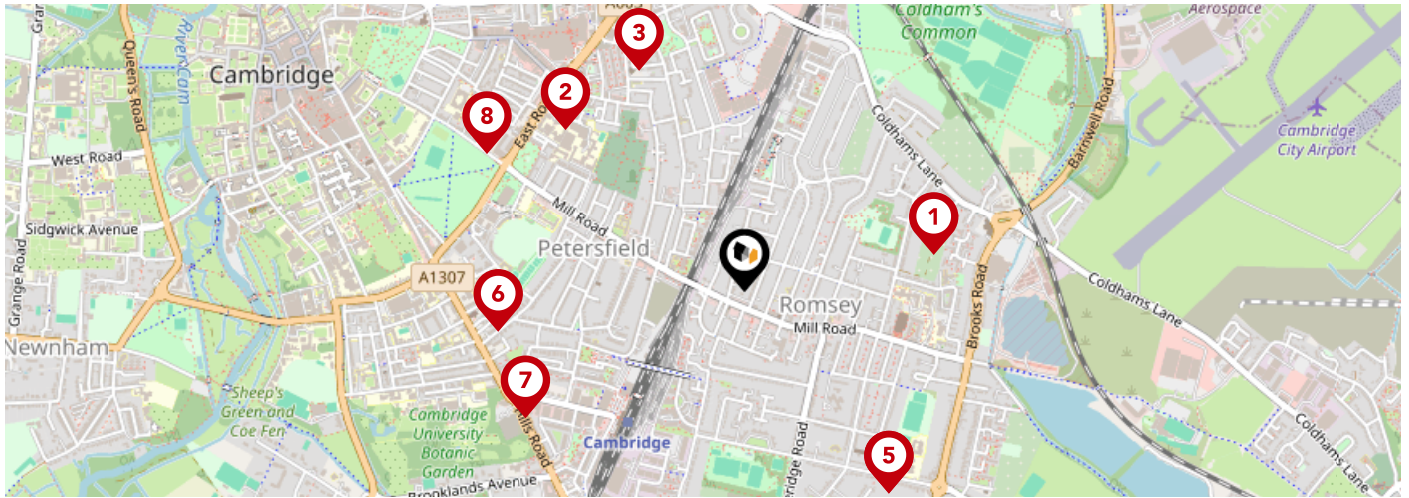
Cambridge Green Belt - South Cambridgeshire



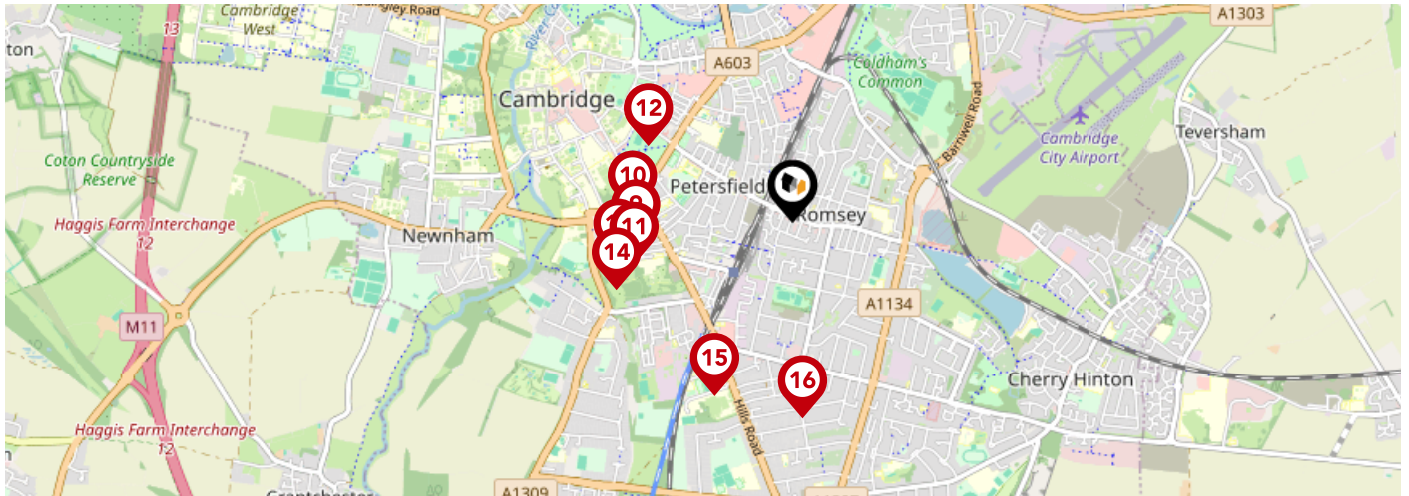
Cambridge Green Belt - Cambridge



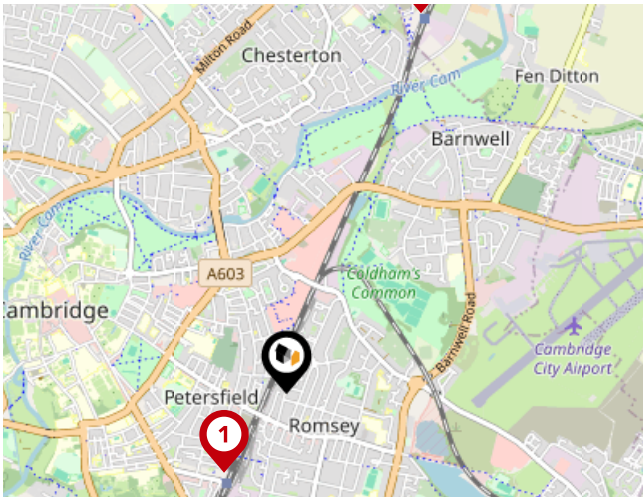
Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:0.44	☐	☒	☐	☐	☐
2	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:0.55	☐	☒	☐	☐	☐
3	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:0.55	☒	☐	☐	☐	☐
4	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:0.57	☐	☒	☐	☐	☐
5	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:0.57	☐	☐	☒	☐	☐
6	Sancton Wood School Ofsted Rating: Not Rated Pupils: 397 Distance:0.57	☐	☐	☒	☐	☐
7	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:0.58	☐	☐	☒	☐	☐
8	Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated Pupils: 34 Distance:0.67	☐	☐	☒	☐	☐

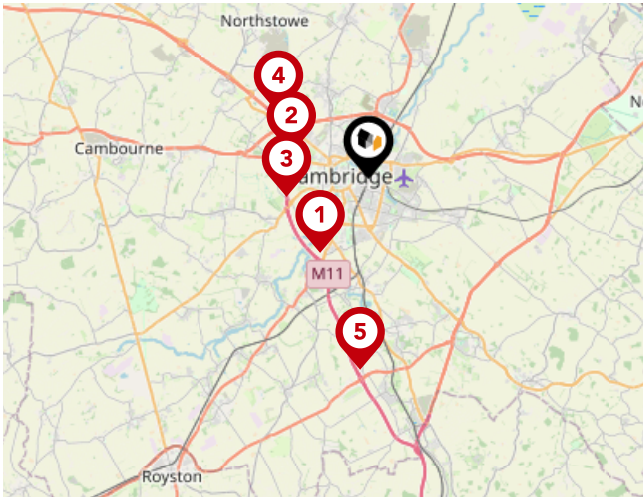


		Nursery	Primary	Secondary	College	Private
	St Alban's Catholic Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.72	☐	☒	☐	☐	☐
	Cardiff Sixth Form College, Cambridge Ofsted Rating: Good Pupils: 74 Distance:0.73	☐	☐	☒	☐	☐
	St Pauls CofE VA Primary School Ofsted Rating: Good Pupils: 161 Distance:0.75	☐	☒	☐	☐	☐
	Parkside Community College Ofsted Rating: Outstanding Pupils: 735 Distance:0.75	☐	☐	☒	☐	☐
	The Stephen Perse Foundation Ofsted Rating: Not Rated Pupils: 1668 Distance:0.82	☐	☐	☒	☐	☐
	St Mary's School Ofsted Rating: Not Rated Pupils: 613 Distance:0.86	☐	☐	☒	☐	☐
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:0.86	☐	☐	☒	☐	☐
	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:0.89	☐	☒	☐	☐	☐



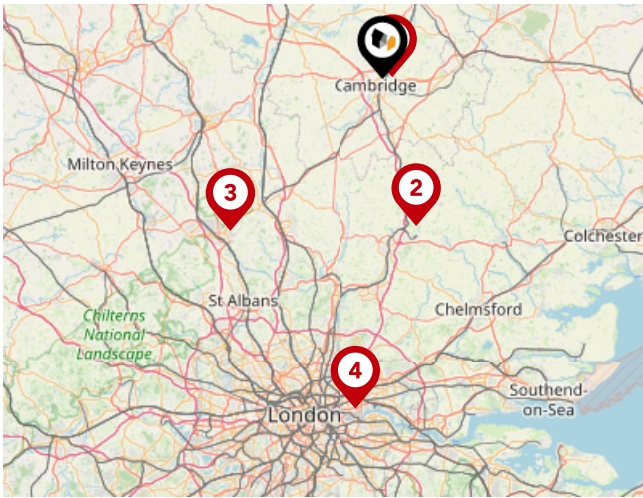
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.46 miles
2	Cambridge North Rail Station	1.84 miles
3	Shelford (Cambs) Rail Station	3.48 miles



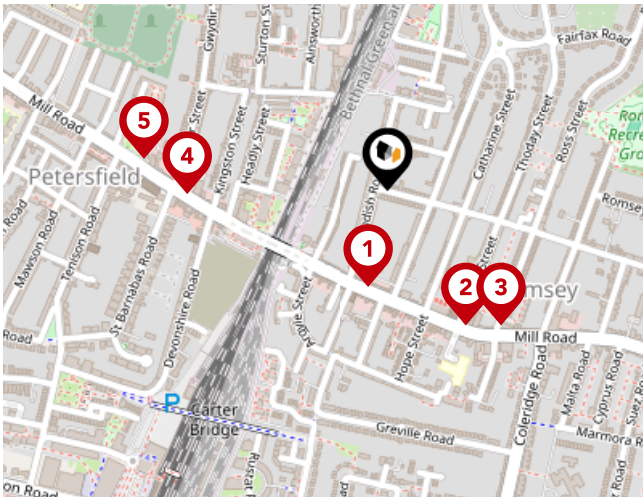
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.21 miles
2	M11 J13	2.95 miles
3	M11 J12	3.03 miles
4	M11 J14	4.01 miles
5	M11 J10	6.98 miles



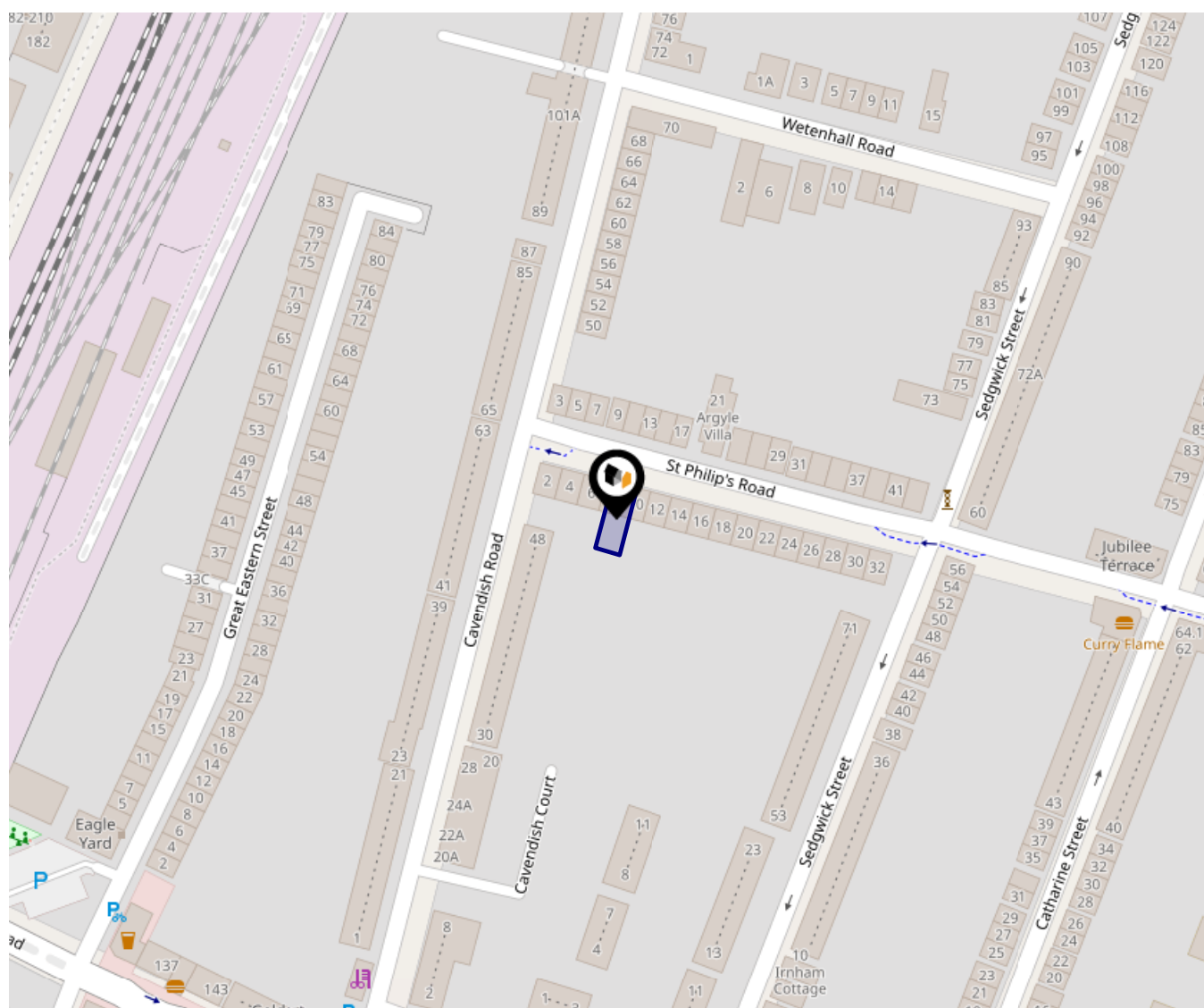
Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.38 miles
2	Stansted Airport	21.93 miles
3	Luton Airport	31.33 miles
4	Silvertown	48.31 miles



Bus Stops/Stations

Pin	Name	Distance
1	The Broadway	0.11 miles
2	Romsey Terrace	0.18 miles
3	Romsey Terrace	0.2 miles
4	Gwydir Street	0.23 miles
5	Gwydir Street	0.28 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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