

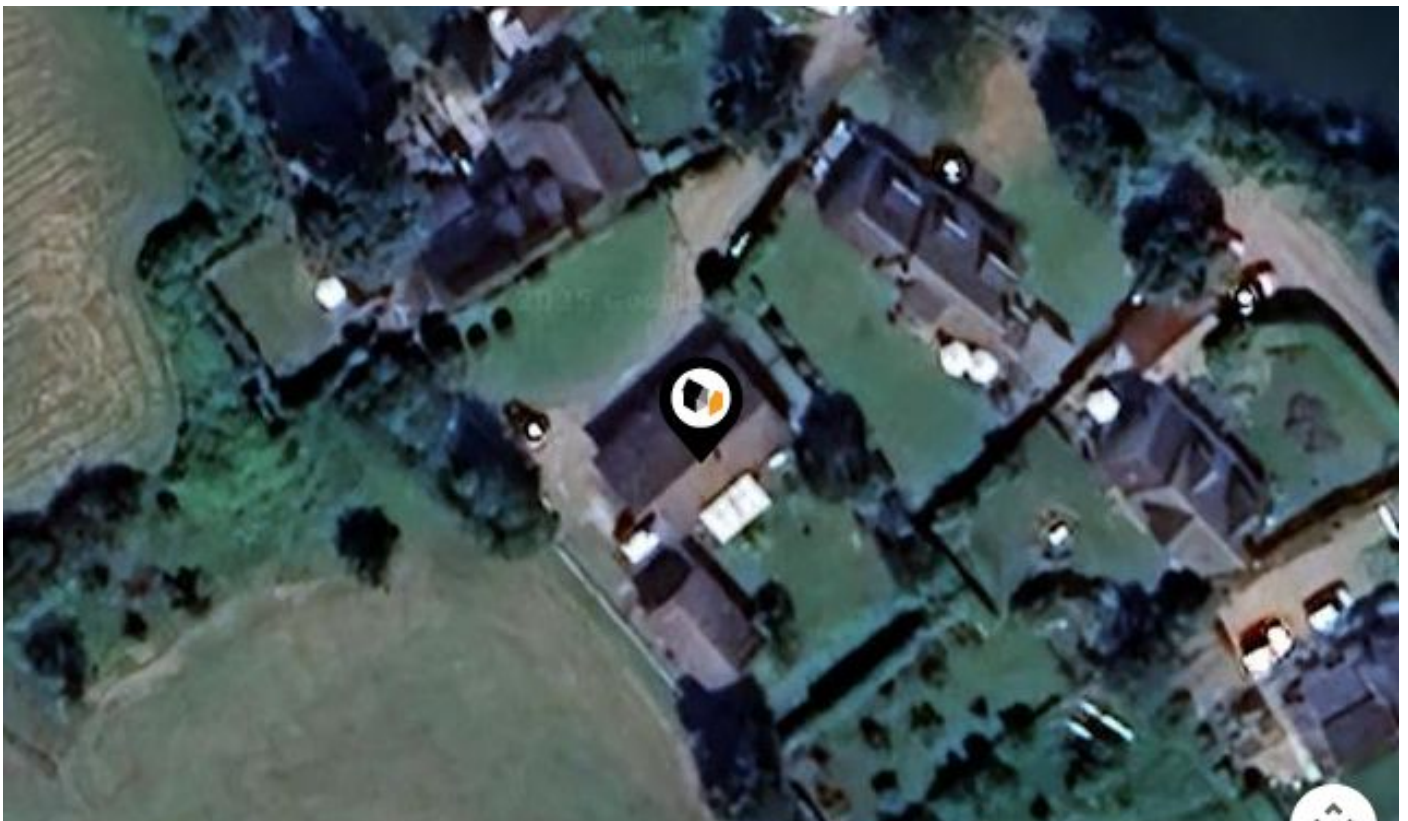


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 16th April 2025



SPAREPENNY LANE, GREAT SAMPFORD, SAFFRON WALDEN, CB10

Cooke Curtis & Co

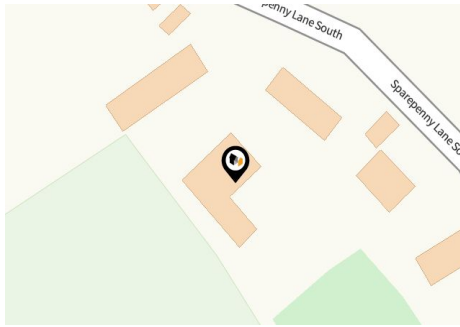
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached
Bedrooms:	4
Floor Area:	979 ft ² / 91 m ²
Council Tax :	Band E
Annual Estimate:	£2,735

Local Area

Local Authority:	Essex
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *Sparepenny Lane, Great Sampford, Saffron Walden, CB10*

Reference - SWR/319/73	
Decision:	Refused
Date:	22nd May 1973
Description:	Erection of double garage with store over

Reference - UTT/23/3024/HHF	
Decision:	Approved
Date:	01st December 2023
Description:	Conversion and extension to existing garage and changes to fenestration

Planning records for: *Three Farthings Sparepenny Lane Great Sampford CB10 2RJ*

Reference - UTT/1821/08/CLP	
Decision:	Refused
Date:	17th November 2008
Description:	Garage to domestic annexe

Reference - UTT/0141/09/FUL	
Decision:	Approved
Date:	04th February 2009
Description:	Conversion of garage to residential annexe

Reference - Uttlesford/UTT/1821/08/CLP	
Decision:	Decided
Date:	17th November 2008
Description:	Garage to domestic annexe

Reference - Uttlesford/UTT/0141/09/FUL	
Decision:	Decided
Date:	30th January 2009
Description:	Conversion of garage to residential annexe

Planning records for: *Goodwins Cottage Spare Penny Lane South Great Sampford Essex CB10 2RJ*

Reference - Uttlesford/UTT/14/3567/LB	
Decision:	Decided
Date:	02nd December 2014
Description:	Raise 2 no. chimneys and flue

Reference - UTT/14/3567/LB	
Decision:	Approved
Date:	12th December 2014
Description:	Raise 2 no. chimneys and flue

Reference - Uttlesford/UTT/14/3660/HHF	
Decision:	Decided
Date:	08th December 2014
Description:	Raise 2 no. chimneys and flue

Reference - UTT/14/3660/HHF	
Decision:	Approved
Date:	12th December 2014
Description:	Raise 2 no. chimneys and flue

Planning records for: *Hares Form Sparepenny Lane Great Sampford CB10 2RJ*

Reference - UTT/0268/08/FUL	
Decision:	Approved
Date:	27th February 2008
Description:	Single storey rear extension

Reference - Uttlesford/UTT/0268/08/FUL	
Decision:	Decided
Date:	20th February 2008
Description:	Single storey rear extension

Planning records for: *Sunnyside Sparepenny Lane Great Sampford CB10 2RJ*

Reference - UTT/0602/10/FUL	
Decision:	Approved
Date:	27th April 2010
Description:	Raise chimney heights to be 1.8m above ridge of thatch.

Reference - UTT/1189/04/LB	
Decision:	Approved
Date:	13th July 2004
Description:	Erection of single storey side extension

Planning records for: *Sunnyside Spare Penny Lane Great Sampford CB10 2RJ*

Reference - UTT/1798/06/LB
Decision: Approved
Date: 20th November 2006
Description: One dormer window to rear of garage roof

Reference - Uttlesford/UTT/1798/06/LB
Decision: Decided
Date: 31st October 2006
Description: One dormer window to rear of garage roof

Reference - UTT/0006/05/FUL
Decision: Approved
Date: 04th January 2005
Description: Double garage with storage above including link to existing extension

Reference - UTT/0007/05/LB
Decision: Approved
Date: 04th January 2005
Description: Double garage with storage above including link to existing extension

Planning records for: *Sunnyside Spare Penny Lane Great Sampford CB10 2RJ*

Reference - UTT/1151/04/FUL
Decision: Approved
Date: 13th July 2004
Description: Erection of single storey side extension
Reference - Uttlesford/UTT/0603/10/LB
Decision: Decided
Date: 30th March 2010
Description: Raise chimney heights to be 1.8m above ridge of thatch. Installation of working fireplaces with woodburners
Reference - UTT/0603/10/LB
Decision: Approved
Date: 27th April 2010
Description: Raise chimney heights to be 1.8m above ridge of thatch. Installation of working fireplaces with woodburners
Reference - Uttlesford/UTT/1797/06/FUL
Decision: Decided
Date: 31st October 2006
Description: One dormer window to rear of garage roof

Planning records for: *Sunnyside Spare Penny Lane Great Sampford CB10 2RJ*

Reference - UTT/1797/06/FUL	
Decision:	Approved
Date:	17th November 2006
Description:	One dormer window to rear of garage roof

Reference - Uttlesford/UTT/0602/10/FUL	
Decision:	Decided
Date:	06th April 2010
Description:	Raise chimney heights to be 1.8m above ridge of thatch.

Planning records for: *Copperstones Spare Penny Lane South Great Sampford CB10 2RJ*

Reference - UTT/17/3443/HHF	
Decision:	Approved
Date:	15th December 2017
Description:	Two Story Side extension

Reference - Uttlesford/UTT/17/3443/HHF	
Decision:	Decided
Date:	24th November 2017
Description:	Two Story Side extension

Planning records for: *Copperstones Spare Penny Lane South Great Sampford Saffron Walden Essex CB10 2RJ*

Reference - Uttlesford/UTT/18/2765/NMA	
Decision:	Decided
Date:	04th October 2018
Description:	Non material amendment to UTT/17/3443/HHF - Reduce extension from 3.5 meters to 3 meters, remove first floor window and add new window next to door on gable end of extension and velux window to rear.

Planning records for: *Hill Top Spare Penny Lane South Great Sampford Saffron Walden Essex CB10 2RJ*

Reference - Uttlesford/UTT/13/2069/DOC	
Decision:	Decided
Date:	25th July 2013
Description:	Application to Discharge Condition 7 (Energy Efficiency Measures) attached to UTT/1208/11/FUL dated 11 August 2011

Reference - UTT/13/2069/DOC	
Decision:	Discharge Conditons in Full
Date:	09th August 2013
Description:	Application to Discharge Condition 7 (Energy Efficiency Measures) attached to UTT/1208/11/FUL dated 11 August 2011

Reference - Uttlesford/UTT/1208/11/FUL	
Decision:	Decided
Date:	17th June 2011
Description:	Loft conversion with 3 no. front dormers and 3 no. rear dormers

Planning records for: *Hill Top Sparepenny Lane Great Sampford CB10 2RJ*

Reference - UTT/1208/11/FUL	
Decision:	Approved
Date:	17th June 2011
Description:	Loft conversion with 3 no. front dormers and 3 no. rear dormers

Planning records for: *Gill Mill Spare Penny Lane South Great Sampford Saffron Walden Essex CB10 2RJ*

Reference - UTT/22/2643/HHF	
Decision:	Approved
Date:	26th September 2022
Description:	Raise the chimney stack

Reference - UTT/22/2588/LB	
Decision:	Approved
Date:	20th September 2022
Description:	Raise the chimney stack.

Reference - UTT/22/2597/TCA	
Decision:	Approved
Date:	20th September 2022
Description:	1no. Alder- fell and replaced with native species tree

Planning records for: *Gill Mill Spare Penny Lane South Great Sampford Saffron Walden Essex CB10 2RJ*

Reference - UTT/22/2638/FUL	
Decision:	Approved
Date:	26th September 2022
Description:	Proposed demolition of existing dwelling and other outbuildings and erection of 1 no. replacement dwelling and garage with associated works.

Reference - UTT/24/0981/LB	
Decision:	Approved
Date:	11th April 2024
Description:	Replace the existing side door, frame and threshold with a solid hardwood stable door style with glazing in the top section.

Reference - UTT/23/1260/DOC	
Decision:	Discharge Conditons in Full
Date:	16th May 2023
Description:	Application to discharge condition 3 (chimney pots, bricks and mortar detail) attached to UTT/22/2643/HHF.

Planning records for: *The Cottage Spare Penny Lane South Great Sampford Saffron Walden Essex CB10 2RJ*

Reference - Uttlesford/UTT/18/1789/HHF	
Decision:	Decided
Date:	27th June 2018
Description:	New dormer window to north west elevation, all to match existing fenestration.

Planning records for: *The Cottage Sparepenny Lane Great Sampford Saffron Walden Essex CB10 2RJ*

Reference - UTT/1656/12/TPO	
Decision:	Refused
Date:	15th August 2012
Description:	Fell 1no Sycamore

Reference - Uttlesford/UTT/1656/12/TPO	
Decision:	Decided
Date:	15th August 2012
Description:	Fell 1no Sycamore

Reference - Uttlesford/UTT/18/1735/LB	
Decision:	Decided
Date:	22nd June 2018
Description:	New dormer window to north west elevation, all to match existing fenestration.

Planning records for: *Little Acre Sparepenny Lane South Great Sampford CB10 2RJ*

Reference - UTT/1095/05/FUL	
Decision:	Approved
Date:	05th July 2005
Description:	Single storey rear extension

Sparepenny Lane, Great Sampford, SAFFRON
WALDEN, CB10

Energy rating

F

Valid until 11.04.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

Additional EPC Data

Property Type:	Detached bungalow
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation
Roof Energy:	Very poor
Window:	Single glazed
Window Energy:	Very poor
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 78% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Total Floor Area:	91 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.

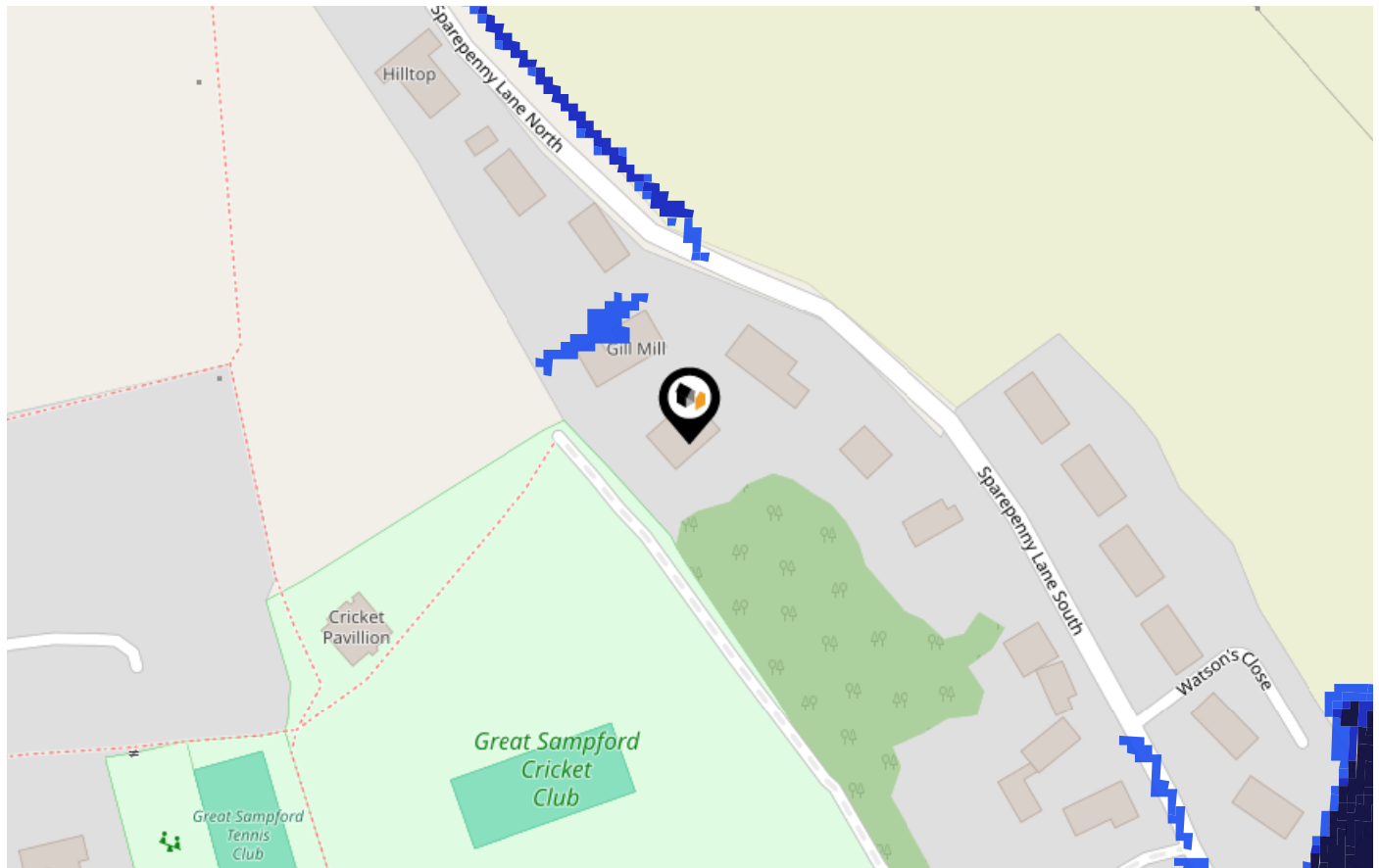


Flood Risk

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

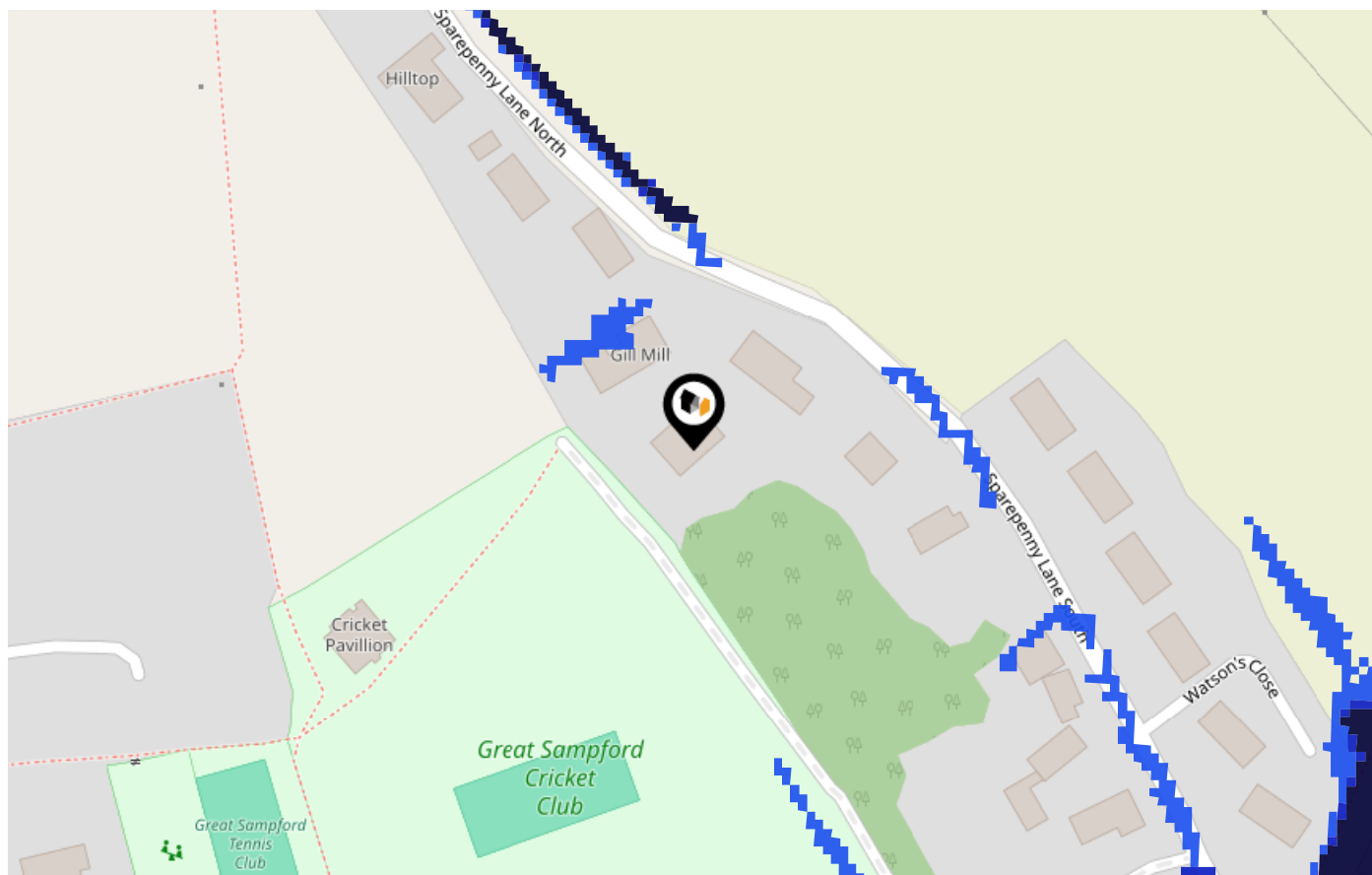


Flood Risk

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.

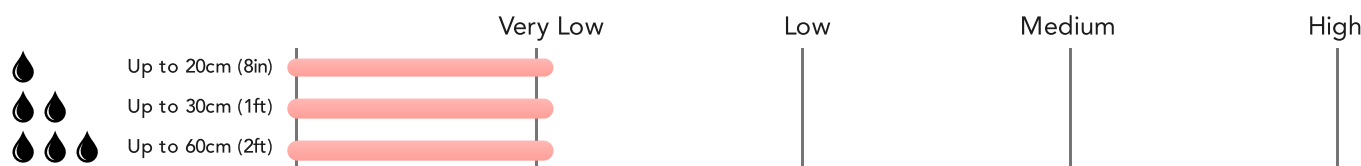


Risk Rating: **Very low**

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

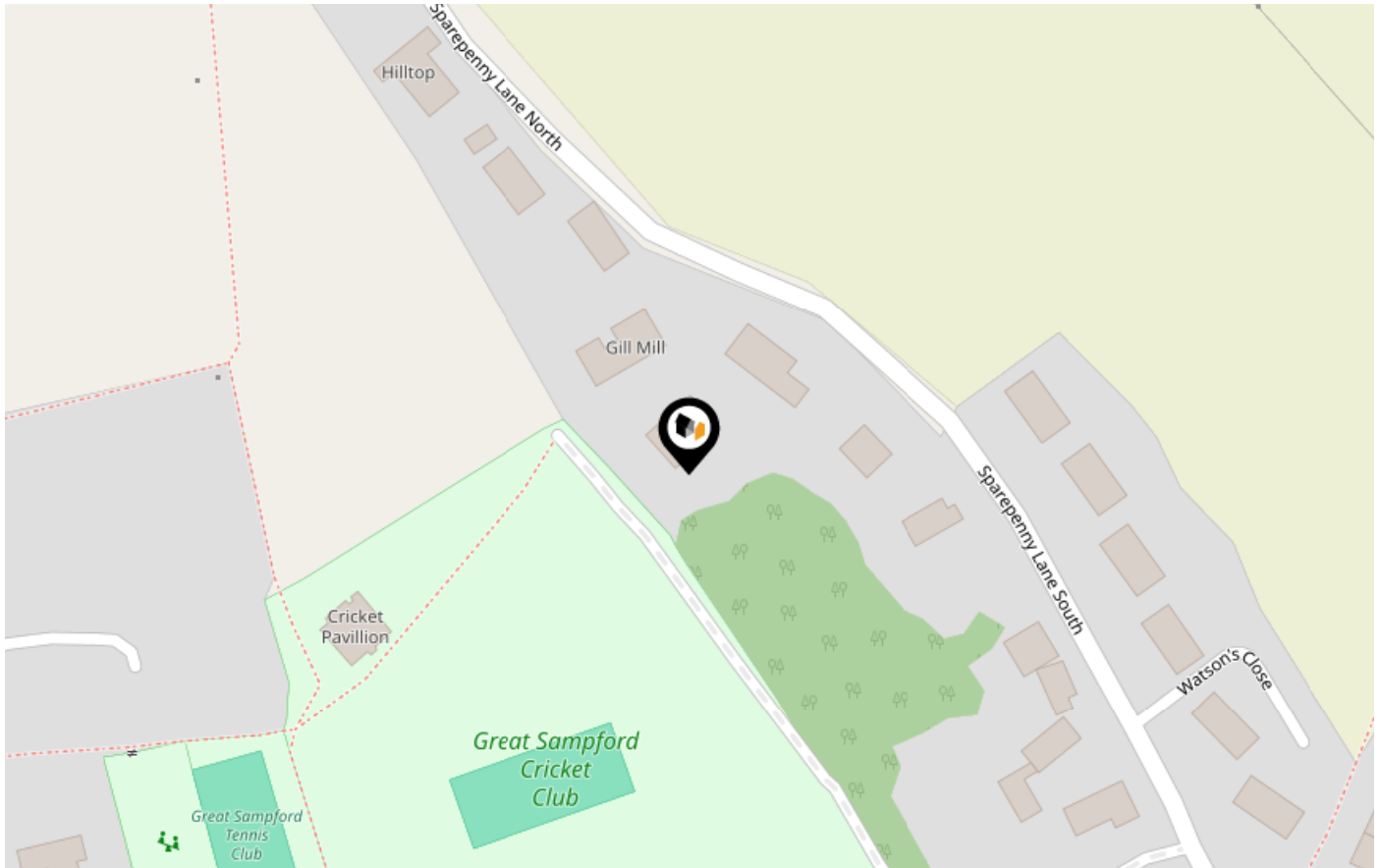


Flood Risk

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 (0.25%) in any one year.
- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

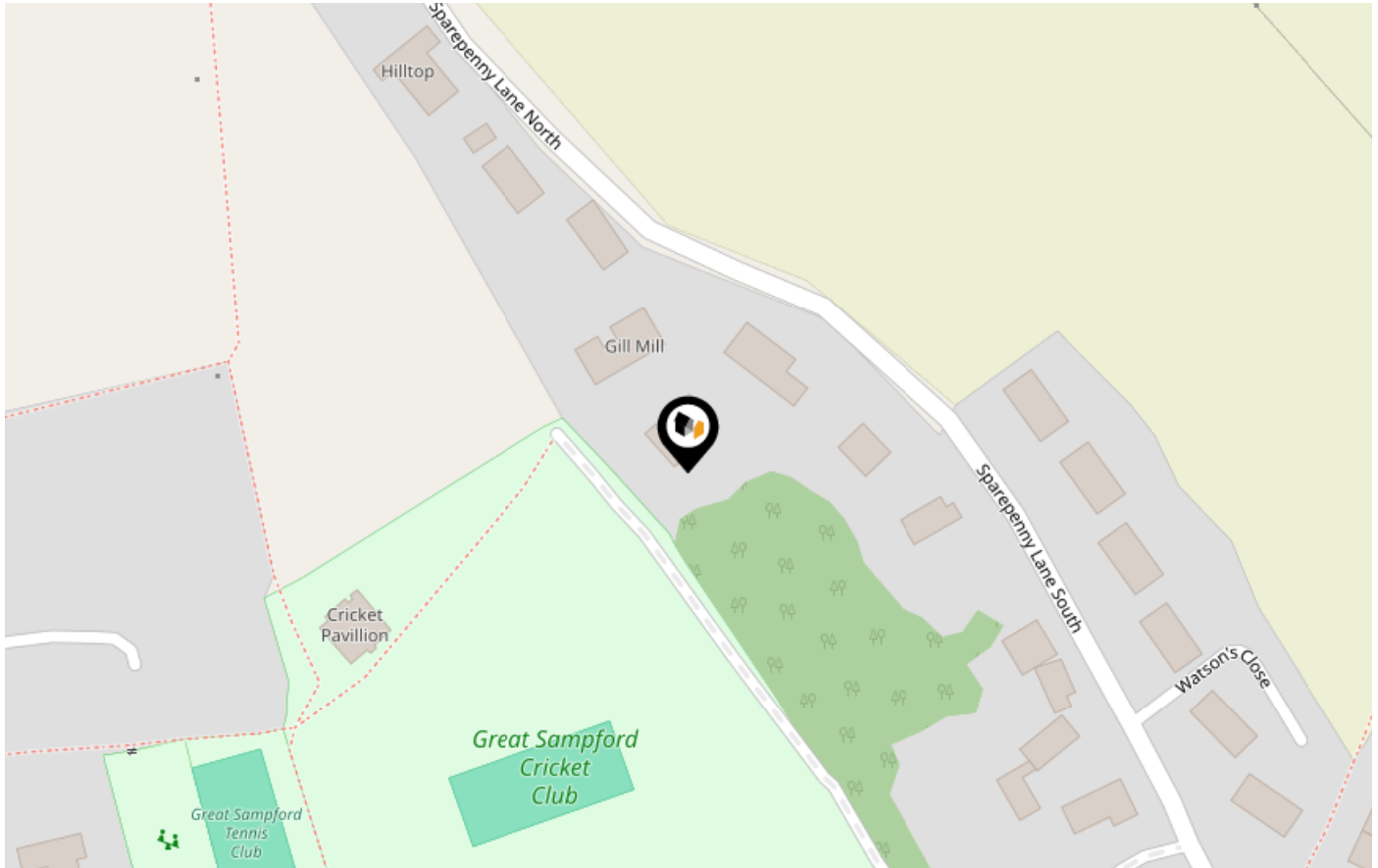


Flood Risk

Rivers & Seas - Climate Change



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



Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

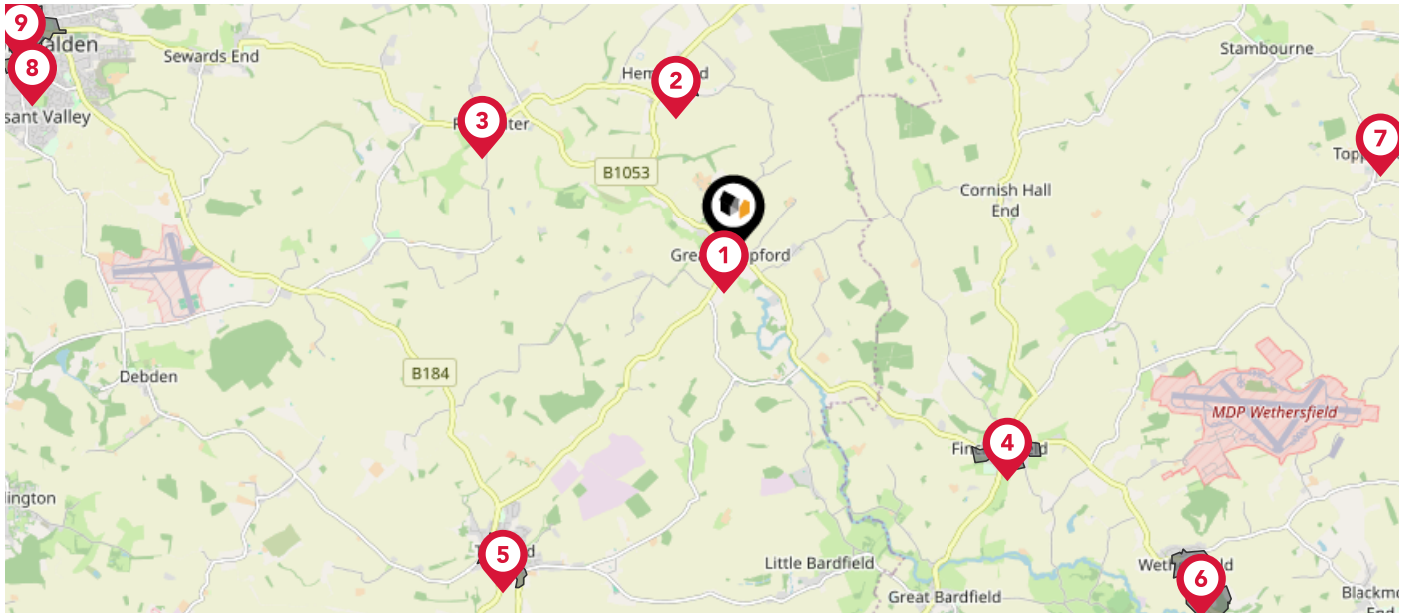


Maps










Conservation Areas



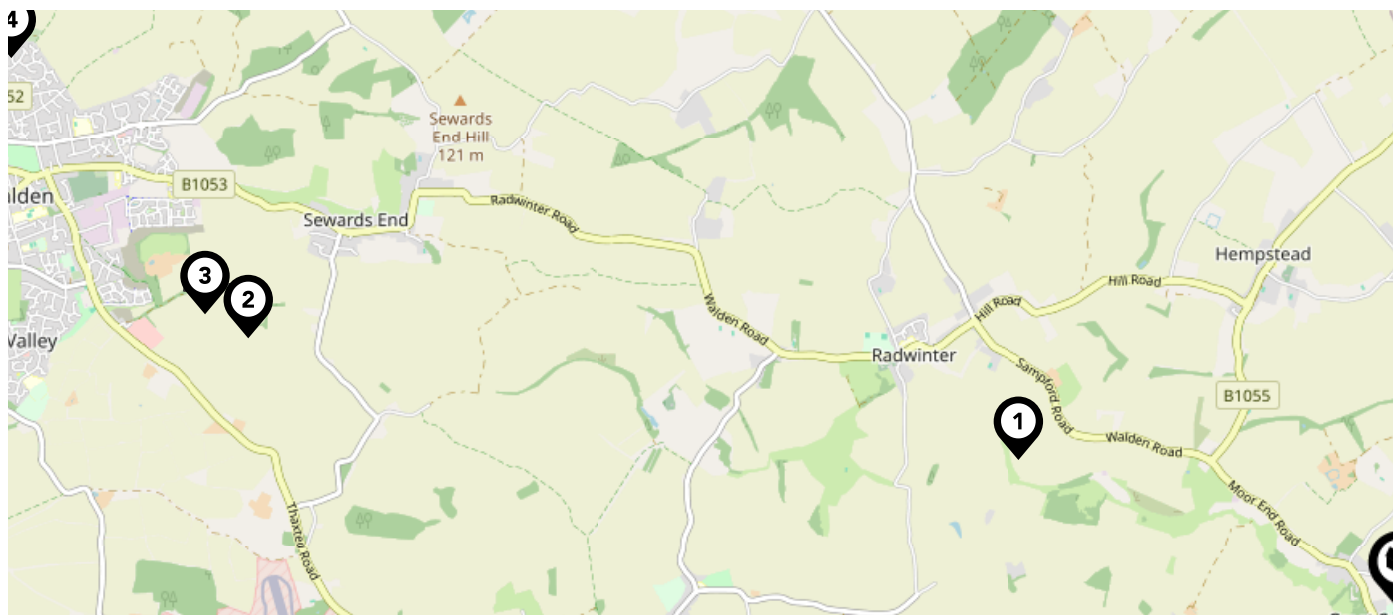
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  1 Great Sampford
-  2 Hempstead
-  3 Radwinter
-  4 Finchingfield
-  5 Thaxted
-  6 Wethersfield
-  7 Toppesfield
-  8 Mount Pleasant Road
-  9 Saffron Walden

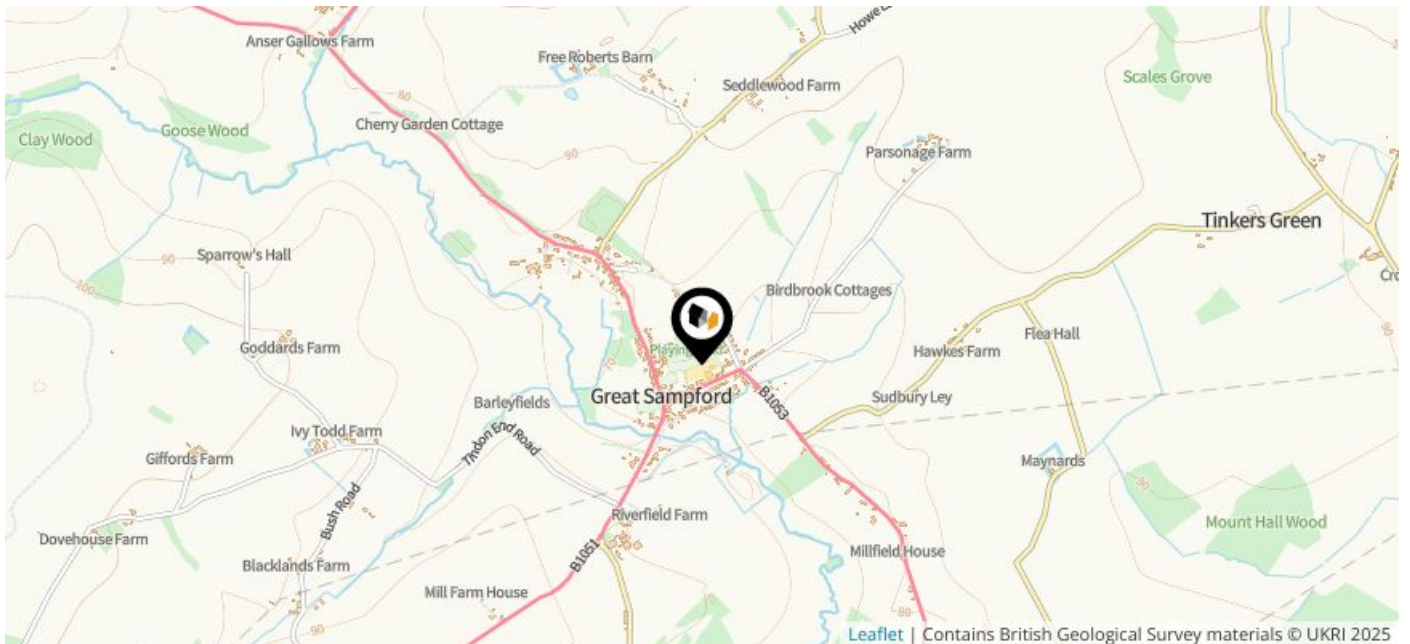
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

	Radwinter-Hill Farm, Radwinter, Essex	Historic Landfill
	Thaxted Road-Saffron Walden, Essex	Historic Landfill
	Shire Hall Farm-Saffron Walden, Essex	Historic Landfill
	Chalk Pit-Little Walden Road, Saffron Walden, Essex	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

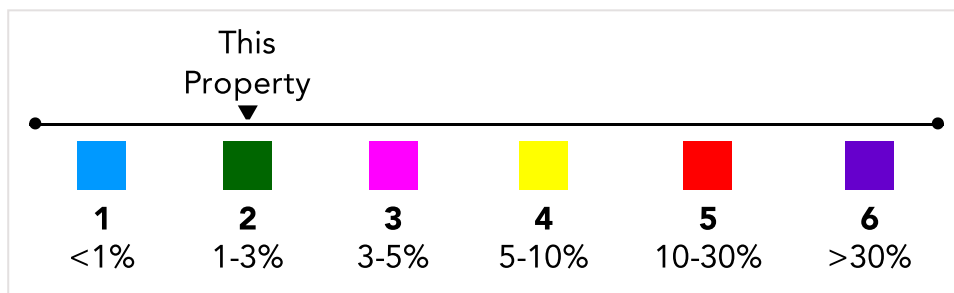
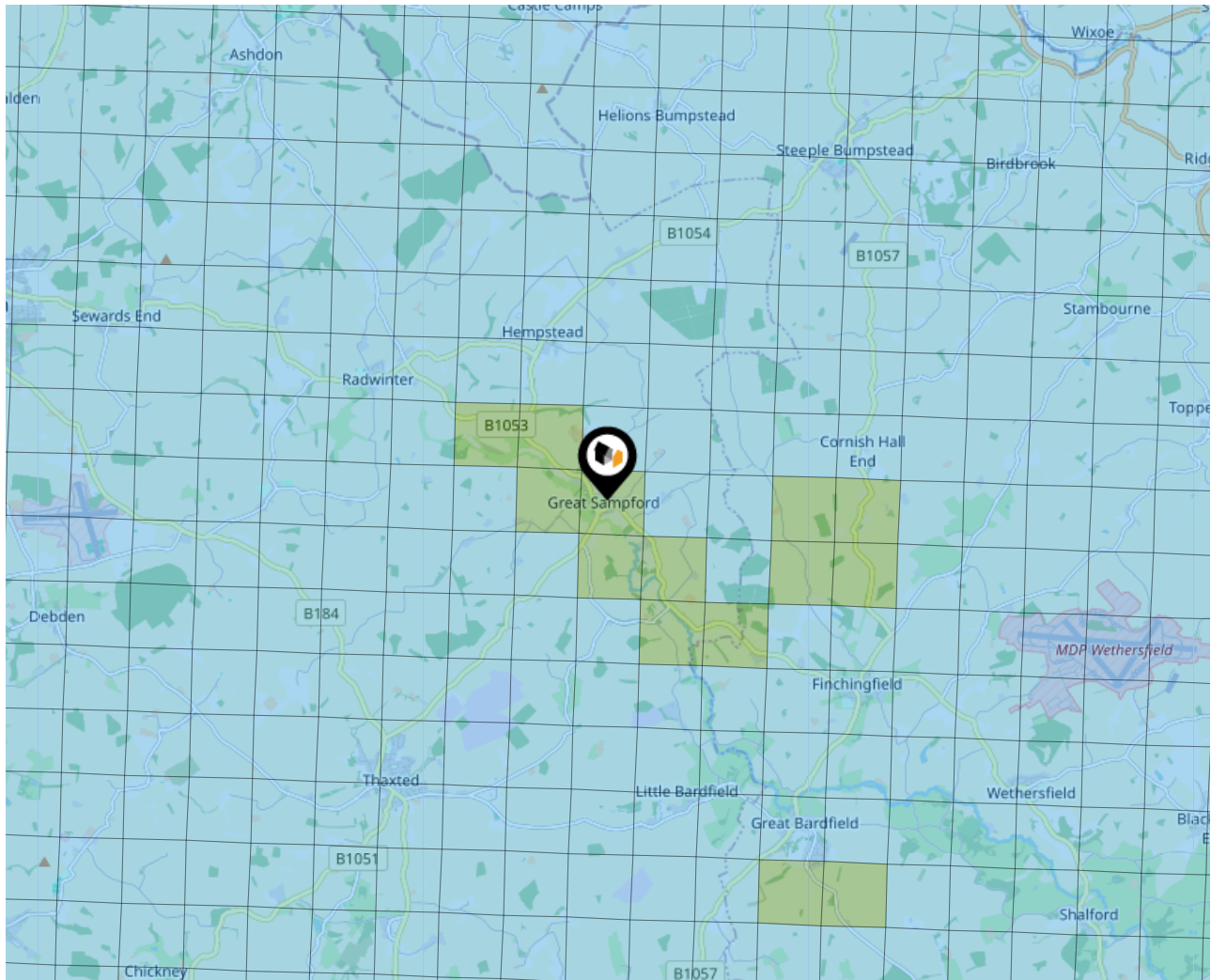


Nearby Council Wards

-  The Sampfords Ward
-  Bumpstead Ward
-  Debden & Wimbish Ward
-  Three Fields Ward
-  Thaxted & the Eastons Ward
-  Yeldham Ward
-  Ashdon Ward
-  Saffron Walden Shire Ward
-  Saffron Walden Castle Ward
-  Saffron Walden Audley Ward

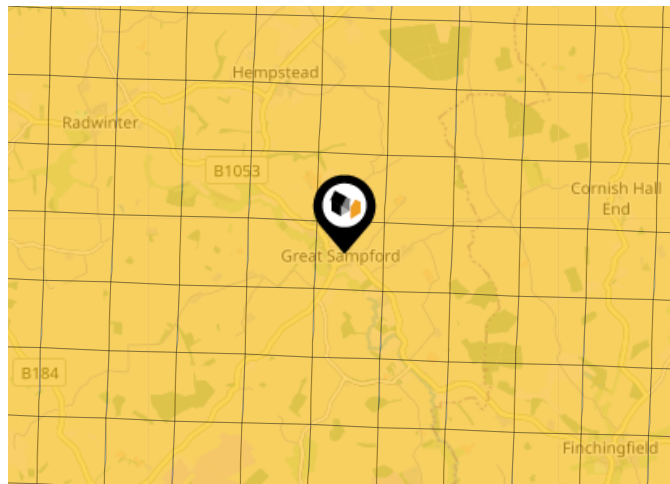
What is Radon?

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



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

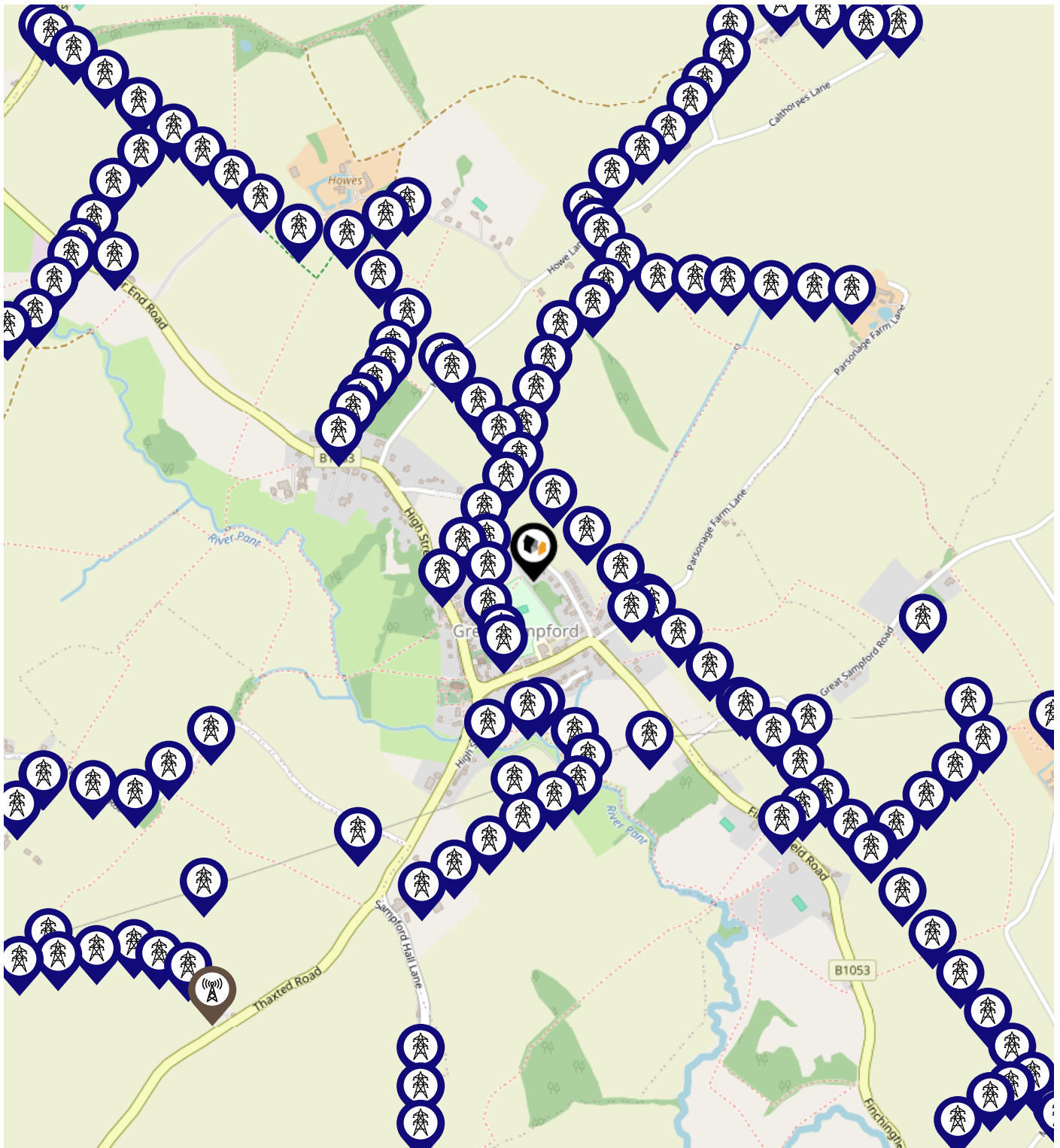
Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
Parent Material Grain:	MIXED (ARGILLIC- RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		





Primary Classifications (Most Common Clay Types)

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

Local Area Masts & Pylons



Key:

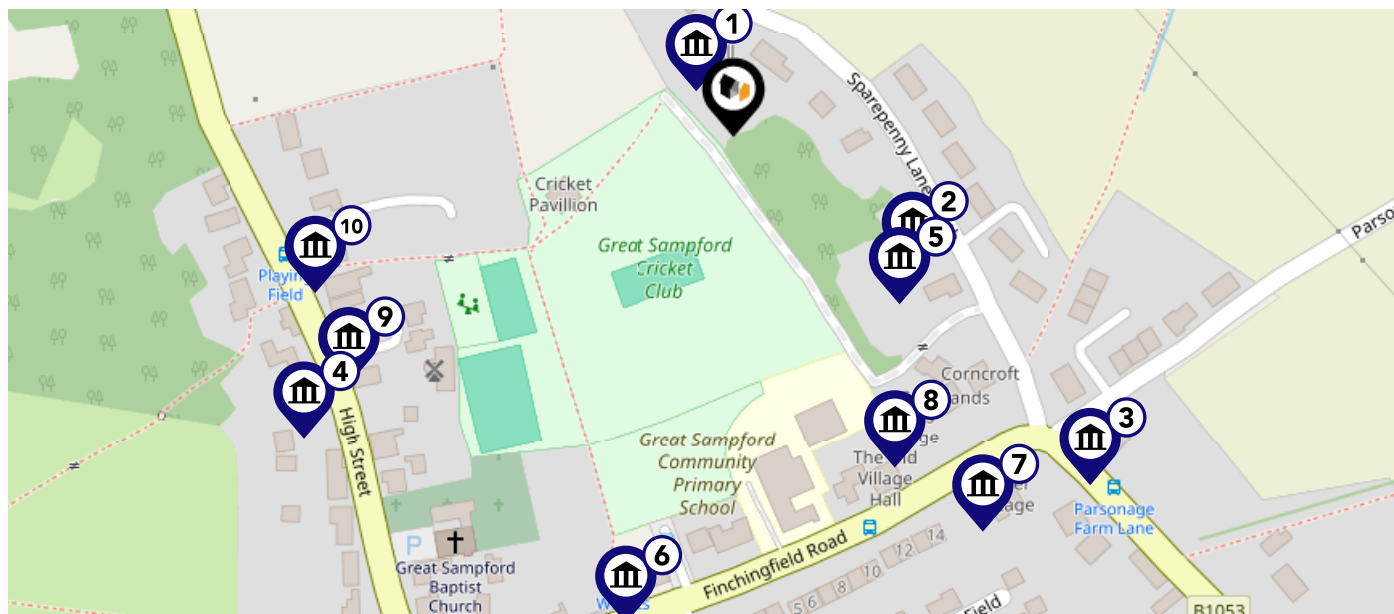
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

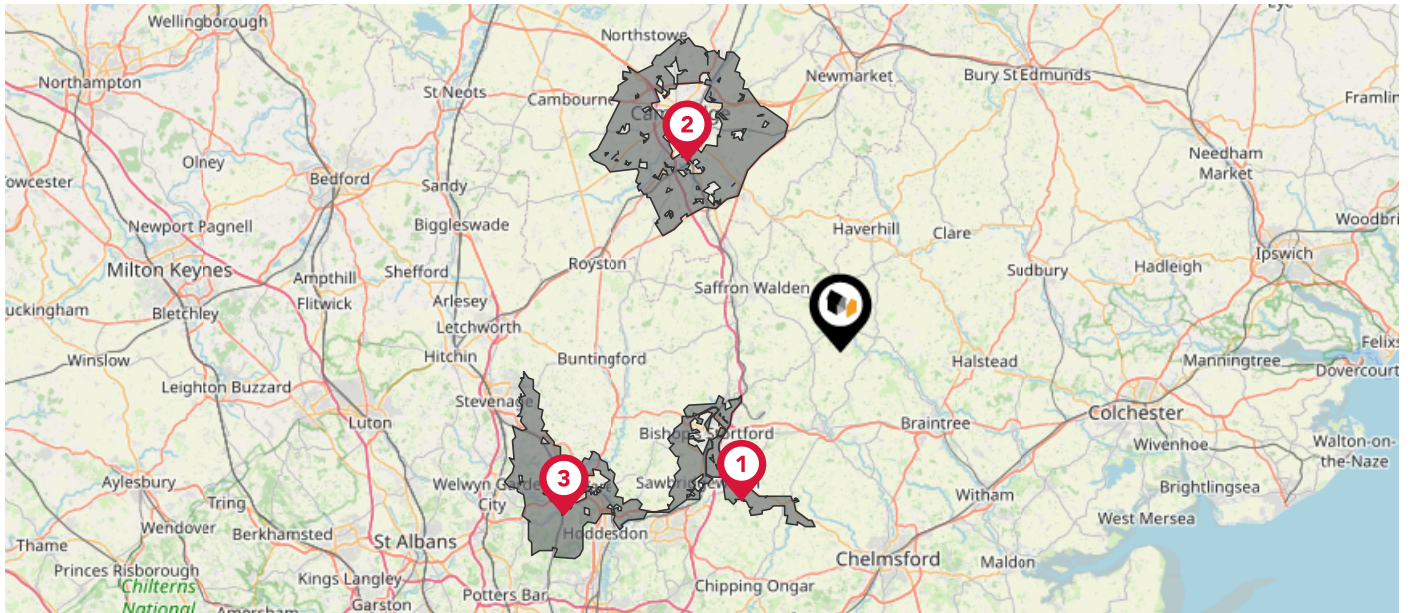


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



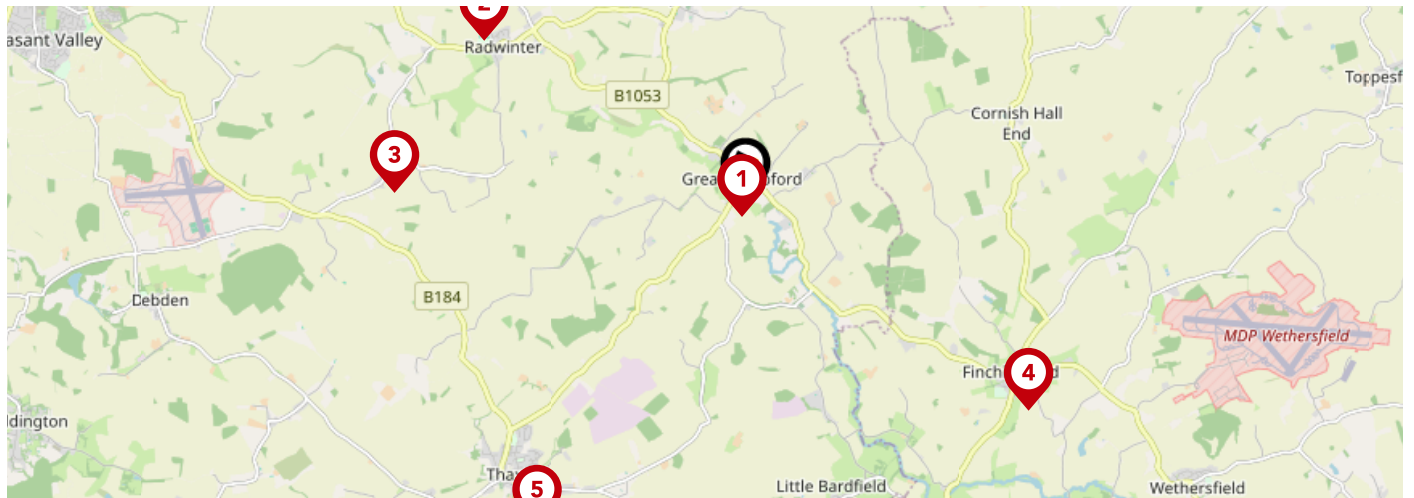
Listed Buildings in the local district		Grade	Distance
	1322571 - Gill Mill Gill Mill Cottages	Grade II	0.0 miles
	1305379 - Goodwins Cottage	Grade II	0.1 miles
	1322553 - Malmesbury Cottage	Grade II	0.1 miles
	1305427 - The Stow	Grade II	0.1 miles
	1112243 - Sunnyside	Grade II	0.1 miles
	1305447 - Red Lion Inn	Grade II	0.1 miles
	1112274 - Monks Corner	Grade II	0.1 miles
	1322545 - Monks Cottage	Grade II	0.1 miles
	1322546 - Mill House	Grade II	0.1 miles
	1305457 - Dorney	Grade II	0.1 miles

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

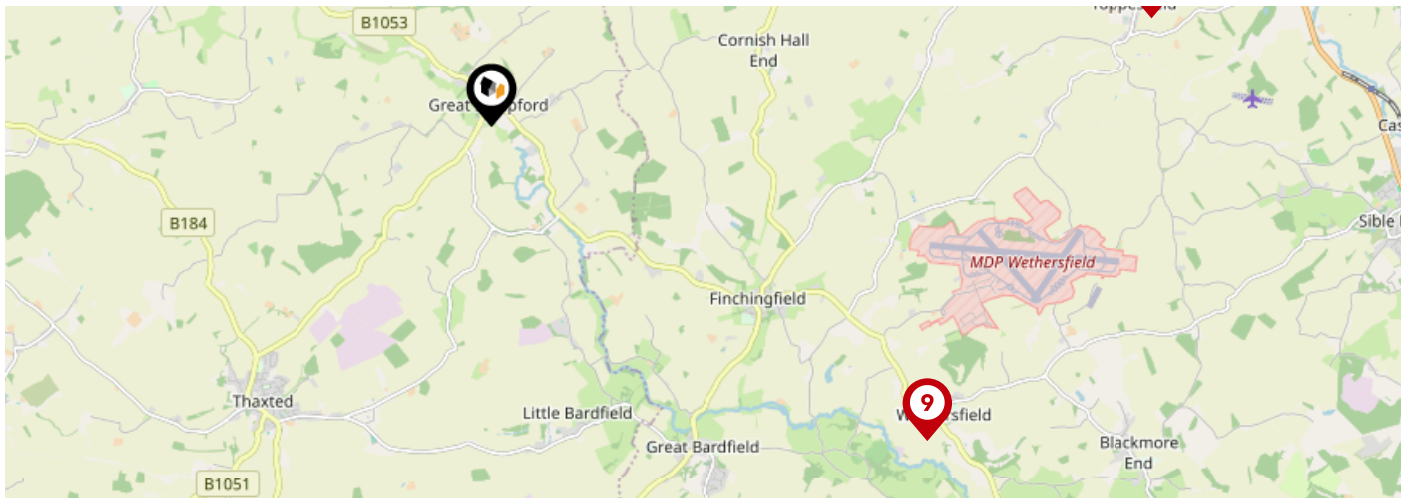


Nearby Green Belt Land

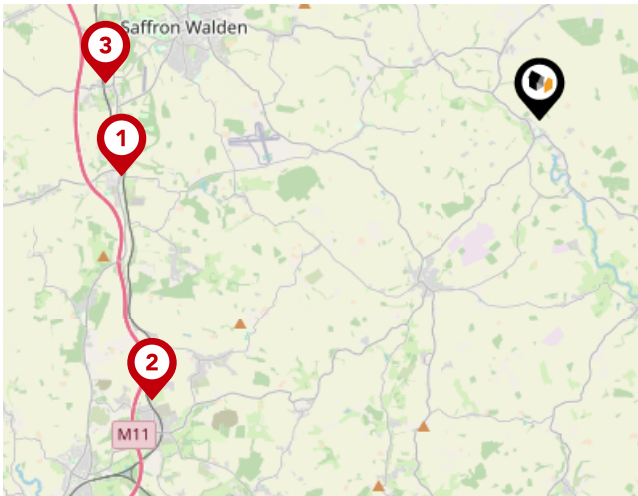
- 1 London Green Belt - Uttlesford
- 2 Cambridge Green Belt - South Cambridgeshire
- 3 London Green Belt - East Hertfordshire



		Nursery	Primary	Secondary	College	Private
	Great Sampford Community Primary School Ofsted Rating: Good Pupils: 82 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Radwinter Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 148 Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wimbish Primary Academy Ofsted Rating: Good Pupils: 42 Distance:3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Finchingfield St John the Baptist CofE Primary Academy Ofsted Rating: Good Pupils: 47 Distance:3.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thaxted Primary School Ofsted Rating: Good Pupils: 258 Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Steeple Bumpstead Primary School Ofsted Rating: Good Pupils: 175 Distance:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Bardfield Primary School Ofsted Rating: Good Pupils: 127 Distance:3.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castle Camps Church of England (Controlled) Primary School Ofsted Rating: Good Pupils: 137 Distance:4.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

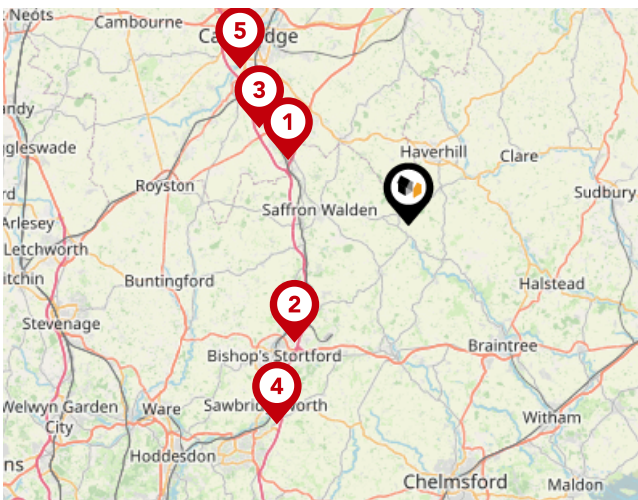


		Nursery	Primary	Secondary	College	Private
	Wethersfield CofE VC Primary School Ofsted Rating: Good Pupils: 45 Distance:4.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ashdon Primary School Ofsted Rating: Good Pupils: 58 Distance:5.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Debden Church of England Voluntary Controlled Primary Academy Ofsted Rating: Good Pupils: 146 Distance:5.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Glebe House Ofsted Rating: Good Pupils:0 Distance:5.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Clements Primary Academy Ofsted Rating: Good Pupils: 263 Distance:5.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Margaret's Church of England Voluntary Controlled Primary School Toppesfield Ofsted Rating: Good Pupils: 71 Distance:6.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Burton End Primary Academy Ofsted Rating: Good Pupils: 454 Distance:6.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Felix Roman Catholic Primary School, Haverhill Ofsted Rating: Serious Weaknesses Pupils: 236 Distance:6.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



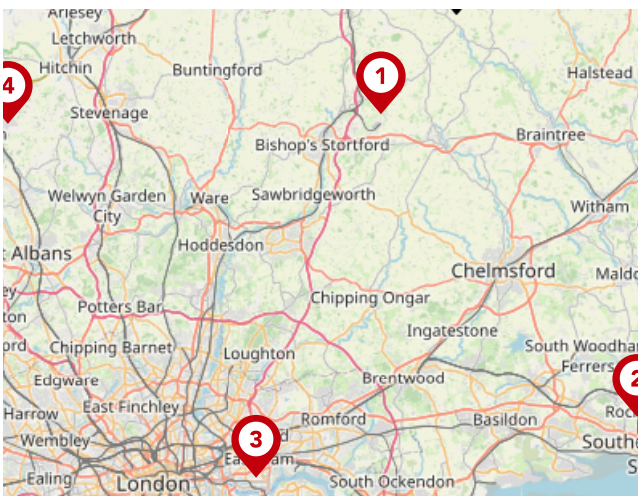
National Rail Stations

Pin	Name	Distance
1	Newport (Essex) Rail Station	7.69 miles
2	Elsenham Rail Station	8.74 miles
3	Audley End Rail Station	7.95 miles



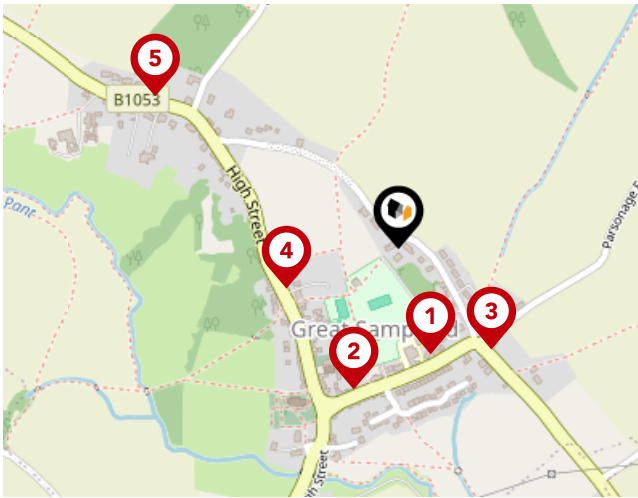
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	10.06 miles
2	M11 J8	11.93 miles
3	M11 J10	13.02 miles
4	M11 J7A	17.44 miles
5	M11 J11	16.83 miles



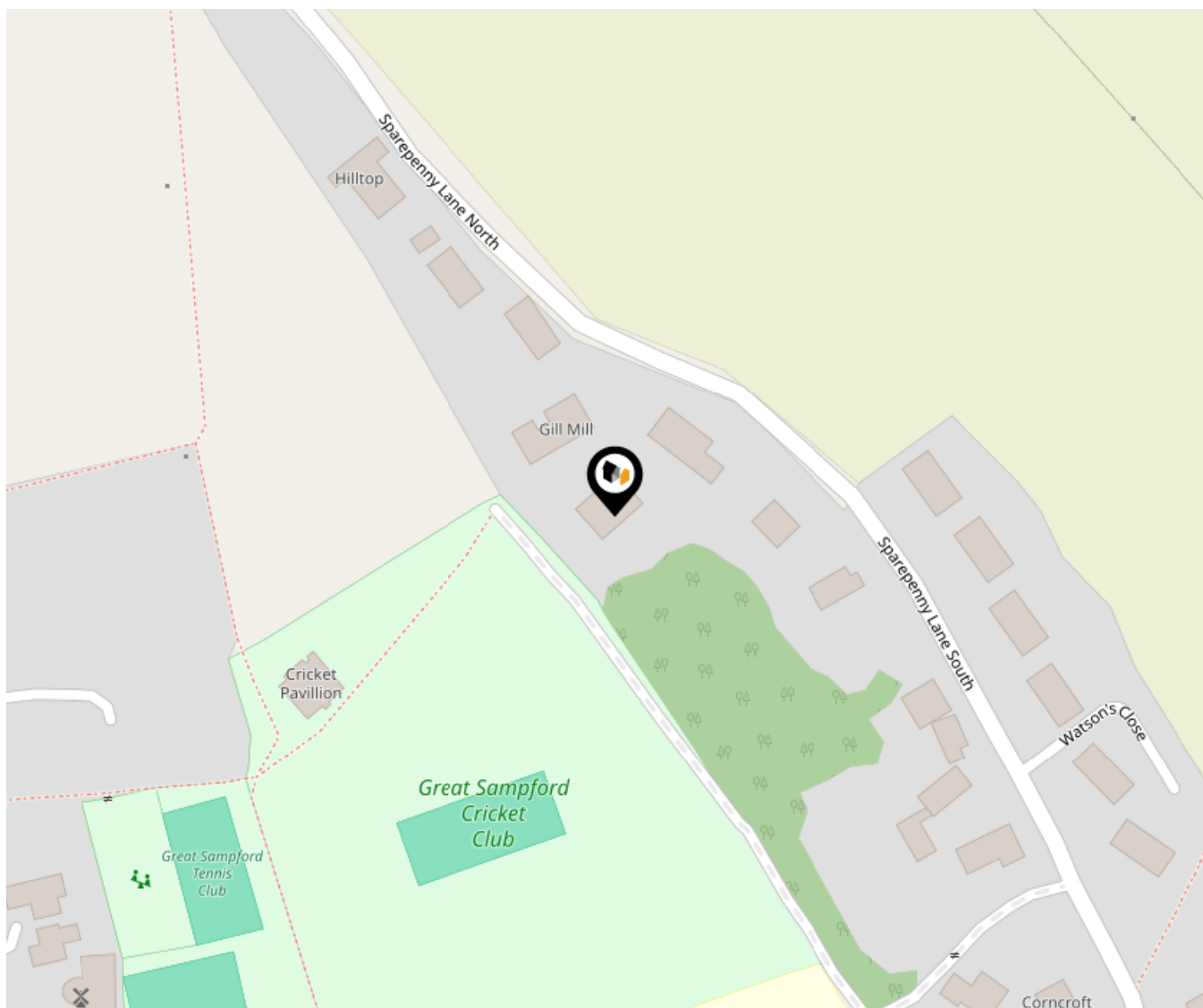
Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	9.18 miles
2	Southend-on-Sea	32.31 miles
3	Silvertown	37.03 miles
4	Luton Airport	33.76 miles








Bus Stops/Stations

Pin	Name	Distance
1	Willets Field	0.13 miles
2	The Red Lion	0.17 miles
3	Parsonage Farm Lane	0.16 miles
4	Playing Field	0.14 miles
5	Howe Lane	0.33 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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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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