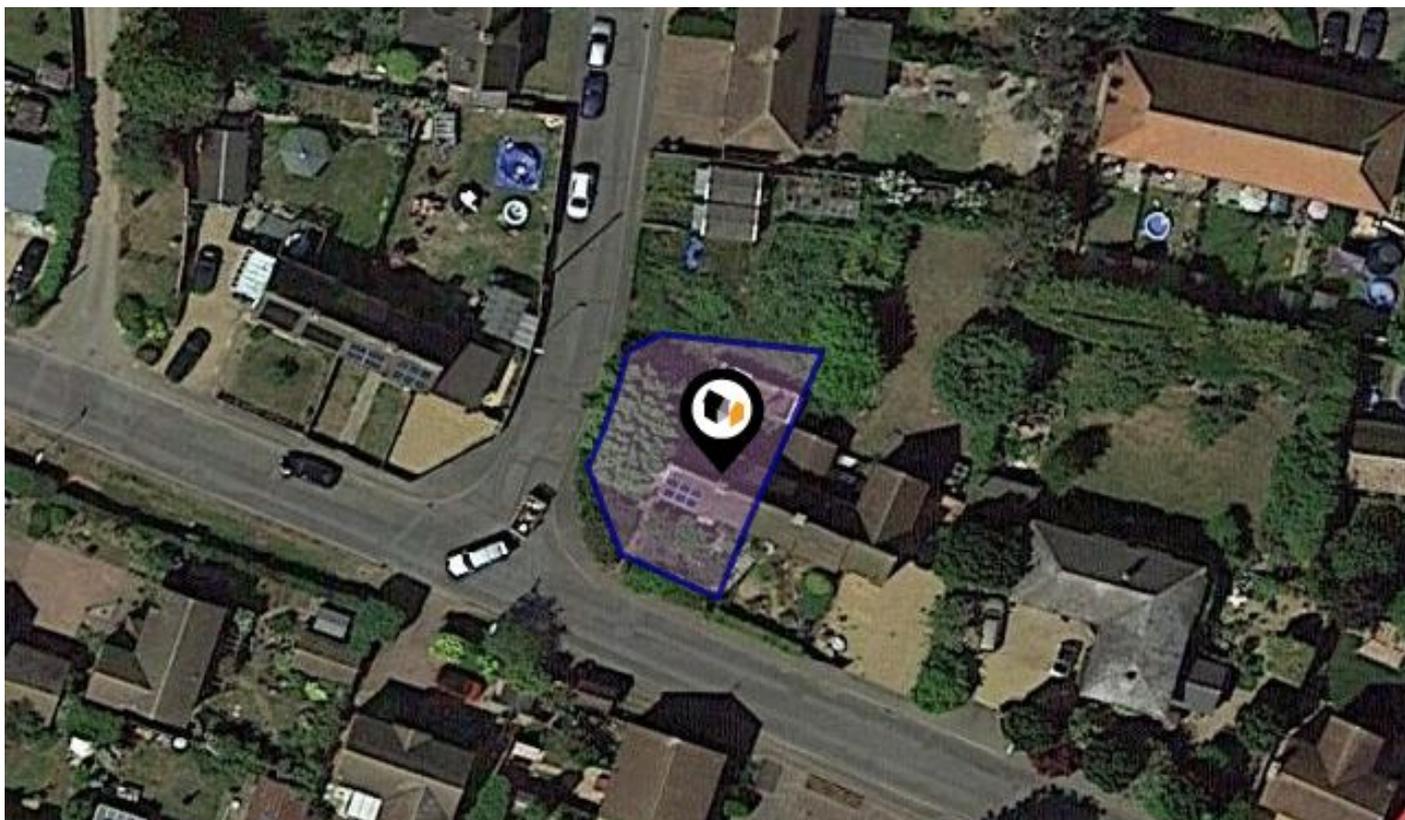




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# MIR: Material Info

The Material Information Affecting this Property  
**Wednesday 25th February 2026**



**COOTES LANE, FEN DRAYTON, CAMBRIDGE, CB24**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

[jessica@cookecurtis.co.uk](mailto:jessica@cookecurtis.co.uk)

[www.cookecurtis.co.uk](http://www.cookecurtis.co.uk)





## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	807 ft <sup>2</sup> / 75 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,146		
<b>Title Number:</b>	CB98081		

## Local Area

<b>Local Authority:</b>	South cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>7</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *Cootes Lane, Fen Drayton, Cambridge, CB24*

Reference - S/4163/19/OL	
<b>Decision:</b>	Decided
<b>Date:</b>	02nd December 2019
<b>Description:</b>	Outline planning permission with all matters reserved apart from access for the erection of a dwelling and car parking layout for the proposed and existing dwellings

Reference - 20/05369/CONDA	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	22nd June 2021
<b>Description:</b>	Submission of details required by conditions 4 (Contaminated Land), 6 (Traffic Management Plan) 9 (Surface and Foul Drainage Scheme), 11 (Construction Environmental Management Plan), 12 (Renewables 10%) and 13 (Water consumption - residential Details) of planning permission 20/05369/FUL

Reference - 20/05369/CONDE	
<b>Decision:</b>	Decided
<b>Date:</b>	14th February 2023
<b>Description:</b>	Submission of details required by condition 4 (2) (Verification Report) of planning permission 20/05369/FUL

Reference - 20/05369/FUL	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	29th December 2020
<b>Description:</b>	Erection of a pair of two bedroom semi-detached dwellings and associated works along with new parking for the proposed and existing dwellings

# Planning History

## This Address



Planning records for: *Cootes Lane, Fen Drayton, Cambridge, CB24*

<b>Reference - 20/05369/CONDC</b>
<b>Decision:</b> Decided
<b>Date:</b> 19th November 2021
<b>Description:</b> Submission of details required by condition 6 (Traffic Management Plan) of planning permission 20/05369/FUL
<b>Reference - 20/05369/CONDB</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 24th September 2021
<b>Description:</b> Submission of details required by conditions 4 Part 1(c) (Remedial Strategy & Implementation Plan) and 6 (Traffic Management Plan) of planning permission 20/05369/FUL
<b>Reference - 20/05369/CONDD</b>
<b>Decision:</b> Decided
<b>Date:</b> 07th November 2022
<b>Description:</b> Submission of details required by condition 4 (Remediation method statement) of planning permission 20/05369/FUL
<b>Reference - 22/04863/HFUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 07th November 2022
<b>Description:</b> Single storey rear extension.

Planning records for: *Cootes Barn 28A Cootes Lane Fen Drayton Cambridgeshire CB24 4SL*

Reference - 22/00986/HFUL	
Decision:	Decided
Date:	28th February 2022
Description:	Single Storey rear extension

Planning records for: *2 Cootes Lane Fen Drayton Cambridge Cambridgeshire CB24 4SL*

Reference - S/0657/13/FL	
Decision:	Decided
Date:	25th March 2013
Description:	Proposed two storey side & single storey rear extensions

Reference - S/1297/13/NM	
Decision:	Decided
Date:	17th June 2013
Description:	Non material amendment to application no. S/0657/13/FL - Omission of overhang and revised window openings.

Planning records for: *6 Cootes Lane Fen Drayton Cambridge CB24 4SL*

Reference - S/0811/17/FL	
Decision:	Decided
Date:	06th March 2017
Description:	Single storey side extension ( Retrospective)

Planning records for: **11 Cootes Lane Fen Drayton Cambridge Cambridgeshire CB24 4SL**

Reference - S/0634/13/DC	
Decision:	Decided
Date:	20th March 2013
Description:	Discharge of Conditions 4 5 7 8 9 and 10 of approved application S/1765/12/FL

Reference - S/1765/12/FL	
Decision:	Decided
Date:	17th August 2012
Description:	Erection of Dwelling (Level 6 of the Code for Sustainable Homes) Following Demolition of Piggery (Building Number 73)

Reference - S/0295/12/FL	
Decision:	Decided
Date:	08th February 2012
Description:	Erection of Dwelling (Level 6 of the Code for Sustainable Homes) Following Demolition of Piggery (Building Number 73)

Planning records for: **13 Cootes Lane Fen Drayton Cambridge Cambridgeshire CB24 4SL**

Reference - S/2739/18/VC	
Decision:	Decided
Date:	09th July 2018
Description:	Variation of Condition 2 ( Approved Plans) of planning permission (2582/15/FL 2 new dwellings)

Planning records for: *13 Cootes Lane Fen Drayton Cambridge Cambridgeshire CB24 4SL*

<b>Reference - S/0676/18/DC</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st February 2018
<b>Description:</b> Discharge of Condition 9C of planning permissoin S/2582/15/FL
<b>Reference - S/1714/18/NM</b>
<b>Decision:</b> Decided
<b>Date:</b> 02nd May 2018
<b>Description:</b> Non Material Amendment of Planning Permission S/2582/15/FL
<b>Reference - S/1324/17/DC</b>
<b>Decision:</b> Decided
<b>Date:</b> 18th April 2017
<b>Description:</b> Discharge of Conditions 4 (Materials) 8 (Pond Details) 9a ( Contamination) 9b 9c 9d and 14 (Three Phase Power Supply) for Planning Application S/2582/15/FL
<b>Reference - 23/01655/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 02nd May 2023
<b>Description:</b> Construction of a new Dwelling

Planning records for: **13 Cootes Lane Fen Drayton Cambridgeshire CB24 4SL**

Reference - 22/01857/S73	
Decision:	Decided
Date:	21st April 2022
Description:	S73 to vary condition 2 (approved drawings) ref: S/2582/15/FL (two new dwellings) for relocated garage for Plot 2.

Reference - 22/01857/CONDA	
Decision:	Decided
Date:	11th September 2023
Description:	Submission of details required by condition 4 (Material) of planning permission 22/01857/S73

Planning records for: **Land Adjacent To 14 Cootes Lane Fen Drayton Cambridge Cambridgeshire CB24 4SL**

Reference - S/3162/19/COND6	
Decision:	Decided
Date:	09th March 2020
Description:	Condition 6- biodiversity enhancement

Reference - S/3162/19/CONDA	
Decision:	Awaiting decision
Date:	04th May 2020
Description:	Submission of details required by conditions 4 (Water consumption), 6 (Scheme for Biodiversity Enhancement), 7 (Ecological Measures and/or works) and 12 (Materials) of planning permission S/3162/19/FL

Planning records for: *Land Adjacent To 14 Cootes Lane Fen Drayton Cambridge Cambridgeshire CB24 4SL*

<b>Reference - S/3162/19/CONDB</b>
<b>Decision:</b> Decided
<b>Date:</b> 08th July 2020
<b>Description:</b> Submission of details required by conditions 4 (Details of a strategy to limit water consumption) and 5 (3 phase electrical power supply) of planning permisison S/3162/19/FL.
<b>Reference - S/3162/19/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 11th September 2019
<b>Description:</b> Demolition of an former agricultural building and the erection of a single dwelling and garage
<b>Reference - S/1914/19/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 30th May 2019
<b>Description:</b> Demolition of an former agricultural building and the erection of a single dwelling and garage
<b>Reference - S/3162/19/COND7</b>
<b>Decision:</b> Decided
<b>Date:</b> 09th March 2020
<b>Description:</b> Condition 7- Ecological appraisal

Planning records for: *27 Cootes Lane Fen Drayton Cambridge CB24 4SL*

<b>Reference - S/1731/19/VC</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th May 2019
<b>Description:</b> Variation of Condition 11 (Approved plans) of planning permission S/0408/17/FL- The demolition of three existing agricultural buildings and the erection of two 3-bedroom detached dwellings and new accesses
<b>Reference - 20/05286/CONDC</b>
<b>Decision:</b> Decided
<b>Date:</b> 11th August 2021
<b>Description:</b> Submission of details required by condition 6 (Energy and Sustainability Strategy), 7 (80 Litre Water Limit Details), 16 (Bird and Bat Boxes) and 18 (Boundary Treatment) of planning permission 20/05286/FUL
<b>Reference - S/1993/16/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 01st August 2016
<b>Description:</b> Erection of two detached dwellings off Mill Road
<b>Reference - 20/05286/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st December 2020
<b>Description:</b> Erection of a detached dwelling off Mill Road

Planning records for: *Land To The Rear Of 27 Cootes Lane Fen Drayton Cambridge Cambridgeshire CB24 4SL*

<b>Reference - S/0408/17/CONDA</b>
<b>Decision:</b> Decided
<b>Date:</b> 11th August 2020
<b>Description:</b> Submission of details required by conditions 2 (Archaeology written scheme of investigation), 3 (3-phase electrical power supply), 4 (Materials), 5 (Hard and Soft Landscape works), 7 (Foul water drainage), 15 (Materials - Driveway) and 22 (Boundary treatment) of planning permission S/0408/17/FL
<b>Reference - 20/05286/NMA1</b>
<b>Decision:</b> Decided
<b>Date:</b> 09th May 2021
<b>Description:</b> Non material amendment of planning permission 20/05286/FUL (Erection of a detached dwelling off Mill Road) Revised Window positions to suit Building regulation amendments.
<b>Reference - 22/1050/TTCA</b>
<b>Decision:</b> Withdrawn
<b>Date:</b> 15th September 2022
<b>Description:</b> Acer Drummondii - Remove reverted epicormic growth ranging from 0.5-1.5 metres and up to 3cm in diameter using the false crotch method.
<b>Reference - 20/05286/CONDB</b>
<b>Decision:</b> -
<b>Date:</b> 07th May 2021
<b>Description:</b> Submission of details required by condition 5 (Foul and Surface Water Drainage) and 6 (Energy and Sustainability) of planning permission 20/05286/FUL

Planning records for: *Land To The Rear Of 27 Cootes Lane Fen Drayton CB24 4SL*

Reference - S/3260/18/FL	
Decision:	Withdrawn
Date:	23rd August 2018
Description:	Erection of a dwelling

Reference - 20/05286/CONDA	
Decision:	-
Date:	16th April 2021
Description:	Submission of details required by conditions 4 (Archaeological evaluation), 7 (Water consumption) and 15 (Construction Environmental Management Plan) of planning permission 20/05286/FUL

Planning records for: *28 Cootes Lane Fen Drayton Cambridge Cambridgeshire CB24 4SL*

Reference - S/0076/17/FL	
Decision:	Decided
Date:	10th January 2017
Description:	New detached dwelling and garage

Reference - S/1869/17/DC	
Decision:	Decided
Date:	26th May 2017
Description:	Application for approval of details reserved by conditions 1 - 16 of planning reference S/0076/17/FL for a new detached dwelling and garage

Planning records for: *Land At 28 Cootes Lane Fen Drayton Cambridge Cambridgeshire CB24 4SL*

<b>Reference - S/2655/17/NM</b>
<b>Decision:</b> Decided
<b>Date:</b> 28th July 2017
<b>Description:</b> Application for a non-material amendment following a grant of planning permission reference S/0076/17/FL (change of materials from Oak cladding to black feather edged weatherboard) condition 2 (Approved Plans)
<b>Reference - S/2846/17/DC</b>
<b>Decision:</b> Decided
<b>Date:</b> 14th August 2017
<b>Description:</b> Application for approval of details reserved by conditions 9 (Traffic Management Plan) 11 (Contamination) and 12 (Hard and Soft Landscaping) of planning reference S/0076/17/FL for a new detached dwelling and garage
<b>Reference - S/2706/15/FL</b>
<b>Decision:</b> -
<b>Date:</b> 28th October 2015
<b>Description:</b> Erection of one dwelling and garage
<b>Reference - S/0364/16/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 09th February 2016
<b>Description:</b> Erection of one dwelling and garage

Planning records for: **28 Cootes Lane Fen Drayton Cambridge Cambridgeshire CB24 4SL**

Reference - S/2005/19/FL	
Decision:	Decided
Date:	07th June 2019
Description:	REPLACEMENT CONSERVATORY ROOF

Planning records for: **29 Cootes Lane Fen Drayton Cambridge Cambridgeshire CB24 4SL**

Reference - S/2027/17/DC	
Decision:	Withdrawn
Date:	09th June 2017
Description:	Discharge of conditions 13 14 15 16 17 and 18 of planning permission S/2020/14/FL

Reference - S/2029/17/VC	
Decision:	Decided
Date:	09th June 2017
Description:	Variation of Conditon 2 (approved plans) to move plot 1 and addition of pv panels on dormer roofs of plots 1 and 2 and removal of condition 3 (code for sustainable homes) of planning permission S/2020/14/FL for the erection of two detached dwellings

Reference - S/1722/16/DC	
Decision:	Decided
Date:	28th June 2016
Description:	Discharge of Conditions 7 (Landscaping) 9 (Boundary Treatment) & 10 (Materials) of Planning Application: S/2020/14/FL

Planning records for: *29 Cootes Lane Fen Drayton Cambridge Cambridgeshire CB24 4SL*

Reference - S/3017/16/DC	
Decision:	Withdrawn
Date:	07th November 2016
Description:	Discharge of Condition 3 and condition 16 of S/2020/14/FL

Reference - S/1819/15/VC	
Decision:	-
Date:	17th July 2015
Description:	Variation of Condition 3 of S/2020/14 - Removal of Code 6 requirement.

Reference - S/2020/14/FL	
Decision:	Decided
Date:	22nd August 2014
Description:	Erection of two detached dwellings to level 6 of the Code for Sustainable Homes (following demolition of alleageable buildings nos. 92 and 93 prior to occupation)

Reference - S/1000/12/FL	
Decision:	Decided
Date:	10th May 2012
Description:	Garage

Planning records for: **29 Cootes Lane Fen Drayton Cambridgeshire CB24 4SL**

Reference - 23/03537/FUL	
Decision:	Decided
Date:	15th September 2023
Description:	Erection of 1no two storey 3bed detached dwelling and double garage with space for secure cycle storage.

Reference - S/4229/17/DC	
Decision:	Decided
Date:	28th November 2017
Description:	Discharge of conditions 6 (3 phase electrical power supply) and 7 (strategy to limit water consumption) of planning permission S/2029/17/VC

Reference - S/4149/17/VC	
Decision:	Decided
Date:	17th November 2017
Description:	Variation of Conditions 1 (Approved plans) of planning application S/2029/17/VC

Planning records for: **Land At The Back Of 30 Cootes Lane Fen Drayton Cambridge Cambridgeshire CB24 4SL**

Reference - S/3380/19/FL	
Decision:	Decided
Date:	30th September 2019
Description:	New dwelling and garage

Planning records for: *Land At The Back Of 30 Cootes Lane Fen Drayton Cambridge Cambridgeshire CB24 4SL*

<b>Reference - S/3380/19/CONDB</b>
<b>Decision:</b> Withdrawn
<b>Date:</b> 15th October 2025
<b>Description:</b> Submission of details required by condition 3 (eligible building details) of planning permission S/3380/19/FL
<b>Reference - S/0031/20/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 08th January 2020
<b>Description:</b> Demolition of existing dwelling and replacement with new detached part single part two storey dwelling and new vehicular access from Cootes Lane
<b>Reference - S/4017/18/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 23rd October 2018
<b>Description:</b> Construction of new vehicular access road from Cootes Lane to serve residential property - 30 Cootes Lane.
<b>Reference - S/3380/19/CONDA</b>
<b>Decision:</b> Decided
<b>Date:</b> 22nd April 2025
<b>Description:</b> Submission of details required by condition 4 (contamination) of planning permission S/3380/19/FL

Planning records for: *Land To The Rear Of 31 Cootes Lane Fen Drayton Cambridge Cambridgeshire CB24 4SL*

<b>Reference - 20/01819/CONDB</b>
<b>Decision:</b> Decided
<b>Date:</b> 28th May 2021
<b>Description:</b> Submission of details required by condition 8 (Surface and Foul Water Drainage) of planning permission 20/01819/FUL
<b>Reference - S/2070/08/F</b>
<b>Decision:</b> Decided
<b>Date:</b> 16th March 2009
<b>Description:</b> Caravan & 2 storage sheds
<b>Reference - S/2591/19/FL</b>
<b>Decision:</b> Withdrawn
<b>Date:</b> 22nd July 2019
<b>Description:</b> New dwellinghouse (resubmission of planning application S/3673/18/FL)
<b>Reference - 20/01819/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 22nd March 2020
<b>Description:</b> Erection of 1 no. dwelling and associated Plantrooms

Planning records for: *Land To The Rear Of 31 Cootes Lane Fen Drayton Cambridgeshire CB24 4SL*

Reference - 20/01819/CONDC	
<b>Decision:</b>	Decided
<b>Date:</b>	20th July 2021
<b>Description:</b>	Submission of details required by condition 5 (carbon neutral strategy) and 6 (water consumption) of planning permission 20/01819/FUL

Reference - 22/02457/TELNOT	
<b>Decision:</b>	Decided
<b>Date:</b>	23rd May 2022
<b>Description:</b>	Installation of 1no. 9m Medium pole

Reference - 20/01819/CONDD	
<b>Decision:</b>	Decided
<b>Date:</b>	23rd May 2022
<b>Description:</b>	Submission of details required by condition 9 (Ecological Compliance Report) of planning permission 20/01819/FUL

Reference - 20/01819/CONDA	
<b>Decision:</b>	Decided
<b>Date:</b>	06th April 2021
<b>Description:</b>	Submission of details required by condition 3 (Schedule of External Materials), 4 (Soft and Hard Landscaping) and 7 (Phase 3 Electrical Power Supply) of planning permission 20/01819/FUL

Planning records for: **31 Cootes Lane Fen Drayton Cambridge Cambridgeshire CB24 4SL**

Reference - S/0889/19/FL	
Decision:	Decided
Date:	06th March 2019
Description:	Temporary siting of a static caravan in the grounds of 31 Cootes Lane

Planning records for: **32 Cootes Lane Fen Drayton Cambridge Cambridgeshire CB24 4SL**

Reference - S/1380/09/LDC	
Decision:	Decided
Date:	21st September 2009
Description:	Proposed lawful development certificate for the erection of an outbuilding

Reference - S/1001/09/F	
Decision:	Withdrawn
Date:	13th July 2009
Description:	Replacement dwelling

Reference - S/1521/09/F	
Decision:	Decided
Date:	20th October 2009
Description:	Replacement Dwelling

Planning records for: *32 Cootes Lane Fen Drayton Cambridge Cambridgeshire CB24 4SL*

Reference - S/0392/15/FL
<b>Decision:</b> Decided
<b>Date:</b> 16th February 2015
<b>Description:</b> New timber double garage and potting shed

Reference - S/0887/08/F
<b>Decision:</b> Decided
<b>Date:</b> 19th May 2008
<b>Description:</b> Extensions

Reference - S/0804/09/F
<b>Decision:</b> Decided
<b>Date:</b> 08th June 2009
<b>Description:</b> Replacement Dwelling

Reference - S/0486/08/F
<b>Decision:</b> Decided
<b>Date:</b> 14th March 2008
<b>Description:</b> Extensions

Planning records for: *Land R/O 33 Cootes Lane Fen Drayton Cambridgeshire CB24 4SL*

Reference - 22/04771/HFUL	
Decision:	Withdrawn
Date:	31st October 2022
Description:	Part single storey, part two storey rear extension following the demolition of the existing single storey rear extension. (Resubmission of 22/00590/HFUL).

Reference - 21/03571/FUL	
Decision:	Withdrawn
Date:	03rd August 2021
Description:	Widened road site access

Planning records for: *56 Cootes Lane Fen Drayton CB24 4SL*

Reference - S/3355/16/FL	
Decision:	Decided
Date:	01st December 2016
Description:	2 Storey Side & Rear Extension & White Painted Render Finish

Planning records for: *The Birches Cootes Lane Fen Drayton Cambridge Cambridgeshire CB24 4SL*

Reference - S/1661/14/FL	
Decision:	Decided
Date:	10th July 2014
Description:	Additional first floor to form two storey extension

Planning records for: *The Yews Cootes Lane Fen Drayton Cambridge Cambridgeshire CB24 4SL*

<b>Reference - S/1389/10</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	16th August 2010
<b>Description:</b>	Single Storey Side Extension







**COOTES LANE, FEN DRAYTON, CAMBRIDGE, CB24**



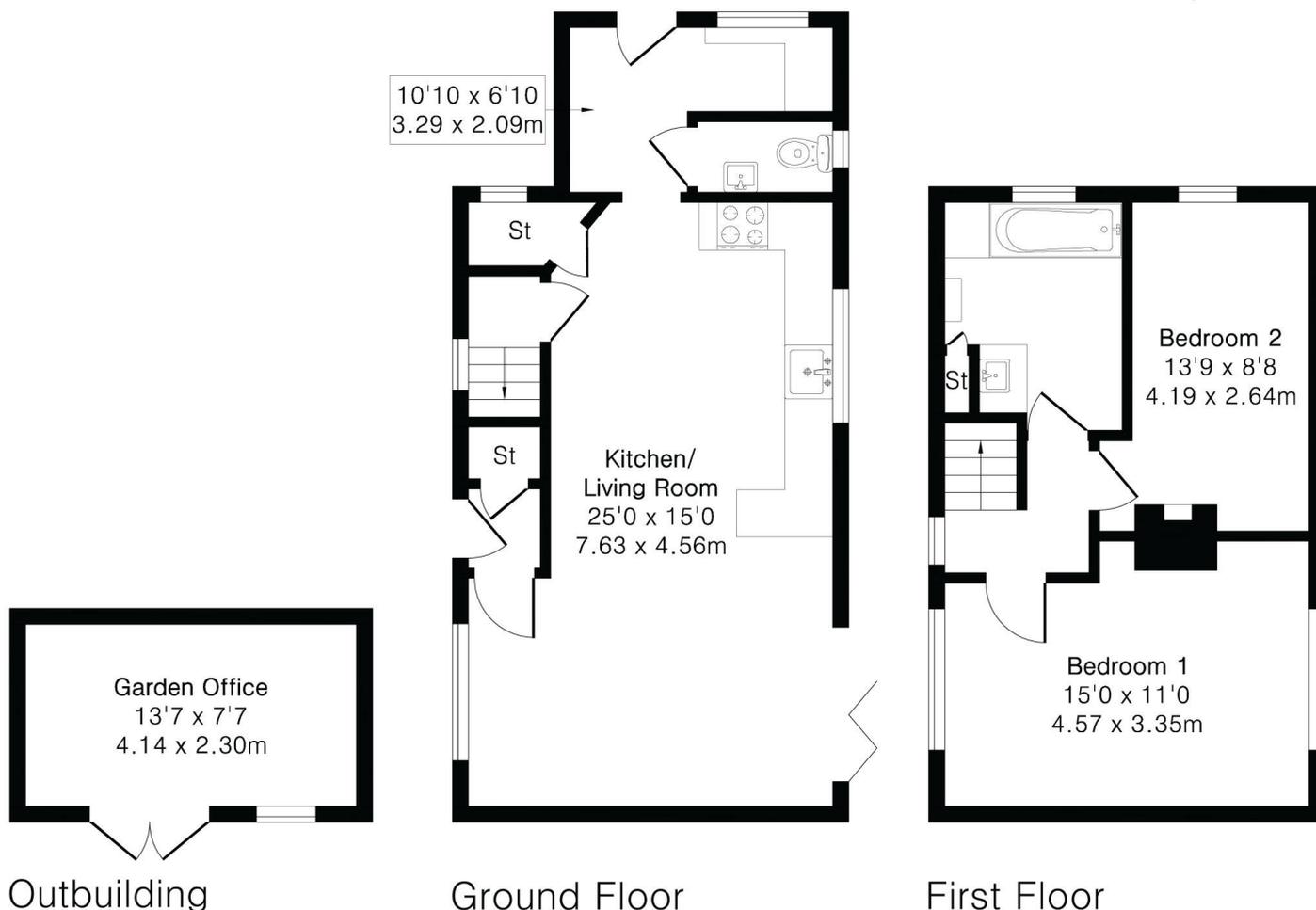
## COOTES LANE, FEN DRAYTON, CAMBRIDGE, CB24

**Approximate Gross Internal Area 828 sq ft - 77 sq m  
(Excluding Outbuilding)**

Ground Floor Area 453 sq ft – 42 sq m

First Floor Area 375 sq ft – 35 sq m

Outbuilding Area 102 sq ft – 10 sq m



Fen Drayton, CB24

Energy rating

# C

Valid until 07.11.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 73% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	75 m <sup>2</sup>

## Building Safety

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## Accessibility / Adaptations

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## Restrictive Covenants

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## Rights of Way (Public & Private)

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## Construction Type

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**Property Lease Information**

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**Listed Building Information**

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**Stamp Duty**

---

**Other**

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**Other**

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## Electricity Supply

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## Gas Supply

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## Central Heating

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## Water Supply

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## Drainage

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### Testimonial 1



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

### Testimonial 2



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

### Testimonial 3



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

### Testimonial 4



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



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**Important - Please read**

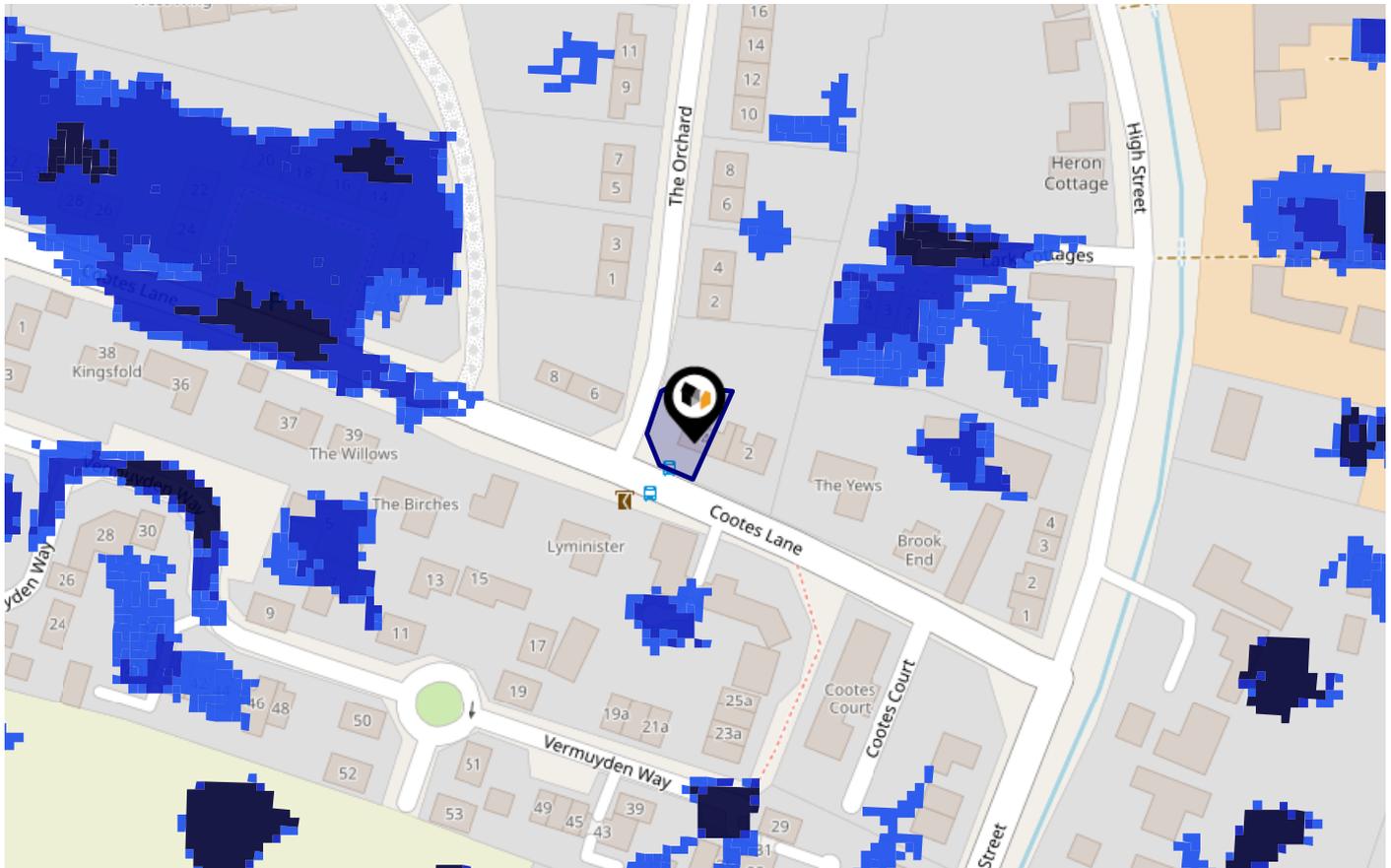
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# Flood Risk

## Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

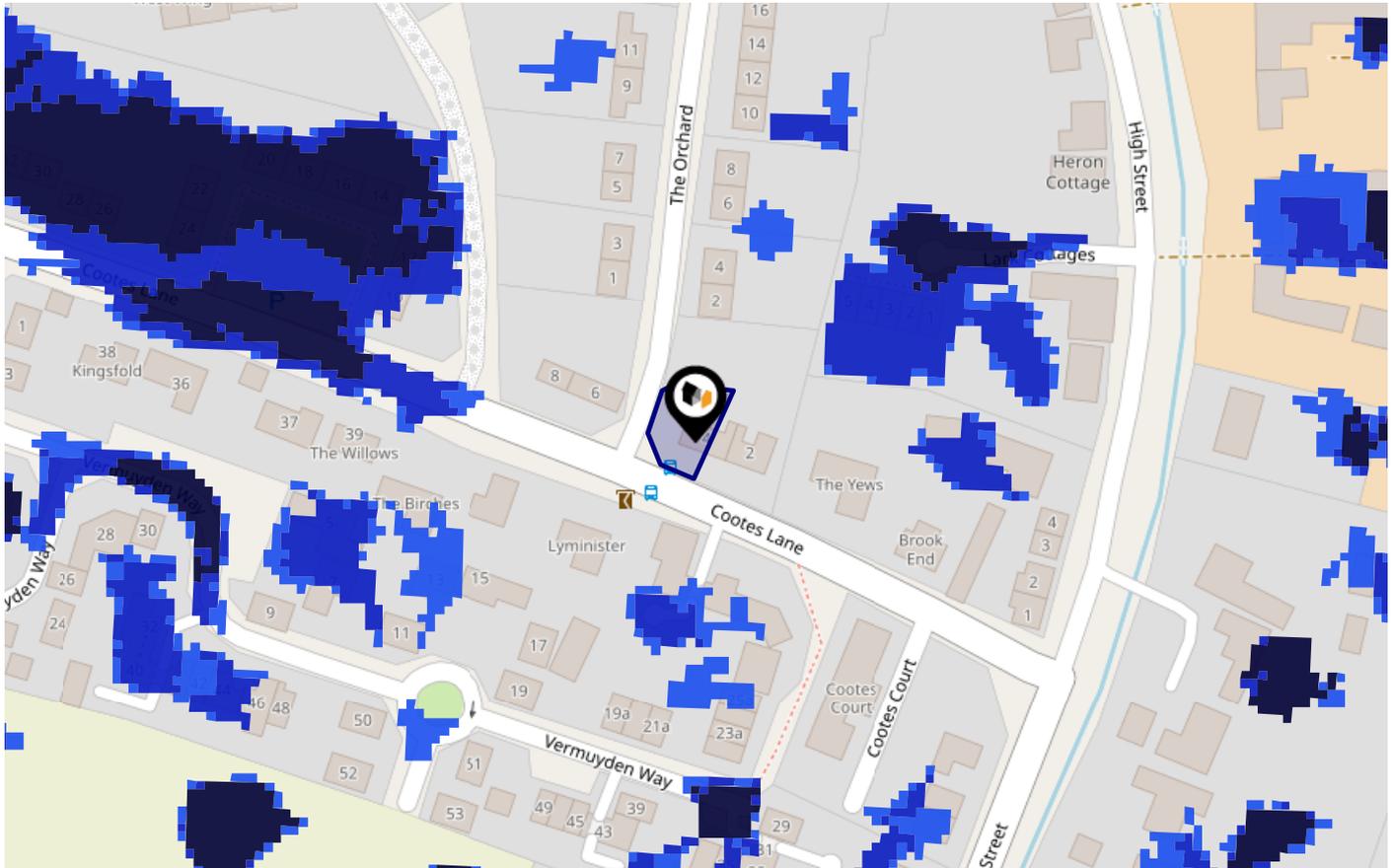


# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

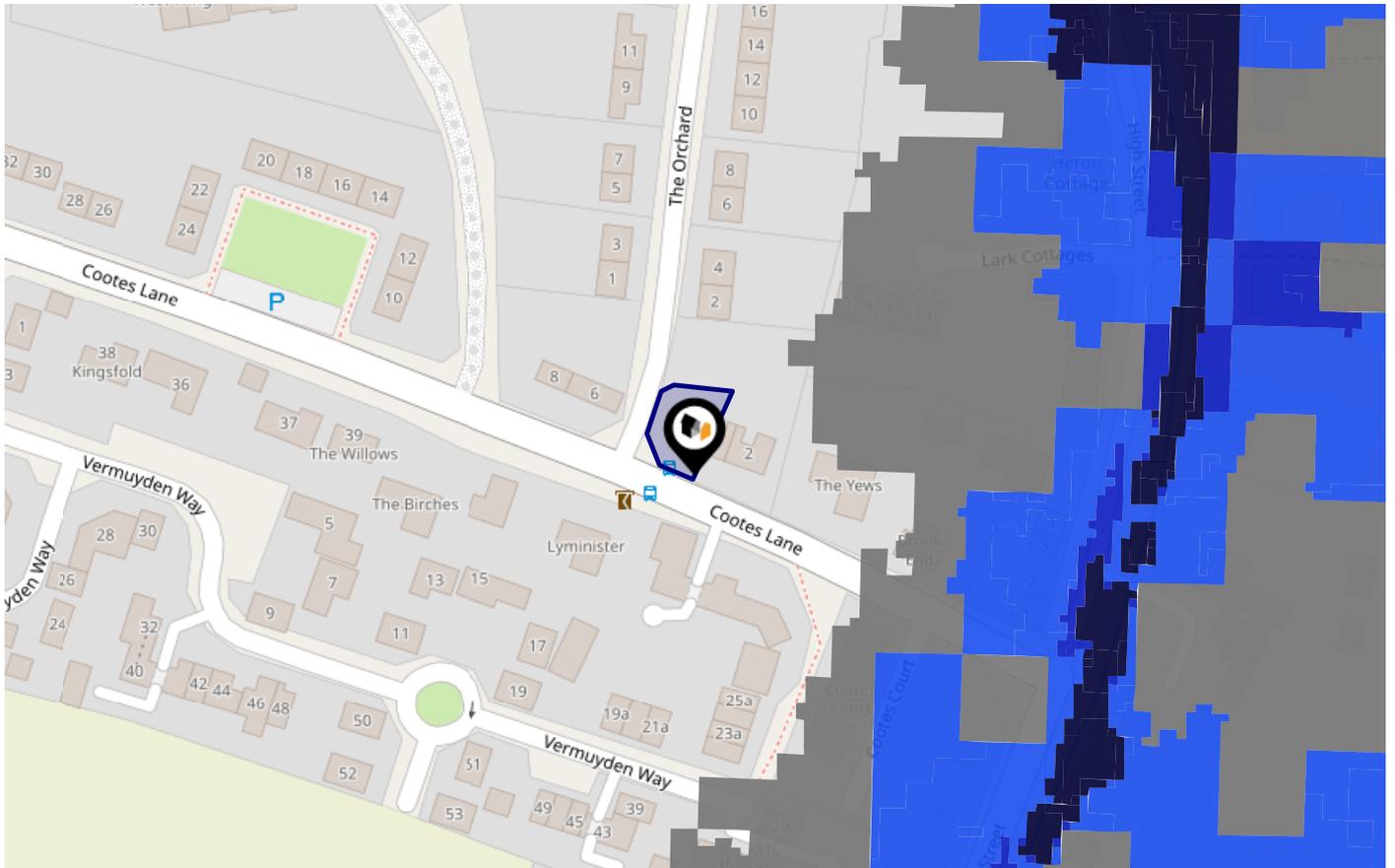


# Flood Risk

## Rivers & Seas - Flood Risk



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



Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

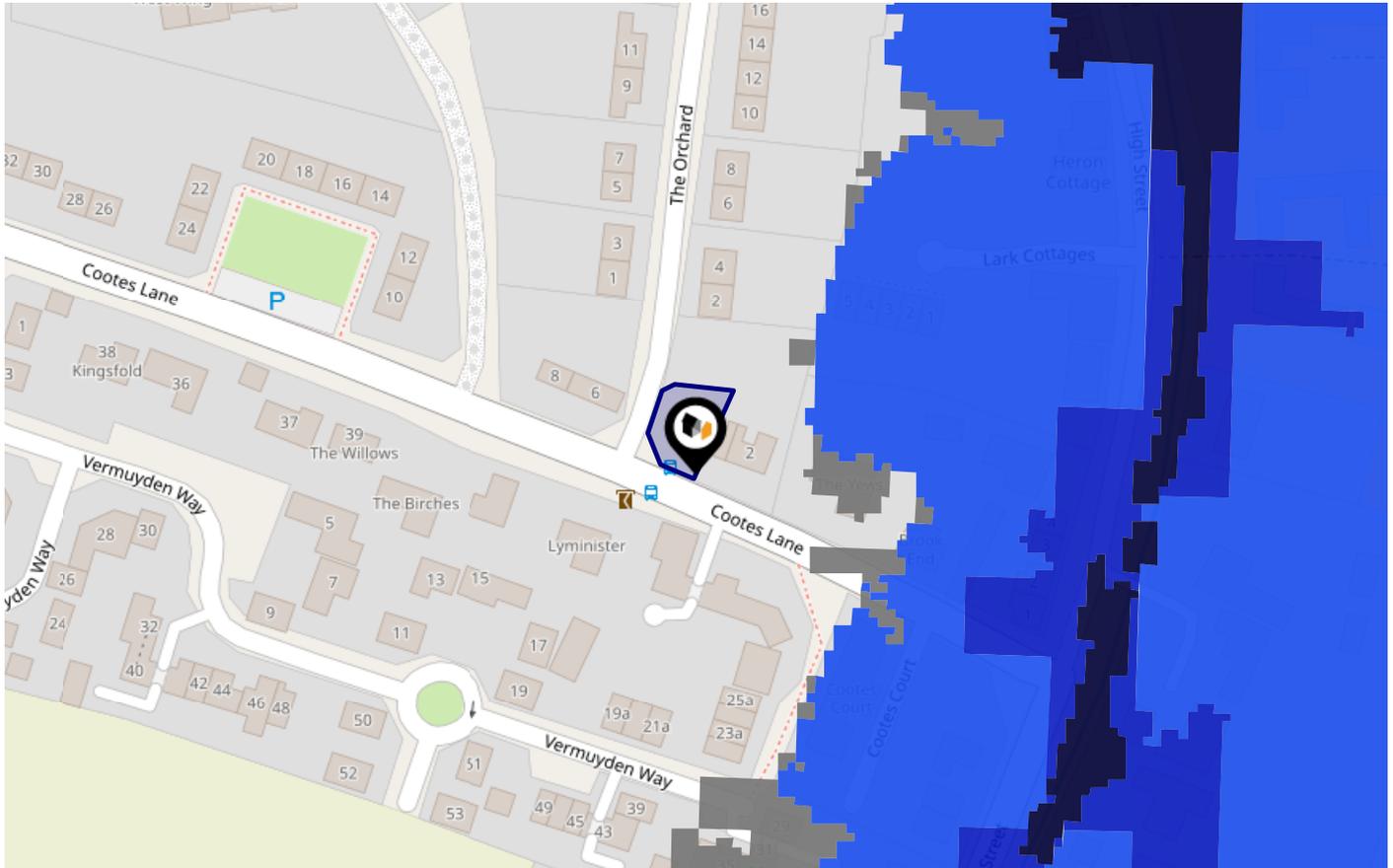


# Flood Risk

## Rivers & Seas - Climate Change



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



**Risk Rating: Very low**

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- 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:

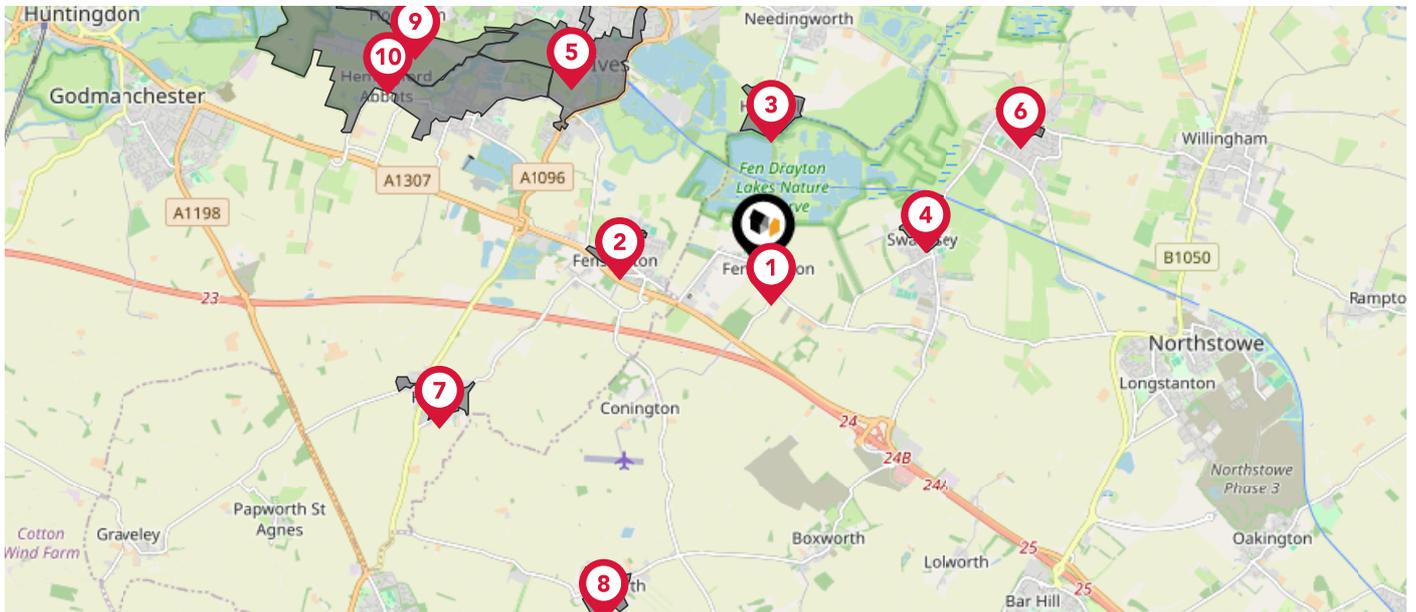


# Maps

## Conservation Areas



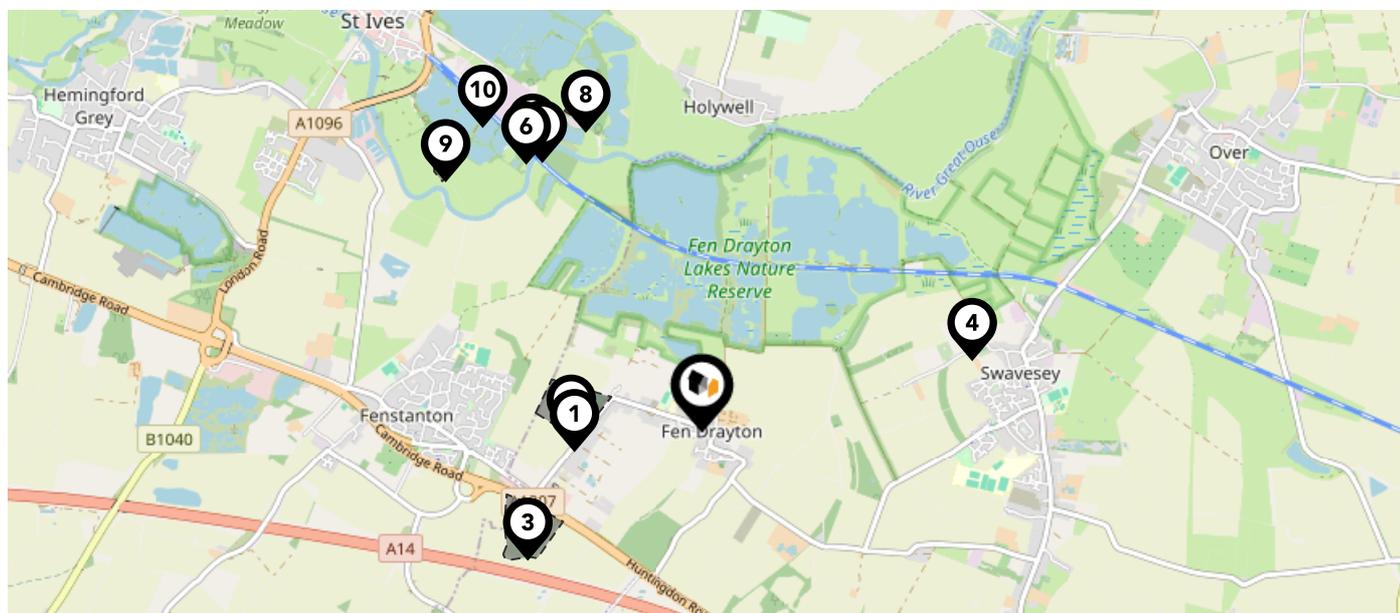
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

-  1 Fen Drayton
-  2 Fenstanton
-  3 Holywell
-  4 Swavesey
-  5 St Ives
-  6 Over
-  7 Hilton
-  8 Elsworth
-  9 Houghton and Wyton
-  10 Hemingfords

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



### Nearby Landfill Sites

<b>1</b>	Mill Road-Fen Drayton	Historic Landfill	
<b>2</b>	Old Gravel Pits-Mill Road, Fen Drayton, Cambridgeshire	Historic Landfill	
<b>3</b>	Conington Landfill-Conington	Historic Landfill	
<b>4</b>	Hale Road-Swavesey	Historic Landfill	
<b>5</b>	Meadow Lane-St Ives, Cambridgeshire	Historic Landfill	
<b>6</b>	Meadow Lane-St Ives, Cambridgeshire	Historic Landfill	
<b>7</b>	Meadow Lane-St Ives, Cambridgeshire	Historic Landfill	
<b>8</b>	Mick George Ltd - Second Drove Meadow Lane-Meadow Lane, Huntingdon, St Ives, Cambs	Historic Landfill	
<b>9</b>	Second Drove-Meadow Lane, St Ives, Cambridgeshire	Historic Landfill	
<b>10</b>	Mick George Ltd - Second Drove Meadow Lane-Meadow Lane, Huntingdon, St Ives, Cambridgeshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



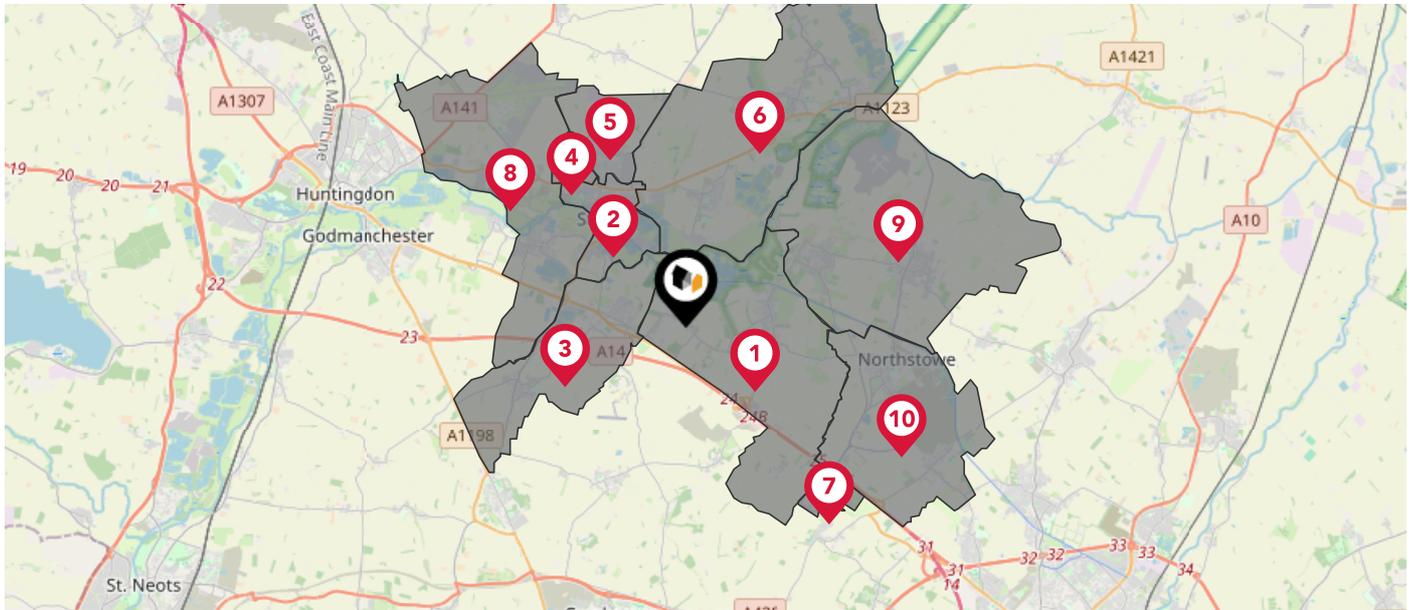
## Mine Entry

- ✕ 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

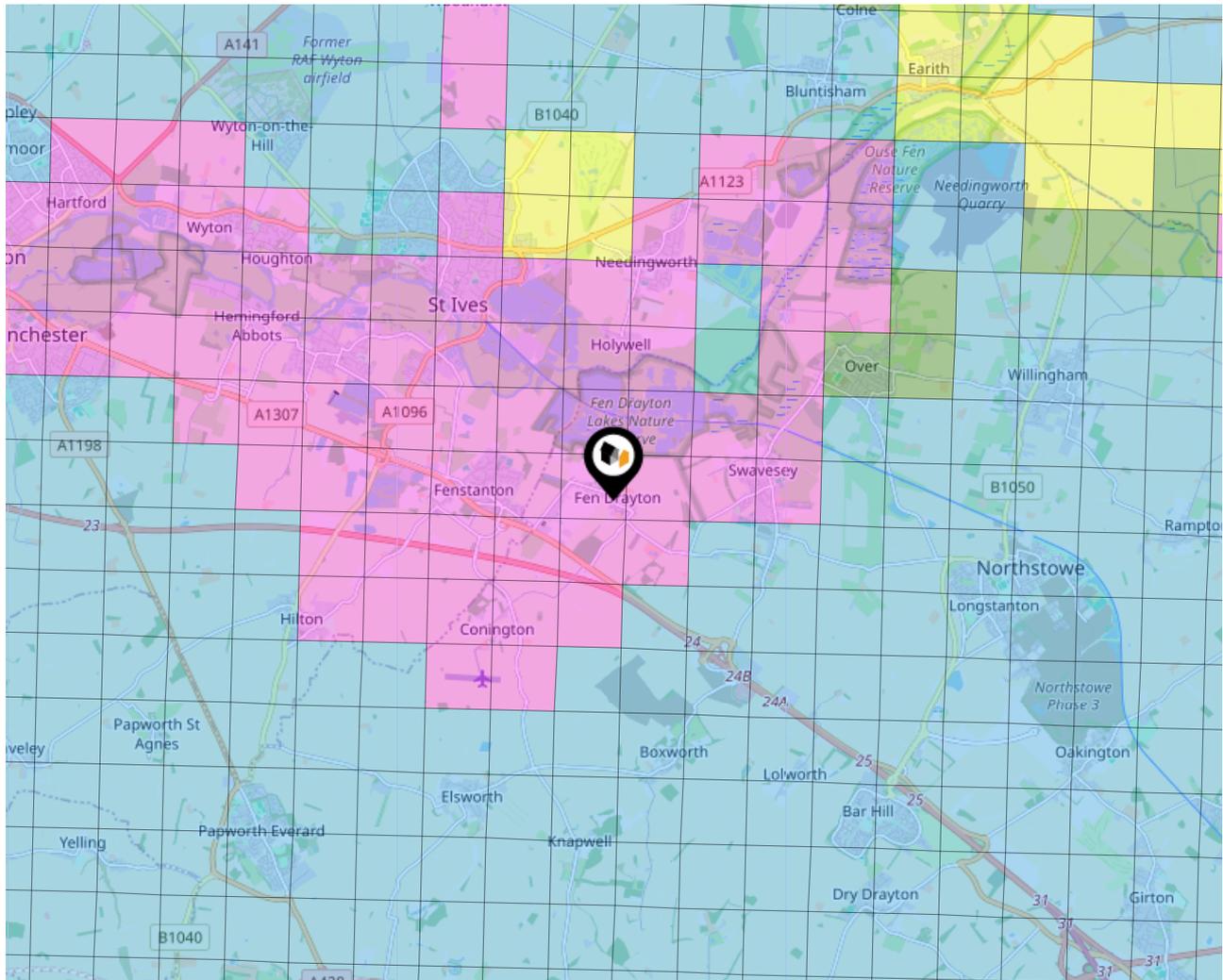


### Nearby Council Wards

-  Swavesey Ward
-  St. Ives South Ward
-  Fenstanton Ward
-  St. Ives West Ward
-  St. Ives East Ward
-  Holywell-cum-Needingworth Ward
-  Bar Hill Ward
-  Hemingford Grey & Houghton Ward
-  Over & Willingham Ward
-  Longstanton Ward

## What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





# Local Area Masts & Pylons



**Key:**

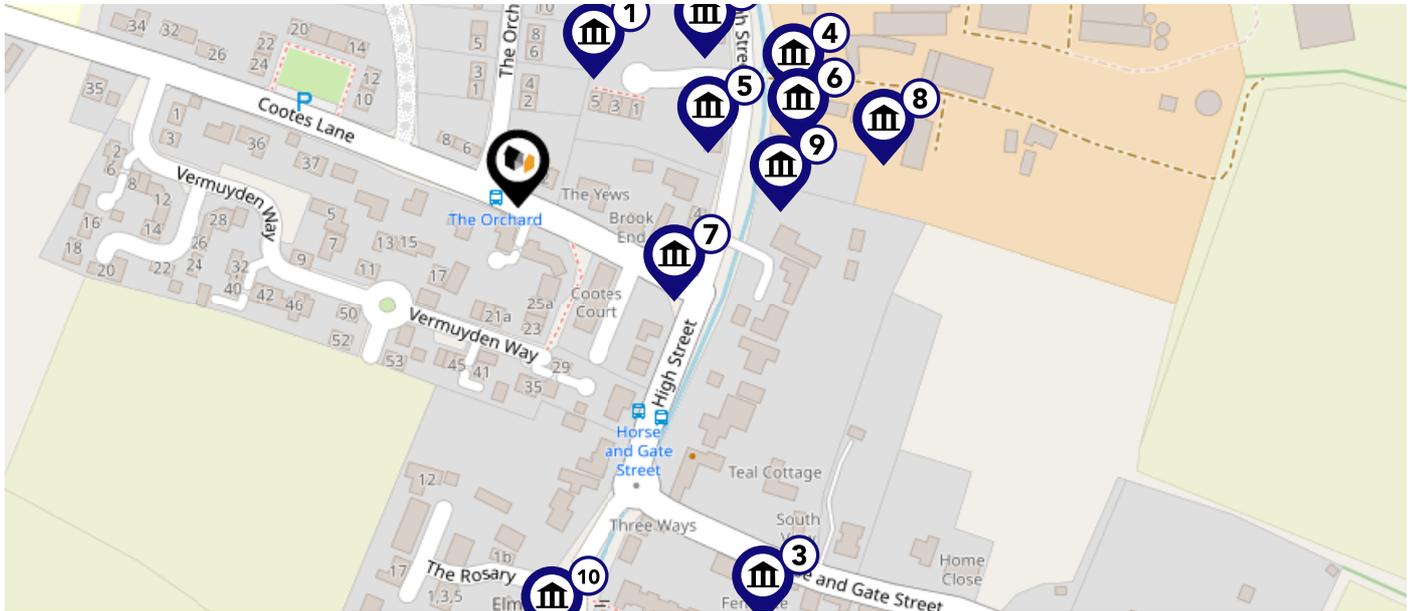
-  Power Pylons
-  Communication Masts

# 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
 1127207 - Dovecote To Rear Of Ivy House	Grade II	0.0 miles
 1317824 - Ivy House	Grade II	0.1 miles
 1127239 - Gate House	Grade II	0.1 miles
 1164328 - Barn To North Of Home Farmhouse	Grade II	0.1 miles
 1127238 - 3, High Street	Grade II	0.1 miles
 1127235 - Home Farmhouse	Grade II	0.1 miles
 1317818 - 1 And 2, High Street	Grade II	0.1 miles
 1127236 - Barn To East Of Home Farmhouse	Grade II	0.1 miles
 1127234 - Oak Cottage	Grade II	0.1 miles
 1127231 - Village Lock Up	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
	<b>Fen Drayton Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fenstanton and Hilton Primary School</b> Ofsted Rating: Good   Pupils: 221   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Swavesey Village College</b> Ofsted Rating: Outstanding   Pupils: 1253   Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Swavesey Primary School</b> Ofsted Rating: Good   Pupils: 312   Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holywell CofE Primary School</b> Ofsted Rating: Outstanding   Pupils: 200   Distance:2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Eastfield Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 208   Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Over Primary School</b> Ofsted Rating: Requires improvement   Pupils: 201   Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westfield Junior School</b> Ofsted Rating: Good   Pupils: 254   Distance:2.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



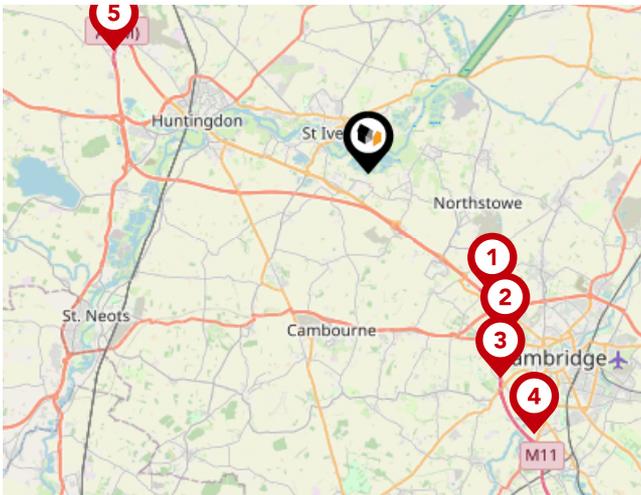
		Nursery	Primary	Secondary	College	Private
	<b>Hemingford Grey Primary School</b> Ofsted Rating: Good   Pupils: 282   Distance:2.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Ivo Academy</b> Ofsted Rating: Good   Pupils: 1627   Distance:3.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aurora Fairway School</b> Ofsted Rating: Good   Pupils: 43   Distance:3.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wheatfields Primary School</b> Ofsted Rating: Good   Pupils: 308   Distance:3.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Elsworth CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 124   Distance:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thorndown Primary School</b> Ofsted Rating: Good   Pupils: 501   Distance:3.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hatton Park Primary School</b> Ofsted Rating: Good   Pupils: 415   Distance:3.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bar Hill Community Primary School</b> Ofsted Rating: Good   Pupils: 285   Distance:3.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Huntingdon Rail Station	6.83 miles
2	Cambridge North Rail Station	9.76 miles
3	St Neots Rail Station	9.92 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	6.31 miles
2	M11 J13	7.69 miles
3	M11 J12	8.86 miles
4	M11 J11	11.23 miles
5	A1(M) J13	10.18 miles



## Airports/Helipads

Pin	Name	Distance
1	Cambridge	11.05 miles
2	Stansted Airport	30.88 miles
3	Luton Airport	32.27 miles
4	Silvertown	55.05 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	The Orchard	0.01 miles
2	Horse and Gate Street	0.08 miles
3	The Busway Fen Drayton Lakes	0.77 miles
4	Rookery Way	1.12 miles
5	Rookery Way	1.16 miles

# Cooke Curtis & Co

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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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