

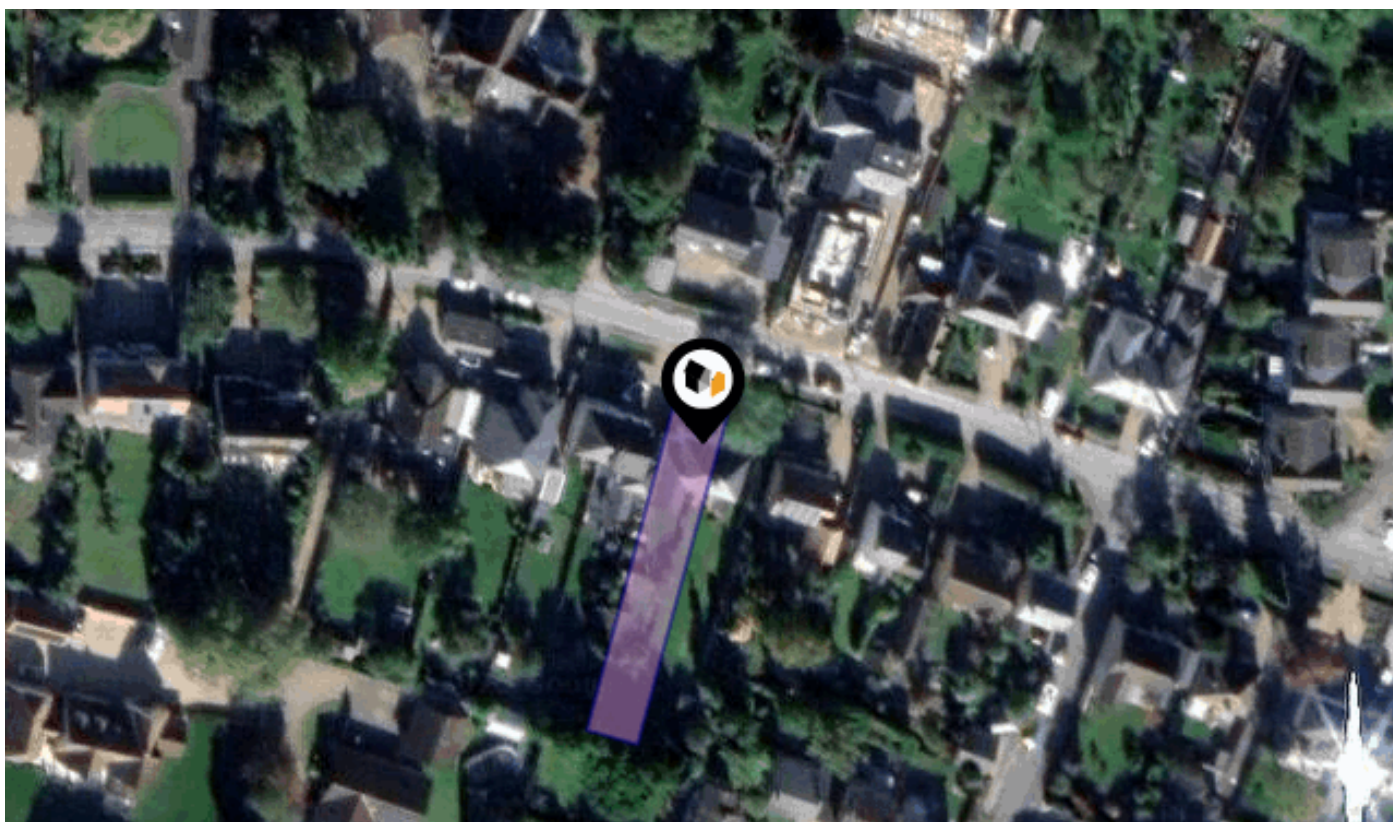


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 17th December 2025



NEW ROAD, HASLINGFIELD, CAMBRIDGE, CB23

Cooke Curtis & Co

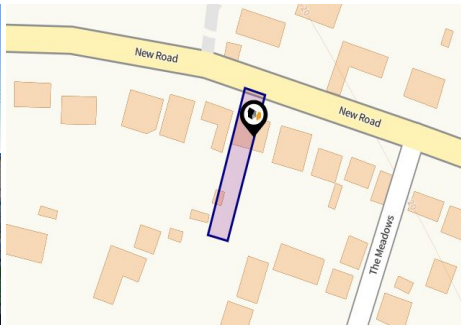
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	1,808 ft ² / 168 m ²		
Plot Area:	0.14 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£2,146		
Title Number:	CB43518		

Local Area

Local Authority:	South cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	5 mb/s	43 mb/s	1000 mb/s
• Surface Water	Very low			

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

Planning records for: ***New Road, Haslingfield, Cambridge, CB23***

Reference - S/0910/15/NM	
Decision:	Decided
Date:	13th April 2015
Description:	Non Material Amendment - Relocation of small opaque window on proposed west side elevation to north front elevation - Pursuant to S/2614/14 - Two storey side and rear extension and single storey rear extension

Reference - S/2614/14/FL	
Decision:	Decided
Date:	30th October 2014
Description:	Erection of two storey side and rear extension and single storey rear extension

Planning records for: **95 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/3556/17/FL	
Decision:	Decided
Date:	10th October 2017
Description:	Single Garage with storage space

Planning records for: **Paddock House 93B New Road Haslingfield CB23 1LP**

Reference - 21/02109/S73	
Decision:	Decided
Date:	07th May 2021
Description:	Variation of condition 2 (approved plans) of planning permission 20/03130/HFUL (Replacement of existing garage and outbuilding with new garage and fitness room) to change external appearance

Planning records for: **Paddock House 93B New Road Haslingfield CB23 1LP**

Reference - 20/03130/HFUL	
Decision:	Decided
Date:	18th July 2020
Description:	Replacement of existing garage and outbuilding with new garage and fitness room

Planning records for: **64 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/0043/10/F	
Decision:	Decided
Date:	14th January 2010
Description:	Extensions

Planning records for: **65 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/3061/15/FL	
Decision:	Decided
Date:	27th November 2015
Description:	Single Storey rear Extension

Planning records for: **66 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/2411/19/FL	
Decision:	Decided
Date:	16th July 2019
Description:	Two storey rear extension

Planning records for: **67 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - 21/04292/CONDA	
Decision:	Decided
Date:	11th February 2022
Description:	Submission of details of conditions 5 (Surface water and foul water drainage), 12 (Lighting scheme), 14 (Biodiversity Enhancement Layout), 16 (Energy Statement) and 17 (Water Efficiency) of planning permission 21/04292/FUL.

Reference - 21/02396/FUL	
Decision:	Withdrawn
Date:	21st May 2021
Description:	Erection of 1no 4bed dwelling together with associated infrastructure works. Demolition of existing garage including part of kitchen and single storey rear extension to existing dwelling.

Planning records for: **67 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - 22/00687/S73
Decision: Decided
Date: 11th February 2022
Description: S73 variation of condition 16 (Bin stores) of planning permission 21/00759/FUL (Part conversion of an existing building from supported living to independent living apartments with associated alterations to bin/bike/plant store and parking) to provide 3 no 240 litre bins (Black, blue and Green) storage at each maisonette located inside the gardens to each property rather than the combined bin stores.
Reference - S/1205/18/FL
Decision: Withdrawn
Date: 27th March 2018
Description: DETACHED TWO STOREY DWELLING
Reference - 21/04292/FUL
Decision: Decided
Date: 24th September 2021
Description: Erection of 1no 3bed dwelling with associated infrastructure works and extension to existing dwelling following demolition of garage and kitchen area.
Reference - S/3053/18/FL
Decision: Decided
Date: 08th August 2018
Description: Detached two storey dwelling and double garage

Planning records for: **69 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/2168/13/FL	
Decision:	Decided
Date:	11th October 2013
Description:	Two Storey Side Extension

Reference - S/2170/14/NM	
Decision:	Decided
Date:	12th September 2014
Description:	Non-material amendment to planning approval S/2168/13 (two storey side extension)

Planning records for: **Land To The Rear Of 71 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/2232/13/NM	
Decision:	Decided
Date:	22nd October 2013
Description:	Alterations to roof pitch and parapet walls of planning approval S/1930/12/FL

Planning records for: **73 New Road Haslingfield CB23 1LP**

Reference - 20/01994/HFUL	
Decision:	Decided
Date:	07th April 2020
Description:	Demolition of existing garage and single storey rear extension and construction of replacement garage to side and two storey rear extension

Planning records for: **73 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/1938/08/F	
Decision:	Decided
Date:	06th November 2008
Description:	PROPOSED SINGLE STOREY REAR EXTENSION.

Planning records for: **75 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/2420/14/FL	
Decision:	Decided
Date:	10th October 2014
Description:	Construction of timber garden studio

Reference - S/2308/13/FL	
Decision:	Decided
Date:	28th October 2013
Description:	Studio extension to existing garage

Planning records for: **76 New Road Haslingfield Cambridgeshire CB23 1LP**

Reference - 25/01561/S73	
Decision:	Decided
Date:	22nd April 2025
Description:	<p>S73 to vary condition 2 (Approved plans) of planning permission 23/04502/S73 (S73 to vary condition 2 (Approved plans) and 3 (Materials) of planning permission 23/01088/S73 (S73 to vary condition 2 (approved drawings) of ref: 22/05449/FUL (Demolition and replacement of existing bungalow with 2 new dwellings to include a 4 bed detached dwelling with separate garage to the New Road frontage and a 4 bed detached dwelling with separate garage to the current rear garden) - Plot 1 - simplified front elevation, removing the box projections to create a flat faced gable, Plot 2 - 4 velux windows added within the rear roof elevation, allowing for the loft space to incorporate a home cinema/office) Internal and external alterations to plots 1 and 2) Plot 1, Reconfiguration of internal layout, Repositioning of window and fireplace to living area room, New full height window to kitchen area and Introduction of integrated Solar Panels and Plot 2, Introduction of integrated Solar Panels</p>

Planning records for: **76 New Road Haslingfield CB23 1LP**

Reference - 20/02369/FUL	
Decision:	Decided
Date:	13th May 2020
Description:	Erection of 4 new detached dwellings including garages, replacing existing bungalow

Reference - 22/05449/FUL	
Decision:	Decided
Date:	16th December 2022
Description:	Demolition and replacement of existing bungalow with 2 new dwellings to include a 4 bed detached dwelling with separate garage to the New Road frontage and a 4 bed detached dwelling with separate garage to the current rear garden.

Reference - F/YR24/0149/F	
Decision:	Decided
Date:	25th January 2024
Description:	Erect a first-floor extension and a 2-storey extension to side of existing dwelling including demolition of existing lean-to

Reference - 24/00159/TRCA	
Decision:	Decided
Date:	25th January 2024
Description:	DD. 5 Day Notice. Fell 2 x dead Silver Birch.

Planning records for: **76 New Road Haslingfield Cambridgeshire CB23 1LP**

Reference - 23/04502/S73	
Decision:	Decided
Date:	24th November 2023
Description:	S73 to vary condition 2 (Approved plans) and 3 (Materials) of planning permission 23/01088/S73 (S73 to vary condition 2 (approved drawings) of ref: 22/05449/FUL (Demolition and replacement of existing bungalow with 2 new dwellings to include a 4 bed detached dwelling with separate garage to the New Road frontage and a 4 bed detached dwelling with separate garage to the current rear garden) - Plot 1 - simplified front elevation, removing the box projections to create a flat faced gable, Plot 2 - 4 velux windows added within the rear roof elevation, allowing for the loft space to incorporate a home cinema/office) Internal and external alterations to plots 1 and 2.
Reference - S/4104/18/FL	
Decision:	Withdrawn
Date:	29th October 2018
Description:	First floor extension and addition of detached double garage and pool in rear garden
Reference - 23/01088/S73	
Decision:	Decided
Date:	21st March 2023
Description:	S73 to vary condition 2 (approved drawings) of ref: 22/05449/FUL (Demolition and replacement of existing bungalow with 2 new dwellings to include a 4 bed detached dwelling with separate garage to the New Road frontage and a 4 bed detached dwelling with separate garage to the current rear garden) - Plot 1 - simplified front elevation, removing the box projections to create a flat faced gable, Plot 2 - 4 velux windows added within the rear roof elevation, allowing for the loft space to incorporate a home cinema/office.
Reference - 21/03456/FUL	
Decision:	Decided
Date:	26th July 2021
Description:	Demolition of existing bungalow and the erection of a replacement bungalow and the erection of 2 No. dwellings to rear garden.

Planning records for: **76 New Road Haslingfield Cambridgeshire CB23 1LP**

Reference - 23/04502/CONDA	
Decision:	Decided
Date:	25th January 2024
Description:	Submission of details required by condition 4 (External lighting), 9 (Surface Water Drainage), 10 (Foul Water Drainage), 11 (Biodiversity Enhancement Plan), 12 (Biodiversity Net Gain (BNG) Plan), 14 (Construction Environment Management Plan), 16 (Energy Statement), 18 (Hard and Soft landscaping), 20 (EV charging) and 23 (Water Efficiency) of planning permission 23/04502/S73

Planning records for: **81 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/0822/09/F	
Decision:	Decided
Date:	09th June 2009
Description:	Extension

Planning records for: **82 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/0333/17/FL	
Decision:	Decided
Date:	27th January 2017
Description:	Addition of an upper storey to the central part of a bungalow.

Planning records for: **89 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/1833/15/FL	
Decision:	Decided
Date:	20th July 2015
Description:	External wall insulation to the front side and rear elevations

Planning records for: **91 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/3666/17/NM	
Decision:	Decided
Date:	16th October 2017
Description:	Non material amendment of condition 2 of planning permission S/0065/17/FL

Reference - S/0065/16/FL	
Decision:	Decided
Date:	11th January 2016
Description:	Demolition of existing bungalow and erection of detached two-storey dwelling and carport

Reference - S/1492/17/DC	
Decision:	Decided
Date:	27th April 2017
Description:	Discharge of Conditions 3 (Materials) of planning permission S/0065/16/FL

Planning records for: **93A New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/1459/15/FL	
Decision:	Decided
Date:	10th June 2015
Description:	Single storey side extension

Planning records for: **93 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/1855/09/F
Decision: Decided
Date: 15th December 2009
Description: Extension

Reference - 22/00842/HFUL
Decision: Decided
Date: 18th February 2022
Description: Erection of double garage with home office on existing front drive.

Reference - 23/03801/S73
Decision: Decided
Date: 06th October 2023
Description: S73 to vary condition 3 of ref: 22/00842/HFUL (Erection of double garage with home office on existing front drive) to seek approval for use of the home office as a bedroom.

Reference - S/1510/13/FL
Decision: Decided
Date: 11th July 2013
Description: Single storey side and rear extension to dwelling with rear veranda

Planning records for: **93 New Road Haslingfield Cambridgeshire CB23 1LP**

Reference - 22/00838/HFUL	
Decision:	Decided
Date:	18th February 2022
Description:	Demolition of existing store. Single storey side & rear extension.

Reference - 22/00195/VAR	
Decision:	Decided
Date:	18th February 2022
Description:	Variation of condition 1 (Approved plans) of previously approved 20/00269/VAR for Variation of condition 1 (Approved plans) of previously approved 19/00622/VAR To Vary Condition 1 (Approved plans) of previously approved 18/00850/FUL for 2 storey side and rear extension and alterations

Reference - 22/00842/CONDA	
Decision:	Withdrawn
Date:	29th August 2023
Description:	Submission of details required by condition 3 (Garage with Home Office) of planning permission 22/00842/HFUL

Planning records for: **97 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/1732/14/LD	
Decision:	Decided
Date:	21st July 2014
Description:	Use of Building 'A' and land shaded pink for commercial storage and associated vehicle parking. Use of Building 'B' and land shaded yellow for vehicle repairs and associated vehicle parking. Use of Building 'C' and land shaded blue and green as residential garden and associated vehicle parking..

Planning records for: **97 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/1573/13/FL
<p>Decision: -</p>
<p>Date: 16th July 2013</p>
<p>Description: Erection of dwelling with attached garage incorporating annexe accommodation.</p>
Reference - S/0420/17/FL
<p>Decision: Decided</p>
<p>Date: 02nd February 2017</p>
<p>Description: Proposed dwelling and garaging</p>
Reference - S/1700/19/VC
<p>Decision: Decided</p>
<p>Date: 13th May 2019</p>
<p>Description: Variation of Conditions of 2 (Approved plans) condition 3 (External materials) condition 5 (Tree protection) & condition 6 (Archaeology) of planning permission S/2230/17/VC</p>
Reference - S/2799/18/DC
<p>Decision: Decided</p>
<p>Date: 19th July 2018</p>
<p>Description: Discharge of conditions 3 (materials) 5 (Tree protection plan) and 6 (Written scheme of archaeological investigation) of planning permission S/0420/17/FL</p>

Planning records for: ***Land To Rear Of 97 New Road Haslingfield Cambridgeshire CB23 1LP***

Reference - S/2191/18/VC	
Decision:	Decided
Date:	07th June 2018
Description:	Variation of condition 2 (Approved plans) of planning permission S/2230/17/VC

Reference - S/0678/18/DC	
Decision:	Decided
Date:	21st February 2018
Description:	Discharge of conditions 3 (External materials) 5 (Tree protection plan) and 12 (Written scheme of archaeological investigation of planning permission S/2230/17/VC

Planning records for: ***101 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP***

Reference - S/3838/19/FL	
Decision:	Decided
Date:	07th November 2019
Description:	First floor extension and new timber framed garage to the front of the property

Reference - 25/03966/HFUL	
Decision:	Decided
Date:	13th October 2025
Description:	Conversion of existing garage to habitable space, including replacement of flat roof with pitched roof. Addition of 5no. rooflights and alterations to fenestration. Addition of porch canopy to front elevation. Erection of detached garage to site frontage.

Planning records for: **101 New Road Haslingfield CB23 1LP**

Reference - 20/02522/HFUL	
Decision:	Decided
Date:	28th May 2020
Description:	Alterations and extensions to existing chalet style bungalow including construction of double garage

Reference - S/2043/19/FL	
Decision:	Decided
Date:	10th June 2019
Description:	Two storey side front and rear extensions new dormers on north and south elevation to replace rooflights. New timber framed garage to the front of the property.

Planning records for: **103A New Road Haslingfield Cambridgeshire CB23 1LP**

Reference - 24/04614/HFUL	
Decision:	Decided
Date:	10th December 2024
Description:	Erection of a single storey open sided car port on front drive.

Planning records for: **106 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/2326/19/FL	
Decision:	Decided
Date:	04th July 2019
Description:	Two storey rear extension

Planning records for: **115 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/2450/16/DC	
Decision:	Decided
Date:	16th September 2016
Description:	Dischrg of Conditions 3 (Materials) and 4 (Hard and Soft Landscaping) of Planning Permission S/2689/15/FL.

Reference - S/2689/15/FL	
Decision:	Decided
Date:	19th October 2015
Description:	To demolish the existing bungalow and replace with a two storey dwelling

Planning records for: **122 New Road Haslingfield Cambridge CB23 1LP**

Reference - S/2572/17/FL	
Decision:	Decided
Date:	19th July 2017
Description:	TO REMOVE EXISTING AND ERECT NEW PVCU CONSERVATORY TO THE REAR OF THE PROPERTY

NEW ROAD, HASLINGFIELD, CAMBRIDGE, CB23

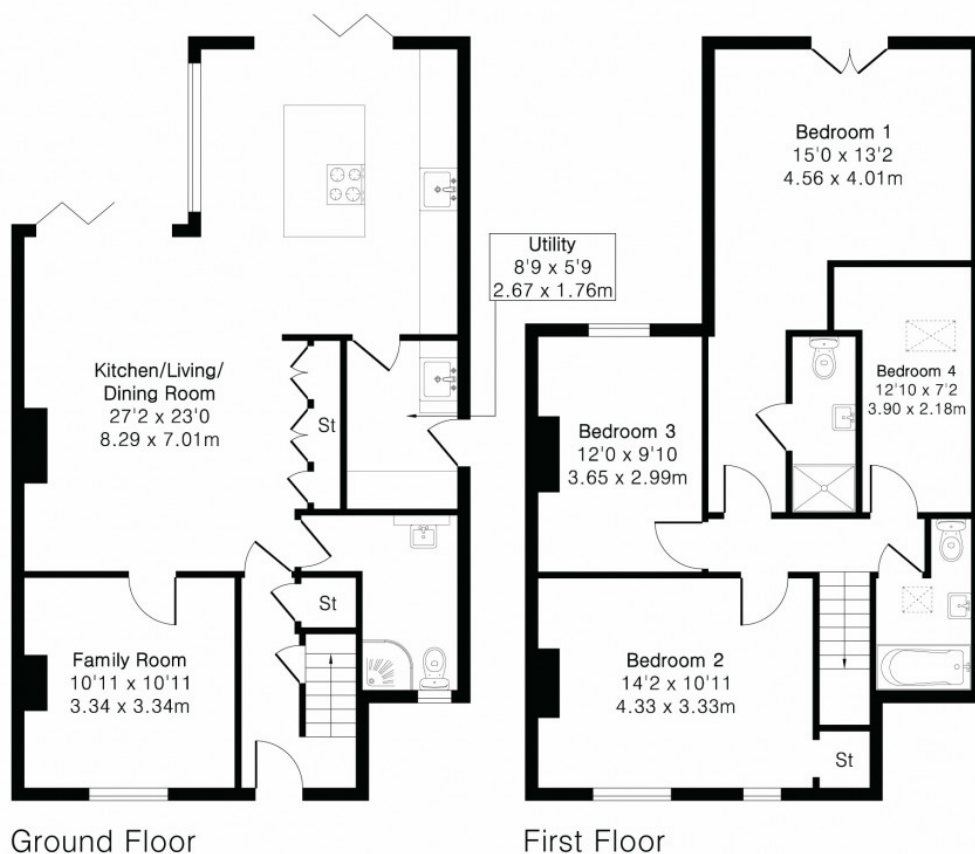


NEW ROAD, HASLINGFIELD, CAMBRIDGE, CB23

Approximate Gross Internal Area 1454 sq ft - 135 sq m

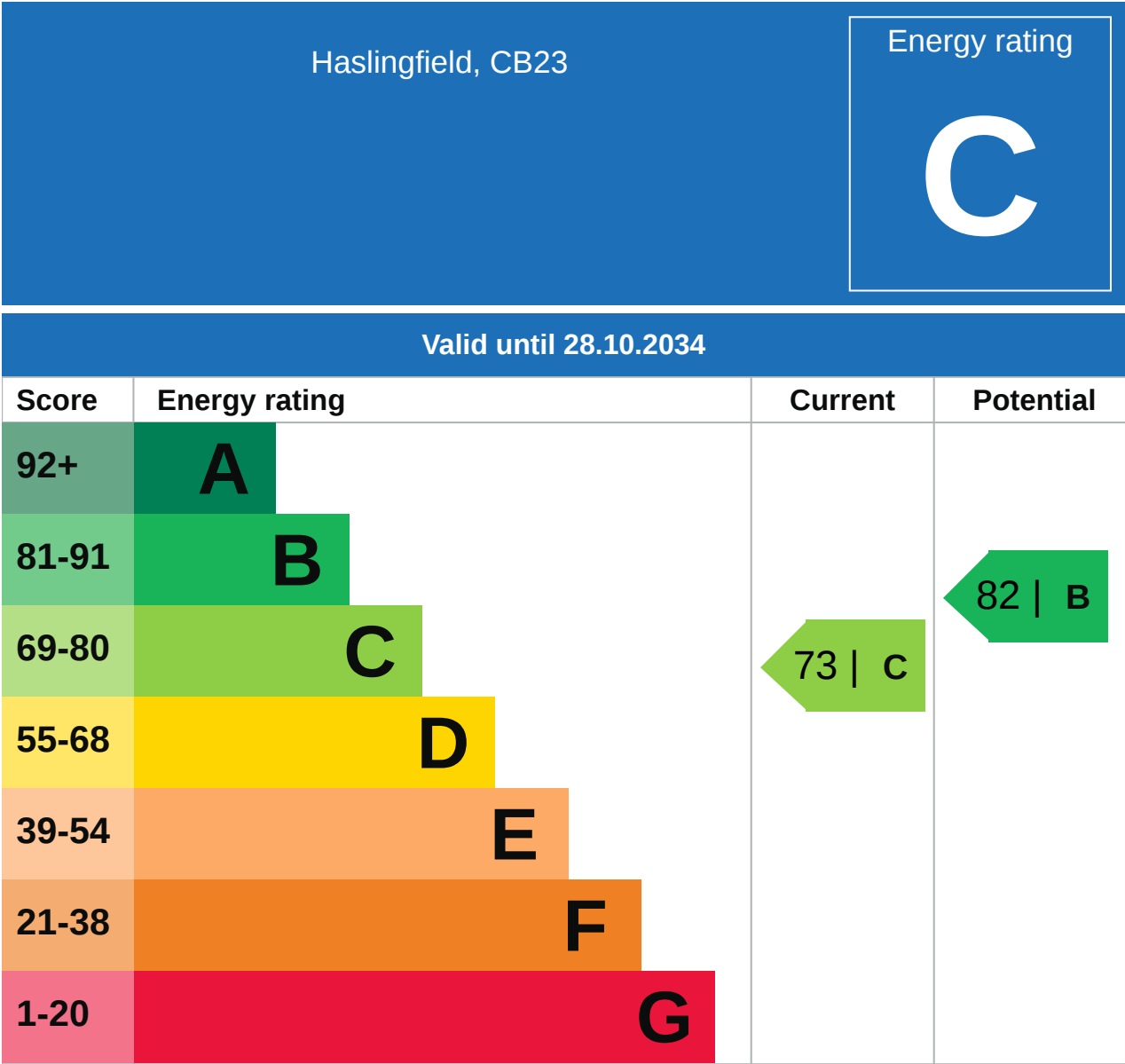
Ground Floor Area 751 sq ft – 70 sq m

First Floor Area 703 sq ft – 65 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, with external insulation
Walls Energy:	Very Good
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	168 m ²

Building Safety

Accessibility / Adaptations

extension to rear, involved under pinning to rear of existing building and structural beams to support span of old build wall to create opening on ground floor.

All new windows and doors fitted with extension works. 2 x bifold doors and large glazed aspect window installed at same time.

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

1930 - standard brick, block and exterior insulation

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Octopus

Gas Supply

Central Heating

Water Supply

Drainage



Cooke Curtis & Co

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

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

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

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

Testimonial 1



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

Testimonial 2



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

Testimonial 3



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

Testimonial 4



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



/cookecurtisco



/cookecurtisco

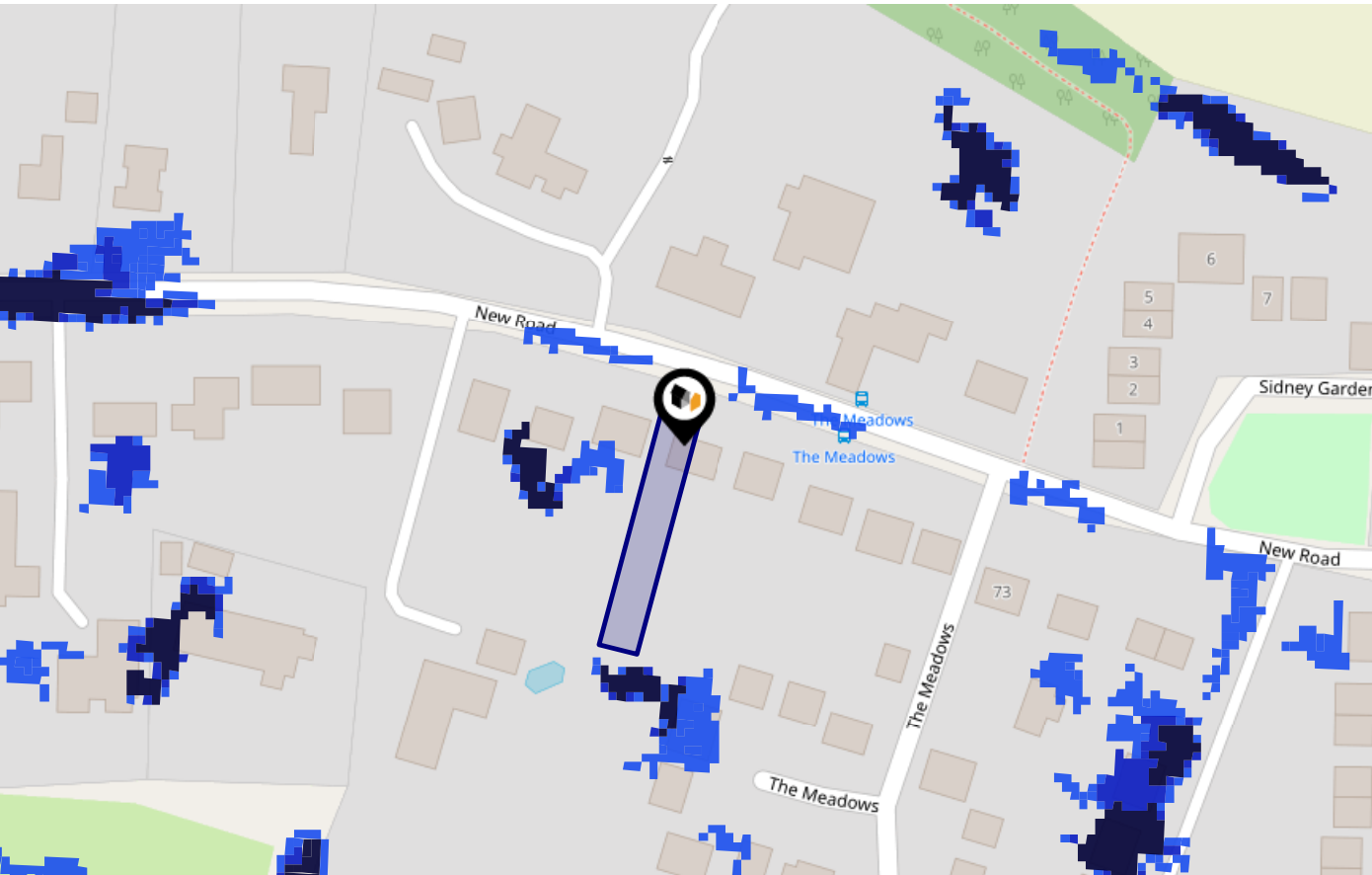
Important - Please read

Flood Risk

Surface Water - Flood Risk



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

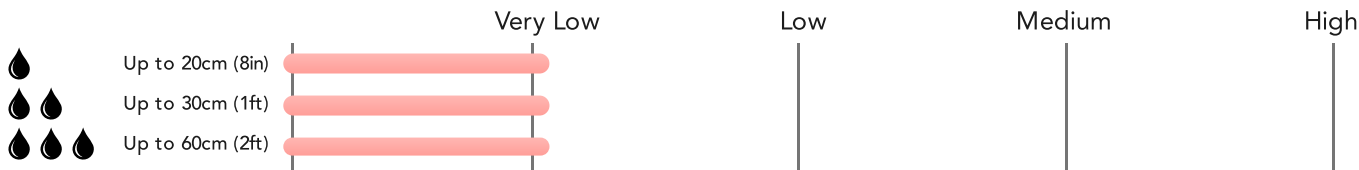


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

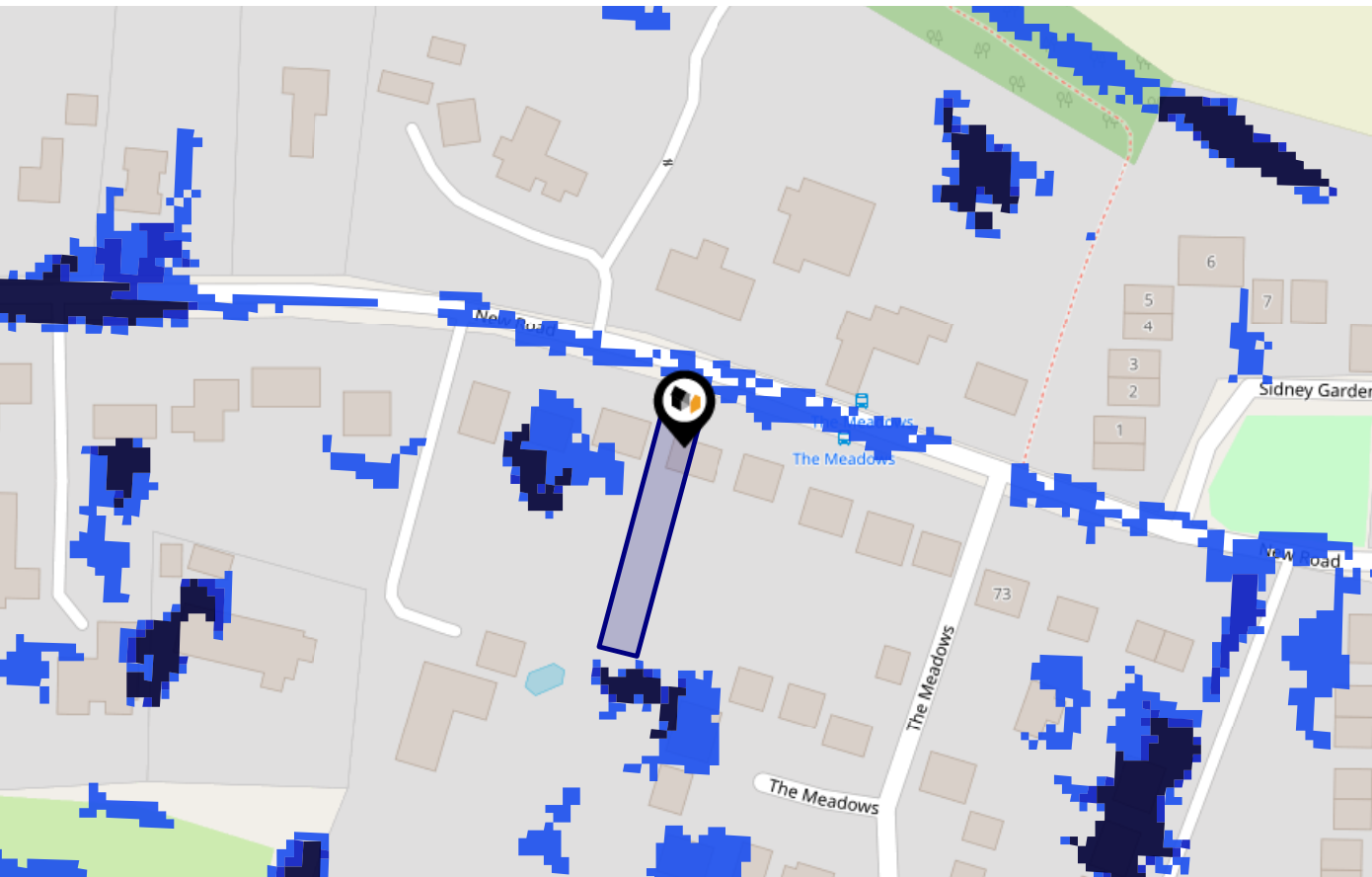


Flood Risk

Surface Water - Climate Change



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

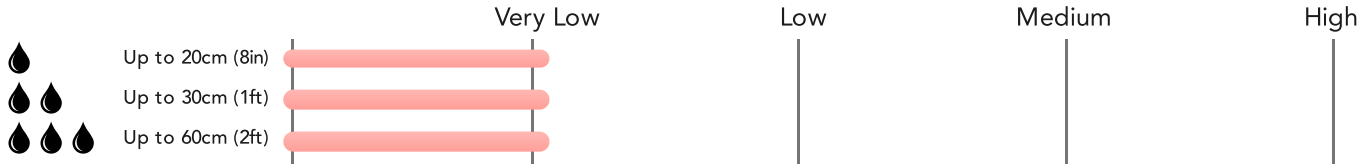


Risk Rating: Very low

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:

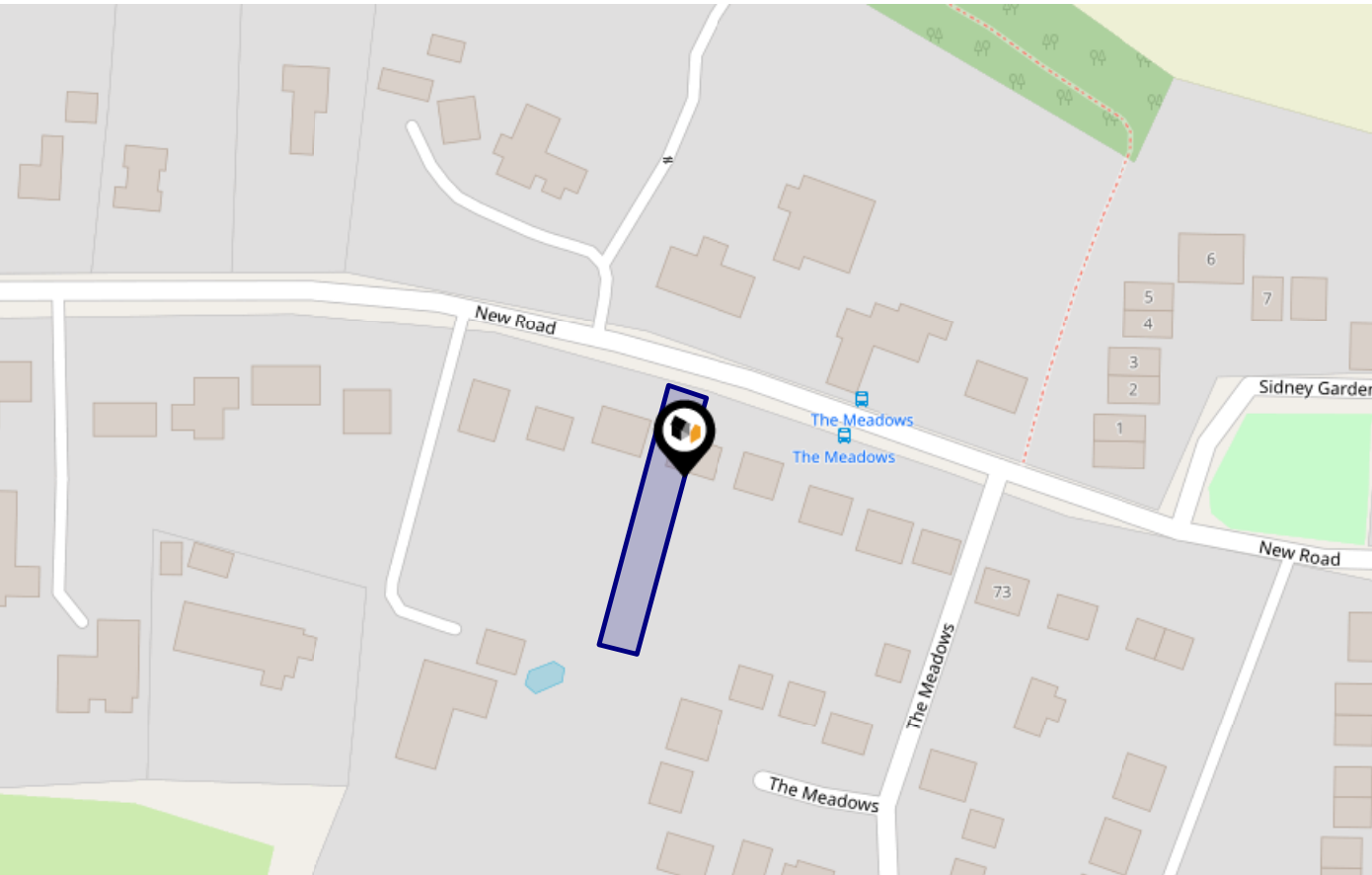


Flood Risk

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.

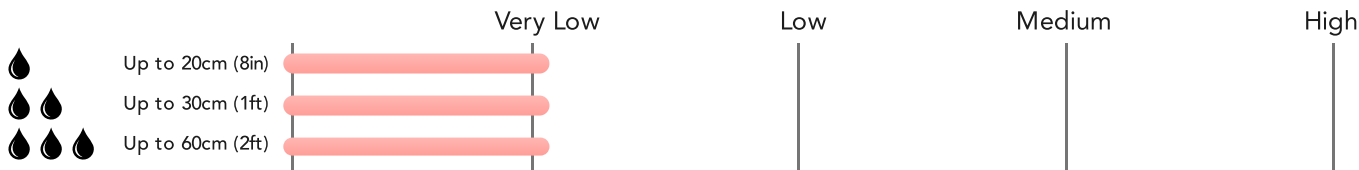


Risk Rating: Very low

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:

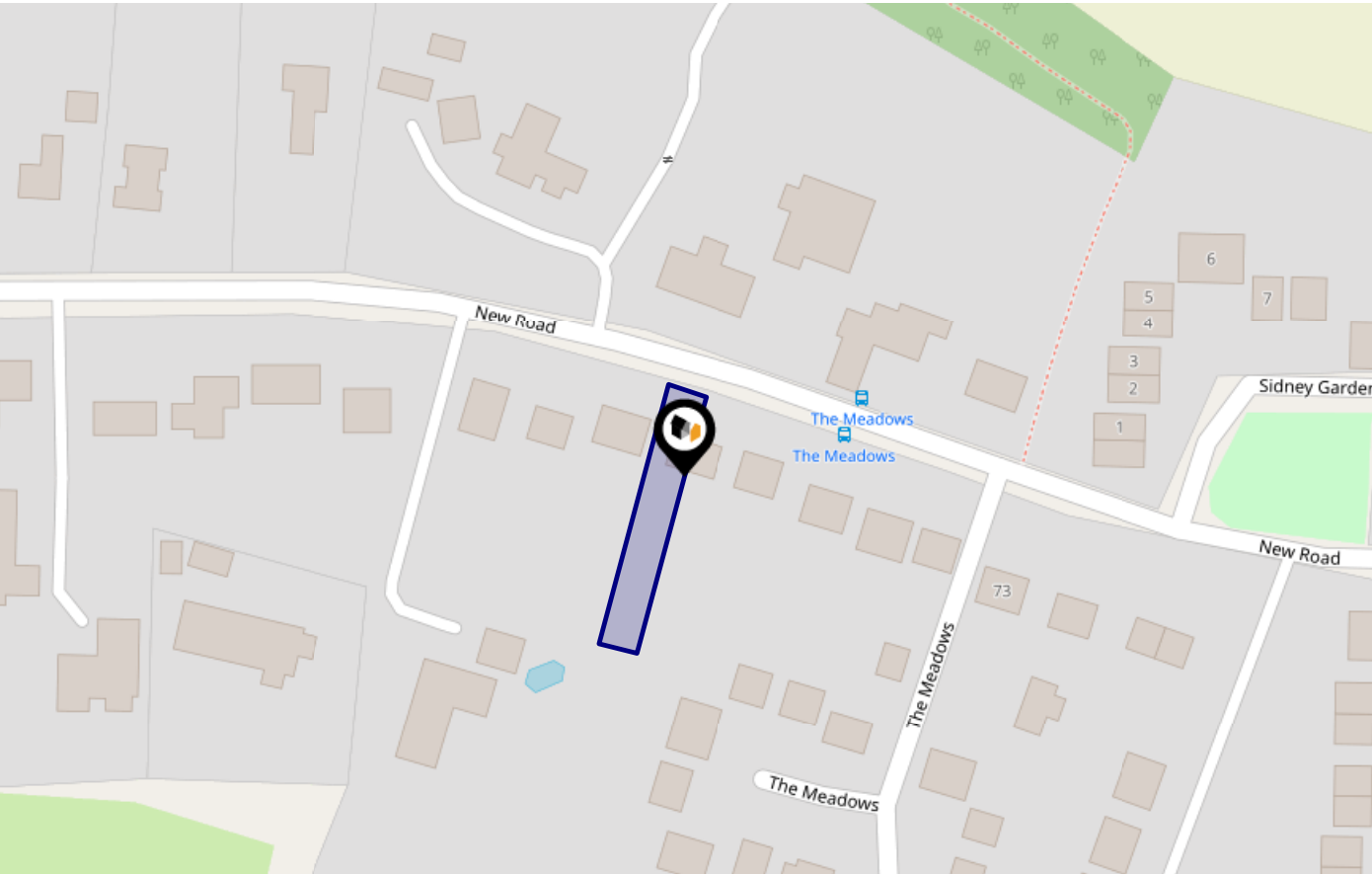


Flood Risk

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.

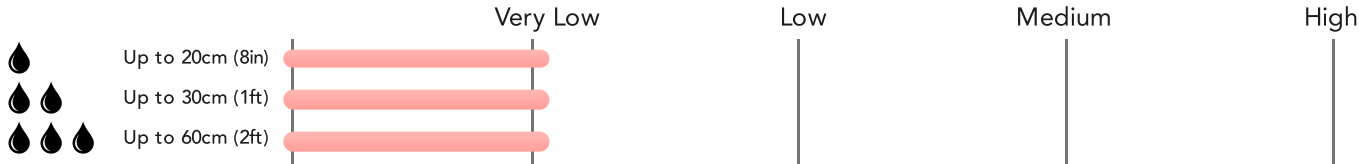


Risk Rating: Very low

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:

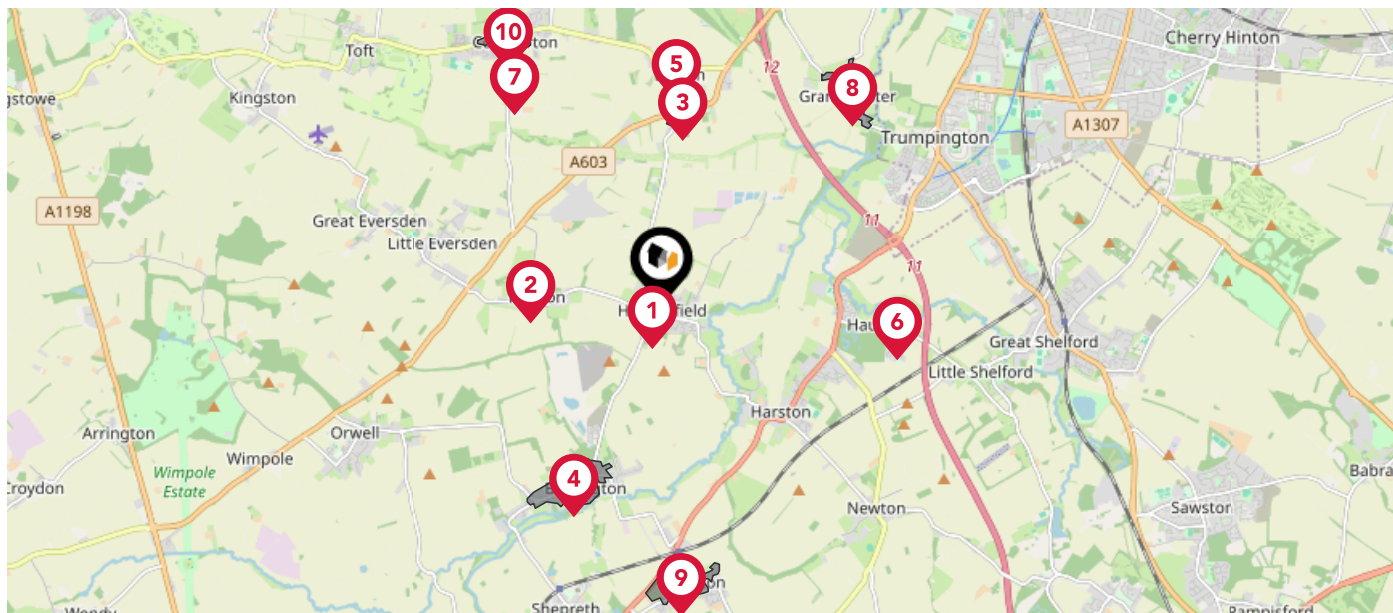


Maps

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



Haslingfield



Harlton



Barton Wimpole Road



Barrington



Barton St Peter's



Hauxton



Comberton St Mary's



Grantchester

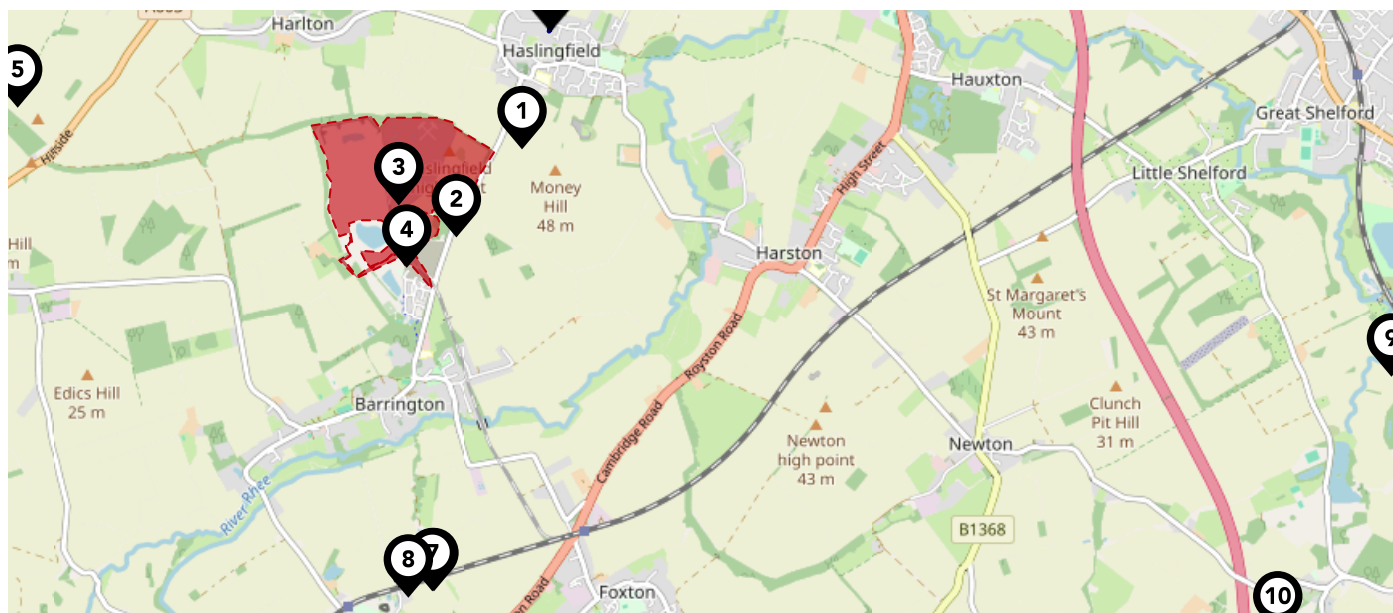


Foxton



Comberton Village

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	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill	
2	Chapel Hill-Barrington	Historic Landfill	
3	No name provided by source	Active Landfill	
4	EA/EPR/FB3105UN/V002	Active Landfill	
5	Little Eversden Landfill-Orwell Hill, Little Eversden	Historic Landfill	
6	Searro-Shepreth	Historic Landfill	
7	Seearo Construction Ltd - Barrington Park Farm-Foxton Road, Barrington, Cambridgeshire	Historic Landfill	
8	Angle Lane-Shepreth, Cambridgeshire	Historic Landfill	
9	Shelford Tip-Shelford	Historic Landfill	
10	Newton Road-Whittlesford	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



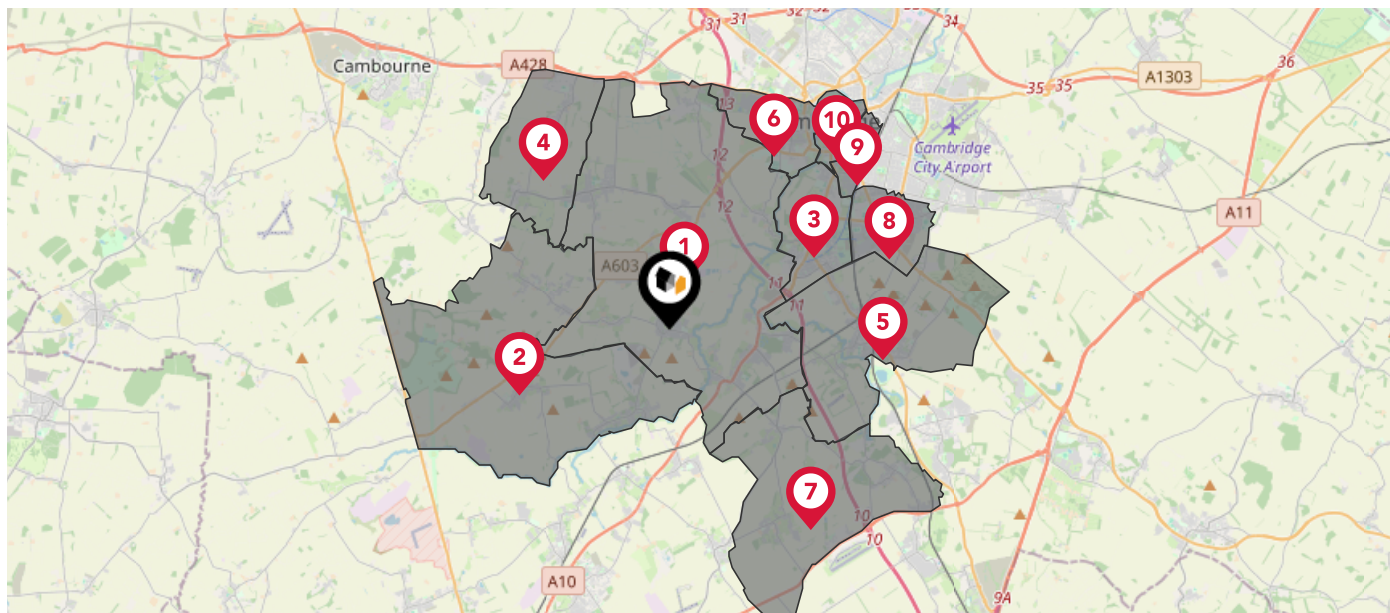
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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



Nearby Council Wards

1

Harston & Comberton Ward

2

Barrington Ward

3

Trumpington Ward

4

Hardwick Ward

5

Shelford Ward

6

Newnham Ward

7

Whittlesford Ward

8

Queen Edith's Ward

9

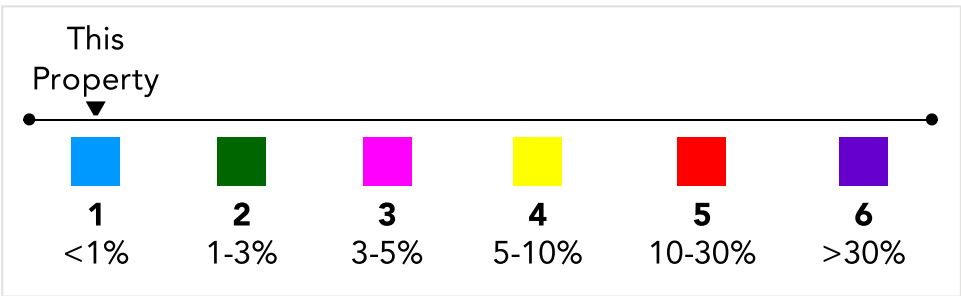
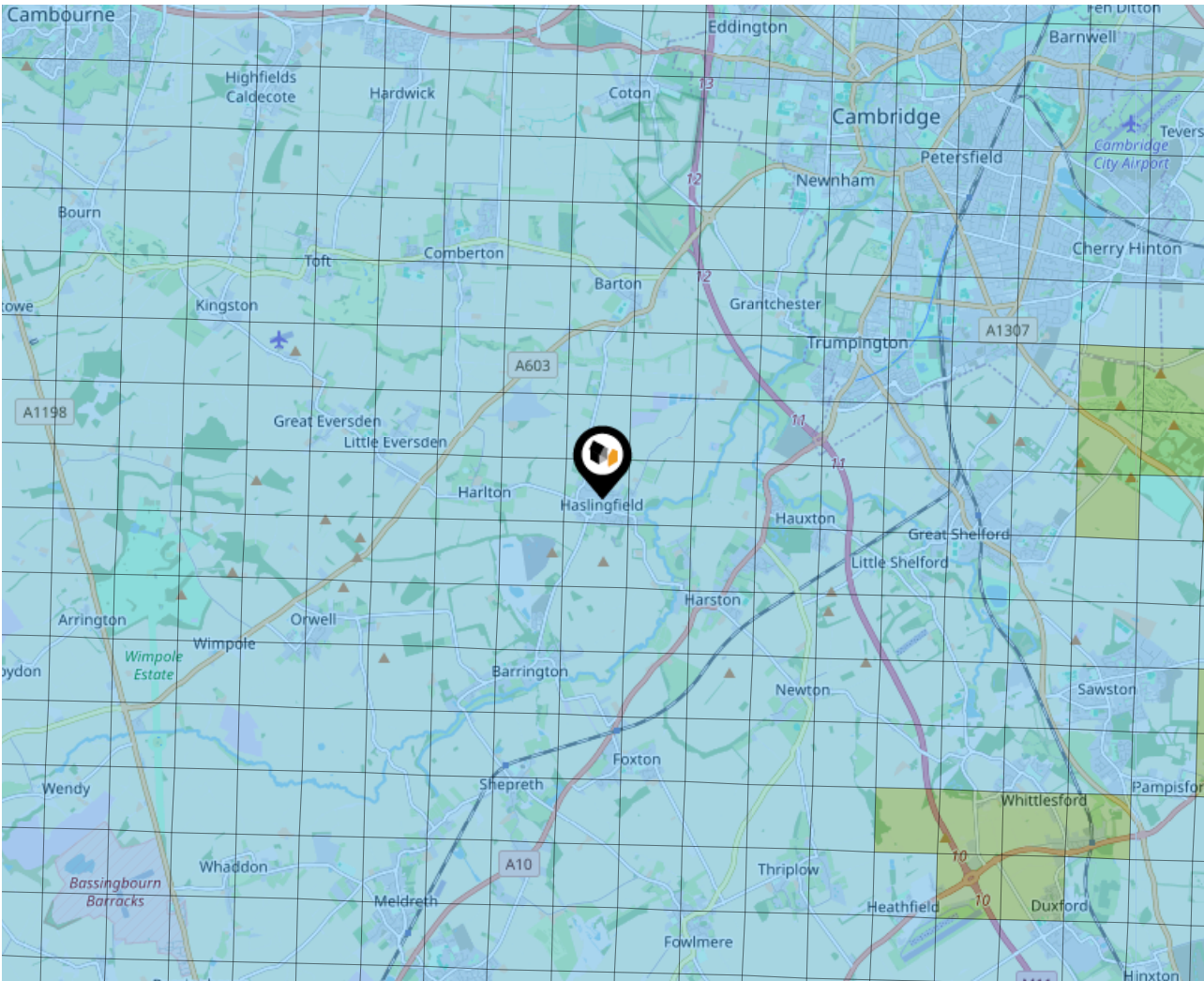
Petersfield Ward

10

Market Ward

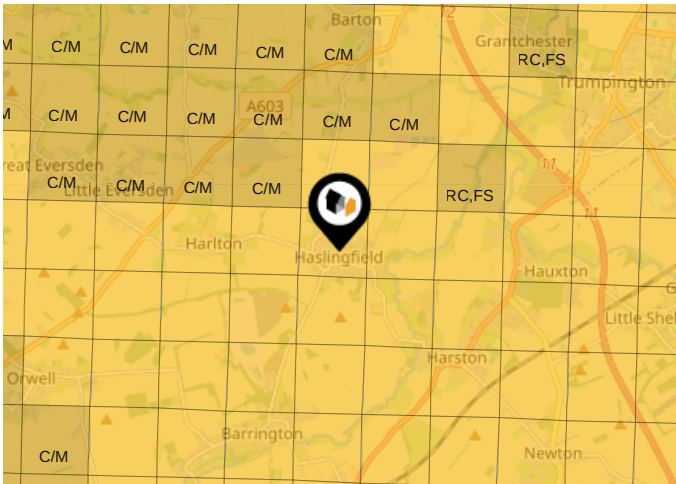
What is Radon?

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:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

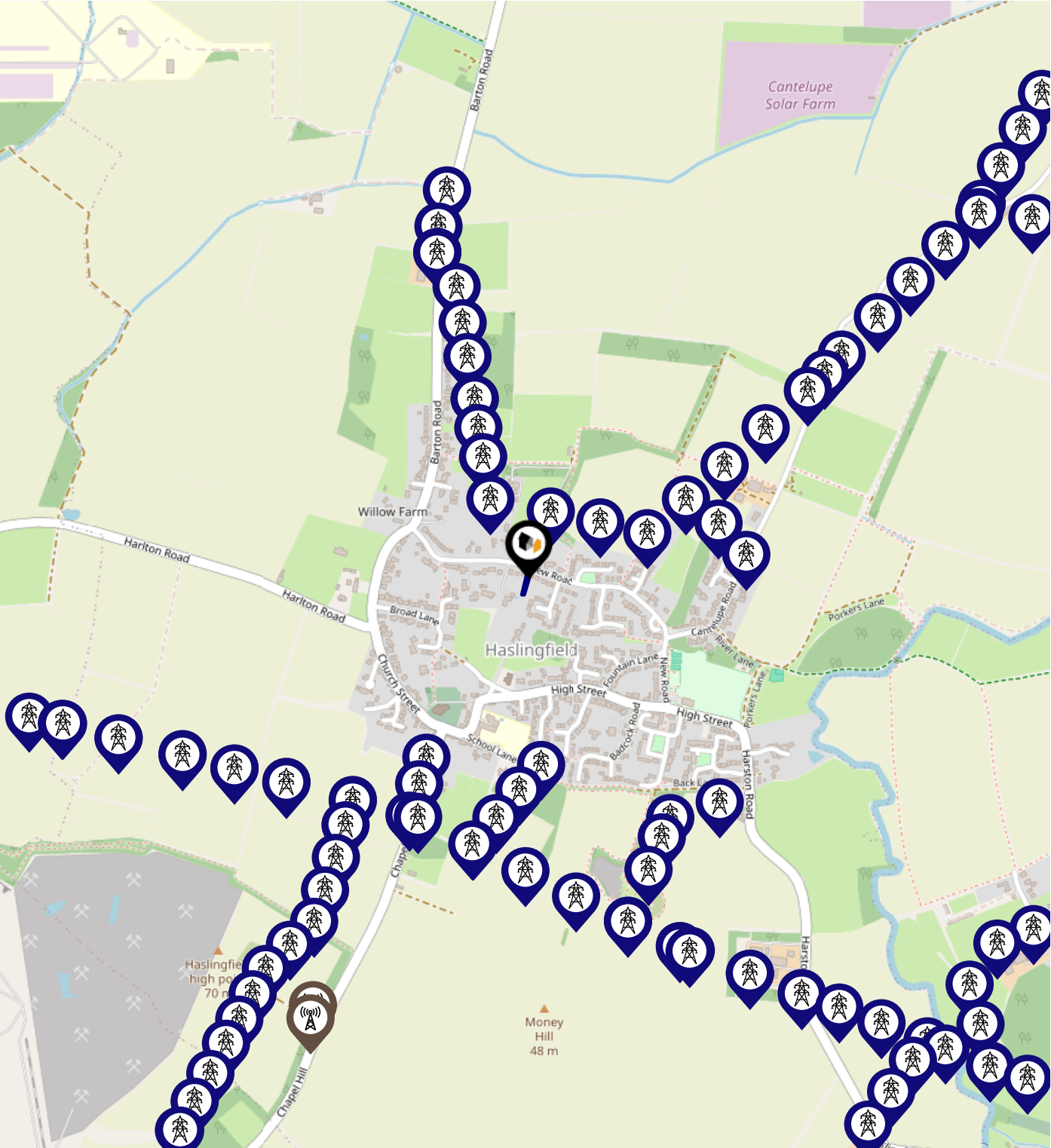


Primary Classifications (Most Common Clay Types)



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

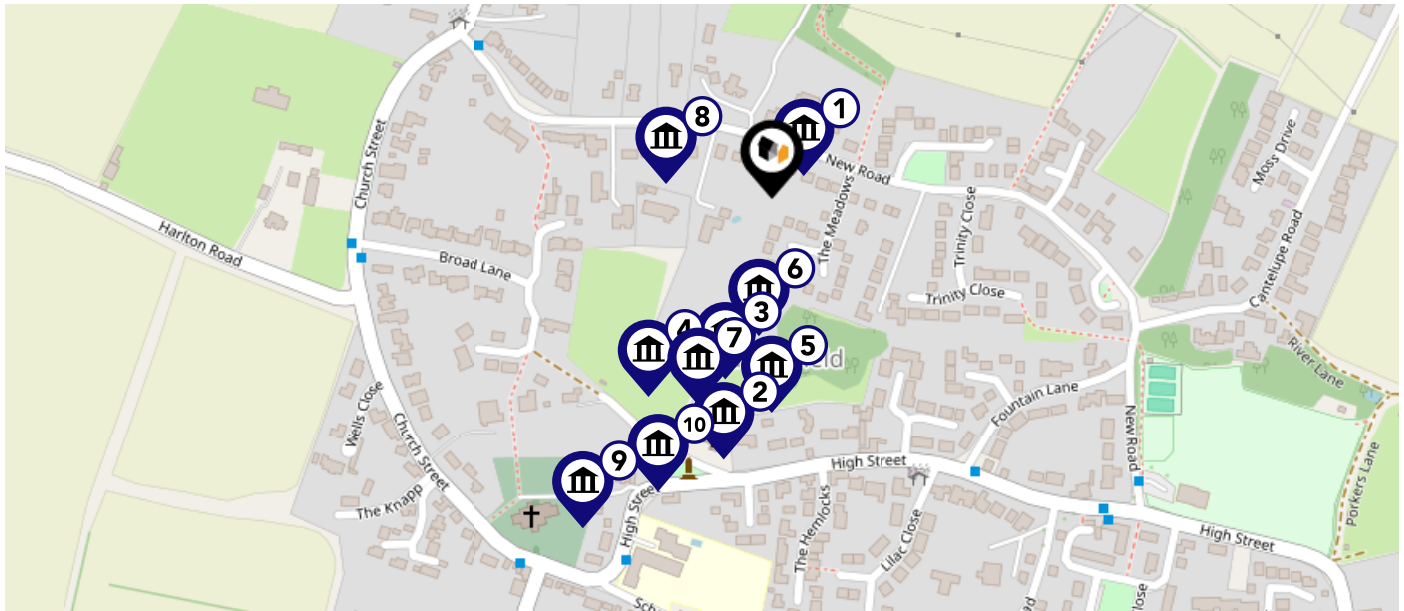
Masts & Pylons



Key:

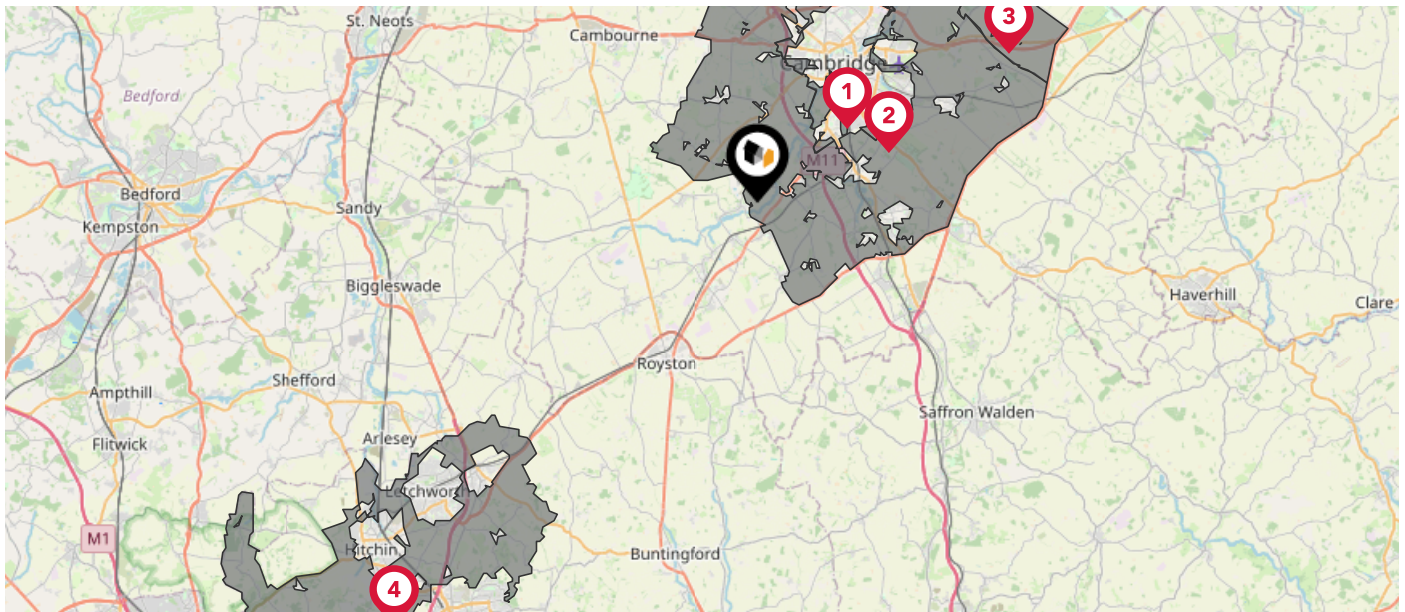
-  Power Pylons
-  Communication Masts

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
	1331147 - The Orchards	Grade II	0.0 miles
	1127731 - Granary, Rear Of Number 23	Grade II	0.1 miles
	1331121 - Haslingfield Manor	Grade II	0.1 miles
	1309310 - Well House, At Haslingfield Manor	Grade II	0.1 miles
	1127764 - Boundary Wall To Pleasure Garden, At Haslingfield Manor	Grade II	0.1 miles
	1309302 - Boundary Wall To Walled Garden, At Haslingfield Manor	Grade II	0.1 miles
	1127765 - Bridge And Adjoining Moat Wall, At Haslingfield Manor	Grade II	0.1 miles
	1127735 - Dovecote Cottage	Grade II	0.1 miles
	1331125 - Church Gate Cottage	Grade II	0.2 miles
	1163154 - Piers And Adjoining Wall, South Entry To Haslingfield Manor	Grade II	0.2 miles

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

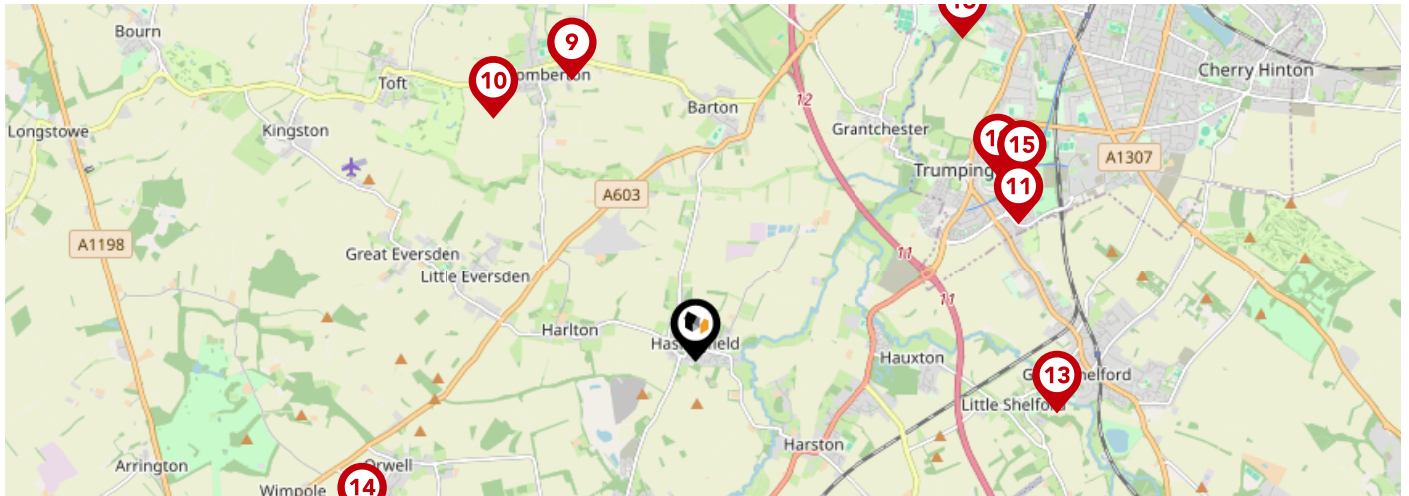










Nearby Green Belt Land

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



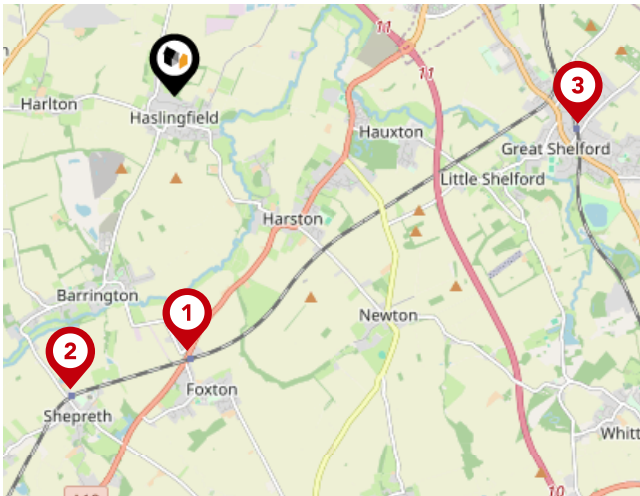
		Nursery	Primary	Secondary	College	Private
1	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:2.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:2.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:2.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:3.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 121 Distance:3.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:3.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

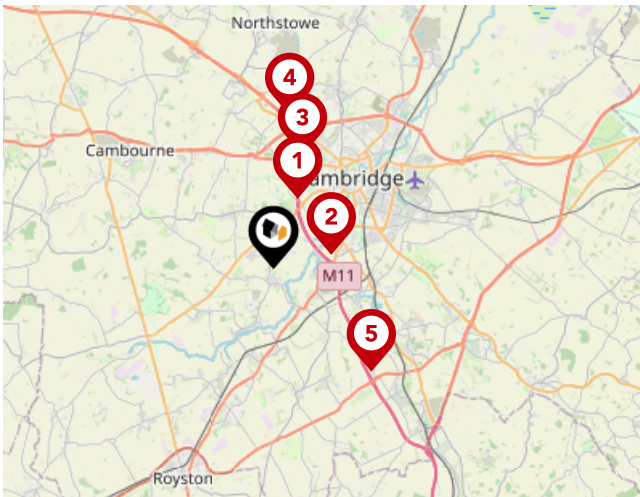
Area

Transport (National)



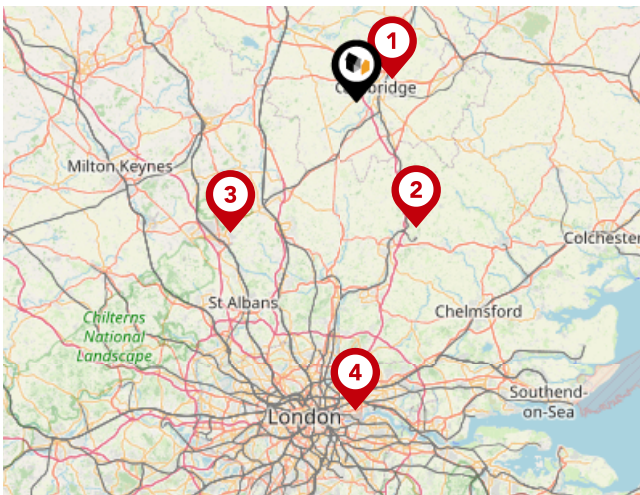
National Rail Stations

Pin	Name	Distance
1	Foxton Rail Station	2.32 miles
2	Shepreth Rail Station	2.82 miles
3	Shelford (Cambs) Rail Station	3.68 miles



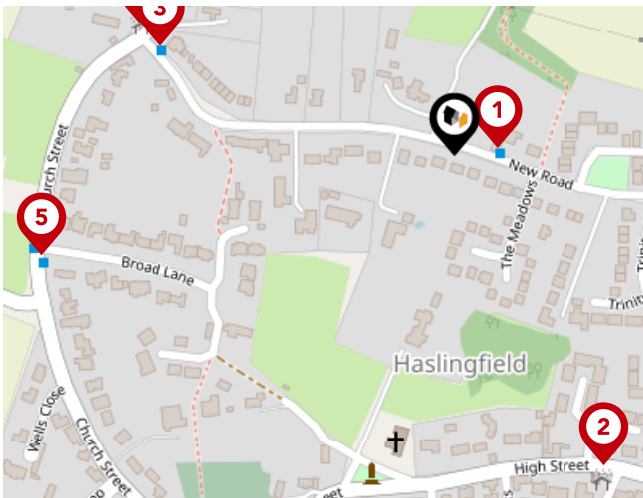
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	2.72 miles
2	M11 J11	2.18 miles
3	M11 J13	4.25 miles
4	M11 J14	5.63 miles
5	M11 J10	5.18 miles



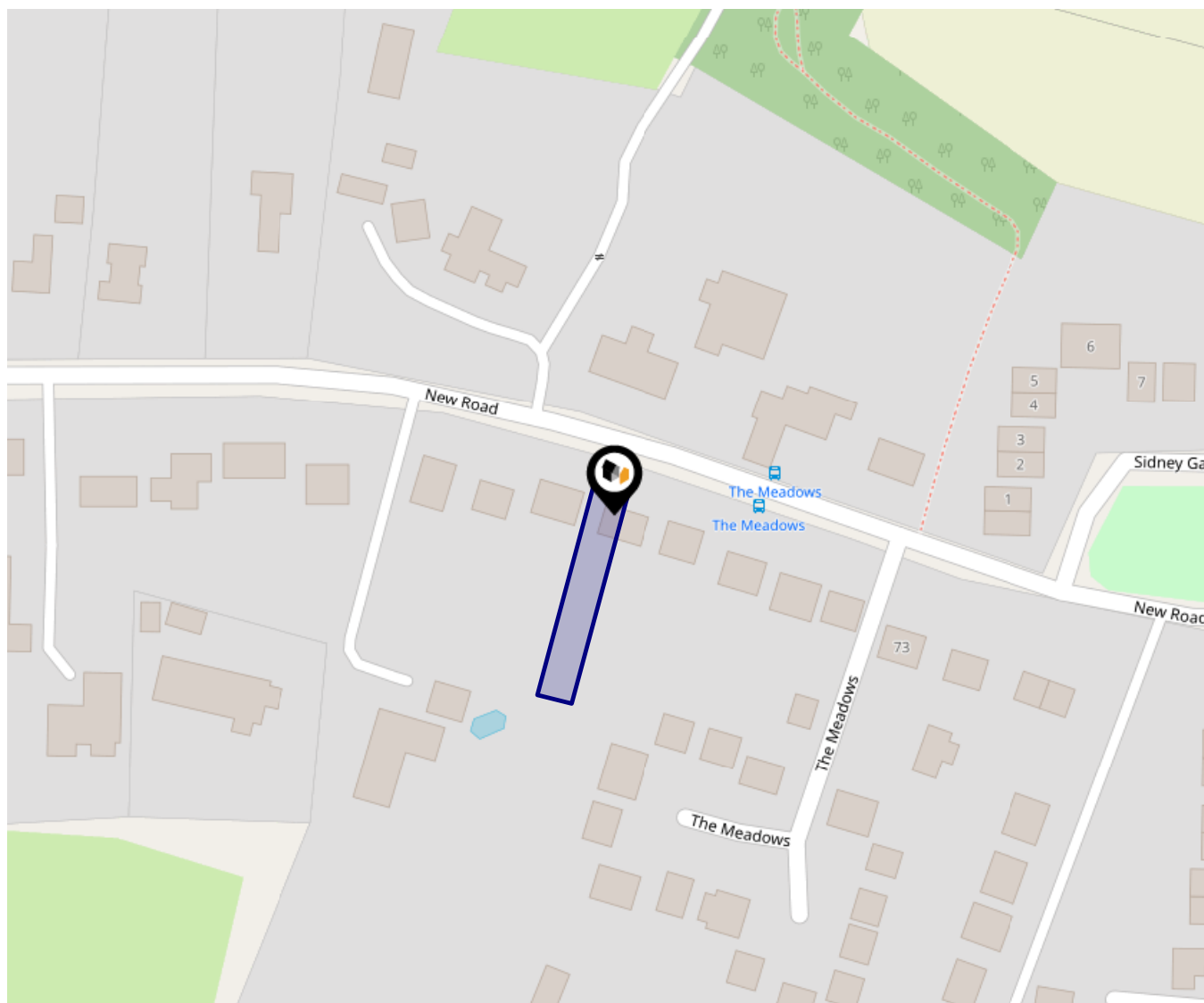
Airports/Helipads

Pin	Name	Distance
1	Cambridge	6.33 miles
2	Stansted Airport	20.15 miles
3	Luton Airport	26.32 miles
4	Silvertown	44.91 miles








Bus Stops/Stations

Pin	Name	Distance
1	The Meadows	0.03 miles
2	Fountain Lane	0.2 miles
3	Barton Road	0.18 miles
4	Post Office	0.19 miles
5	Broad Lane	0.24 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

-  75.0+ dB
-  70.0-74.9 dB
-  65.0-69.9 dB
-  60.0-64.9 dB
-  55.0-59.9 dB

Cooke Curtis & Co

Data Quality

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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