

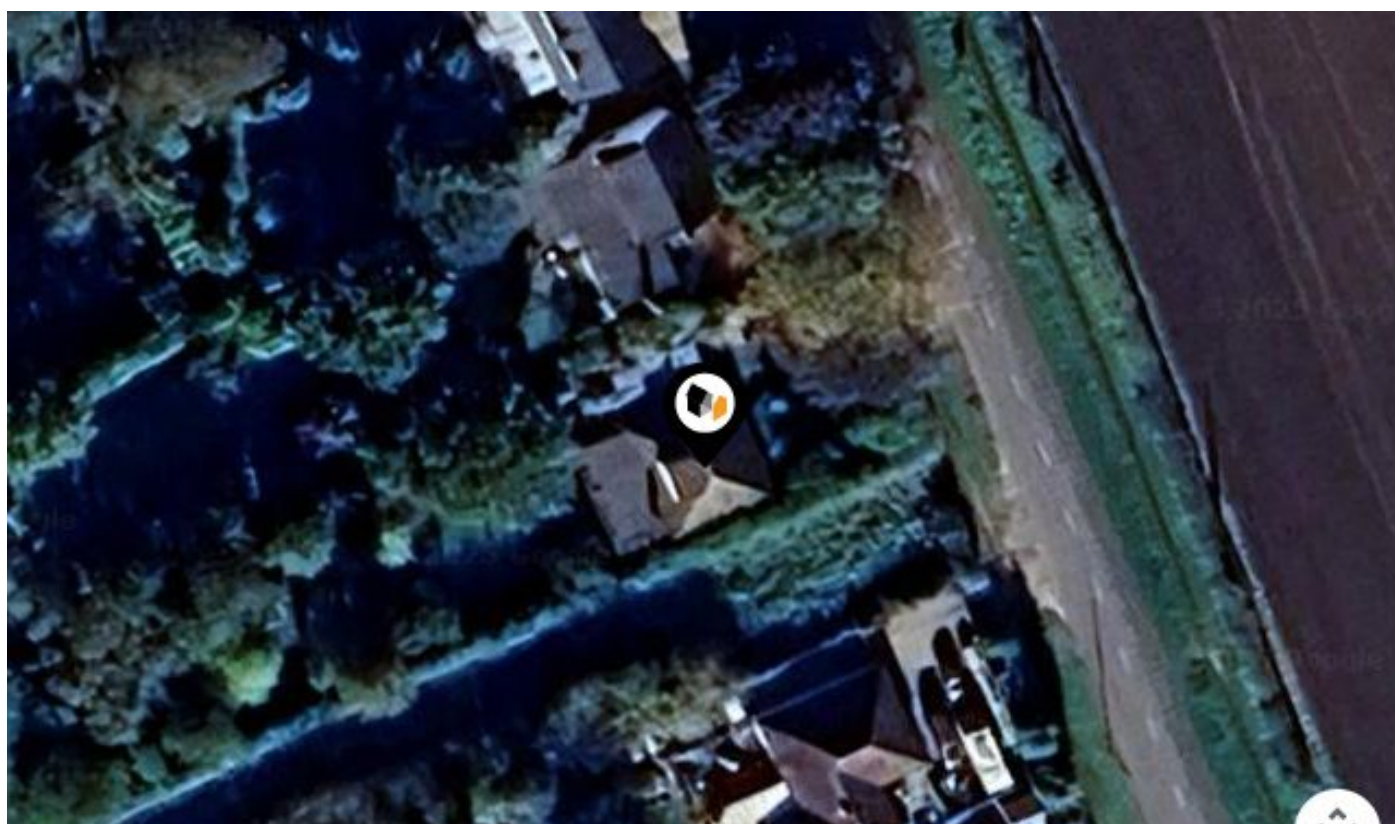


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 30th July 2025



DUXFORD ROAD, WHITTLESFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

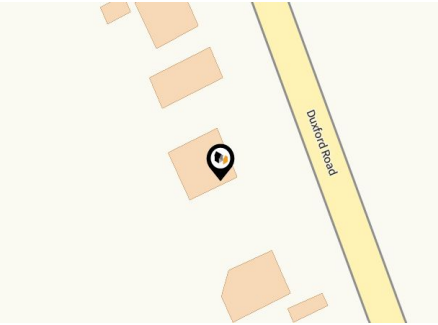
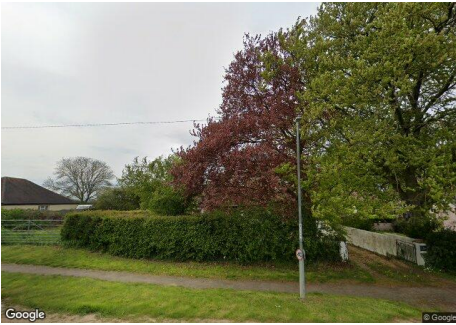
01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



Powered by
aprift
Know any property instantly



Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,453 ft ² / 135 m ²
Council Tax :	Band F
Annual Estimate:	£3,488

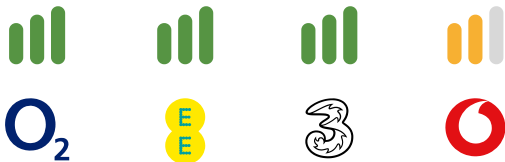
Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

14 mb/s	79 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **Factory 84 Duxford Road Whittlesford CB22 4NH**

Reference - 20/02881/CONDC	
Decision:	Decided
Date:	09th November 2021
Description:	Submission of details required for conditions 3 (External materials) and 15 (External lighting) of planning permission 20/02881/FUL

Reference - 20/02881/CONDD	
Decision:	Decided
Date:	08th December 2021
Description:	Submission of details required by conditions 7 (Land Ecological Management Plan), 8 (Hard and Soft Landscaping), 10 (Future Management of Streets) and 11 (Traffic Management Plan) of planning permission 20/02881/FUL

Reference - 22/0008/TTPO	
Decision:	Decided
Date:	05th January 2022
Description:	Following the removal of the ivy recommended in the survey, the following trees require further works T8 Ash;Leaning stem, partially lifted rootplate. Monolith at a height of 3.0 metres. T19 Ash;De-stabilised tree on edge of ditch. Eroded rootplate. Located in close proximity to railway line. Section fell to ground level.

Reference - 20/02881/CONDE	
Decision:	Decided
Date:	05th January 2022
Description:	Submission of details required by condition 13 (Fire Hydrants) of planning permission 20/02881/FUL

Planning records for: **Factory 84 Duxford Road Whittlesford CB22 4NH**

Reference - 20/02881/FUL	
Decision:	Decided
Date:	30th June 2020
Description:	Demolition of existing factory premises and the construction of 7 No. dwellings and associated infrastructure, including access, parking, landscaping and ancillary work (Re-submission of S/0029/19/FL)

Reference - 20/02881/CONDA	
Decision:	Decided
Date:	16th September 2021
Description:	Submission of details required by condition 5 (Contaminated Land) of planning permission 20/02881/FUL

Planning records for: **84 Duxford Road Whittlesford Cambridgeshire CB22 4NH**

Reference - 24/01624/HFUL	
Decision:	Decided
Date:	29th April 2024
Description:	Demolition of the existing single storey rear extension and erection of two storey side and rear extension with internal works.

Reference - 22/0170/TTPO	
Decision:	Decided
Date:	11th February 2022
Description:	(4 of 6 applications - related 22/0166/TTPO 22/0167/TTPO 22/0168/TTPO 22/0169/TTPO 22/0201/TTPO) T43elm-fell as deadT44elm-fell as deadT45elm-fell as deadT46elm-fell as deadT47;elm-fell as deadT48elm-fell as deadT49elm- fell as dead

Planning records for: **Factory 84 Duxford Road Whittlesford Cambridge Cambridgeshire CB22 4NH**

Reference - 20/02881/CONDB
<p>Decision: Decided</p>
<p>Date: 20th October 2021</p>
<p>Description: Submission of details required by conditions 4 (Boundary Treatments), 9 (Arboricultural Impact Assessment and Tree Protection), 16 (Carbon Calculations) and 17 (Water Calculations) of planning permission 20/02881/FUL</p>
Reference - 20/02881/CONDG
<p>Decision: Decided</p>
<p>Date: 15th June 2023</p>
<p>Description: Submission of details required by condition 5 (Contaminated Land Verification Report) of planning permission 20/02881/FUL</p>
Reference - 20/02881/CONDF
<p>Decision: Decided</p>
<p>Date: 11th February 2022</p>
<p>Description: Submission of details required by condition 3 (External Materials) of planning permission 20/02881/FUL</p>
Reference - S/0029/19/FL
<p>Decision: Decided</p>
<p>Date: 04th January 2019</p>
<p>Description: Proposed demolition of existing factory premises and construction of 7 dwellings and associated infrastructure including access parking landscaping and ancillary works</p>

Planning records for: **86 Duxford Road Whittlesford Cambridge CB22 4NH**

Reference - S/1609/16/FL	
Decision:	Decided
Date:	09th June 2016
Description:	Two storey side / rear extension

Reference - S/2691/16/FL	
Decision:	Decided
Date:	13th October 2016
Description:	Two storey side and rear extension

Reference - S/0642/16/FL	
Decision:	Withdrawn
Date:	09th March 2016
Description:	Two storey side / rear extension

Planning records for: **90 Duxford Road Whittlesford Cambridge Cambridgeshire CB22 4NH**

Reference - S/1650/14/FL	
Decision:	Decided
Date:	08th July 2014
Description:	Single Storey Rear Extension

Planning records for: **92 Duxford Road Whittlesford Cambridge Cambridgeshire CB22 4NH**

Reference - S/2290/17/FL	
Decision:	Decided
Date:	27th June 2017
Description:	First Floor side extension above garage

Reference - 24/02521/HFUL	
Decision:	Decided
Date:	04th July 2024
Description:	Single storey side and rear extension.

Planning records for: **98 Duxford Road Whittlesford Cambridge Cambridgeshire CB22 4NH**

Reference - S/2392/14/FL	
Decision:	Decided
Date:	09th October 2014
Description:	Erection of first floor extension to rear of dwelling single storey extensions to rear and side and alterations to front porch. Provision of outbuilding in rear garden and additional windows in front and side of dwelling.

Reference - S/3003/14/FL	
Decision:	Decided
Date:	22nd December 2014
Description:	Extensions and Outbuilding

Planning records for: **102 Duxford Road Whittlesford Cambridge Cambridgeshire CB22 4NH**

Reference - S/1998/12/FL	
Decision:	Decided
Date:	21st September 2012
Description:	Proposed Dormer Window

Reference - S/2438/13/FL	
Decision:	Decided
Date:	18th November 2013
Description:	Dormer window to loft conversion

Planning records for: **108 Duxford Road Whittlesford Cambridge Cambridgeshire CB22 4NH**

Reference - S/2286/15/FL	
Decision:	Decided
Date:	04th September 2015
Description:	Rear and side extensions increase ridge height and alterations

Planning records for: **110 Duxford Road Whittlesford Cambridge Cambridgeshire CB22 4NH**

Reference - S/0234/11	
Decision:	Decided
Date:	07th February 2011
Description:	Demolition of existing dwelling and erection of replacement dwelling.

Planning records for: **110 Duxford Road Whittlesford Cambridge Cambridgeshire CB22 4NH**

Reference - S/2253/11	
Decision:	Decided
Date:	08th November 2011
Description:	Outbuilding comprising of single garage and workshop

Reference - S/0098/12/VC	
Decision:	Decided
Date:	18th January 2012
Description:	Revised design to previously approved replacement dwelling (Variation of Condition No. 2 of Planning Permission S/0234/11)

Planning records for: **112 Duxford Road Whittlesford Cambridgeshire CB22 4NH**

Reference - 22/01708/HFUL	
Decision:	Decided
Date:	11th April 2022
Description:	Single storey rear extension

Reference - 22/01711/HFUL	
Decision:	Decided
Date:	11th April 2022
Description:	Removing existing garage, games room and green house. Part single part double side and rear extension. Raise existing ridge slightly to allow for conversion of existing roof space.

Planning records for: **112 Duxford Road Whittlesford Cambridgeshire CB22 4NH**

Reference - 22/01711/CONDA	
Decision:	Decided
Date:	08th July 2024
Description:	Submission of details required by condition 5 (Biodiveristy Enhancements) on planning permission 22/01711/HFUL

Planning records for: **114 Duxford Road Whittlesford Cambridge Cambridgeshire CB22 4NH**

Reference - S/2226/17/FL	
Decision:	Decided
Date:	21st June 2017
Description:	Two Storey Side Extension

Planning records for: **116 Duxford Road Whittlesford Cambridge Cambridgeshire CB22 4NH**

Reference - S/1274/13/LD	
Decision:	Decided
Date:	13th June 2013
Description:	Lawful development certificate for proposed replacement flat roof to conservatory

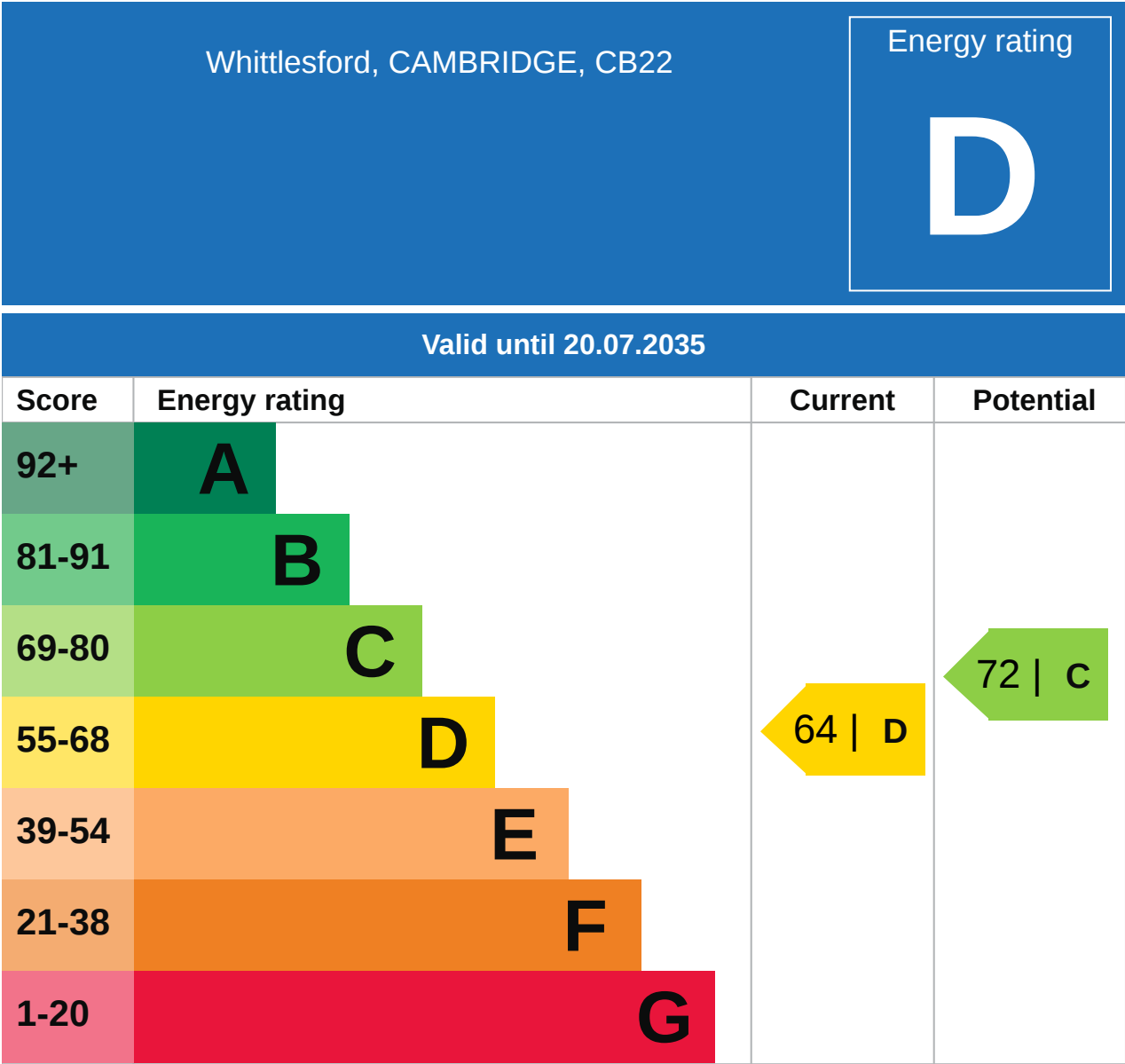
Planning records for: **120 Duxford Road Whittlesford Cambridge CB22 4NH**

Reference - S/3915/18/NM	
Decision:	Decided
Date:	04th October 2018
Description:	Non Material Amendment of Planning Permission S /2723/16/FL

Planning records for: *120 Duxford Road Whittlesford CB22 4NH*

Reference - S/2723/16/FL	
Decision:	Decided
Date:	13th October 2016
Description:	Two Storey Rear Extension Front Dormer Replacement Garage Solar Panels and Alterations

Reference - S/3545/17/NM	
Decision:	Decided
Date:	04th October 2017
Description:	Non material amendment of planning permission S/2723/16/FL



Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, TRVs and bypass
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Lighting Energy:	Good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, dual fuel (mineral and wood)
Air Tightness:	(not tested)
Total Floor Area:	135 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.

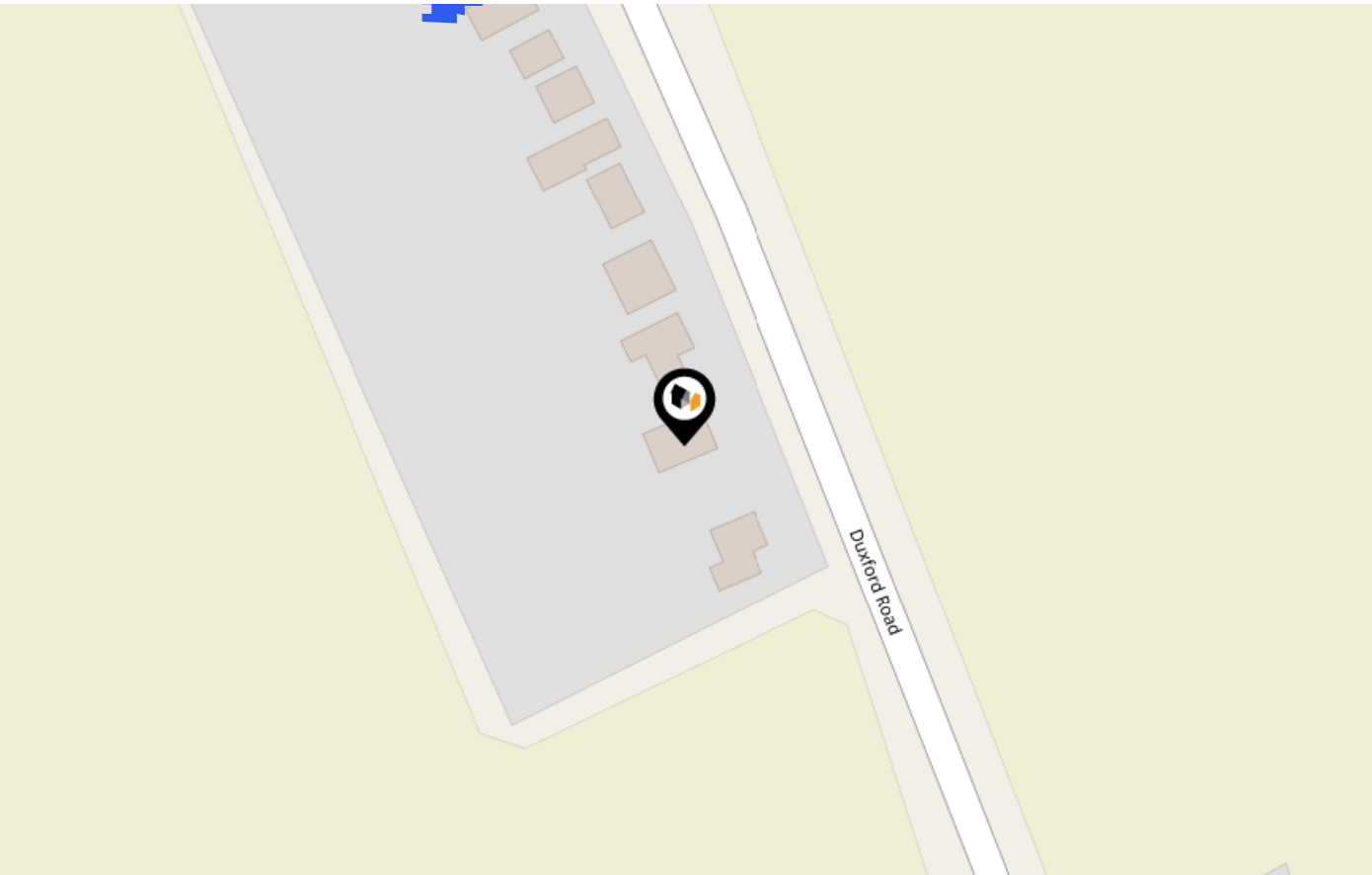


Flood Risk

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.

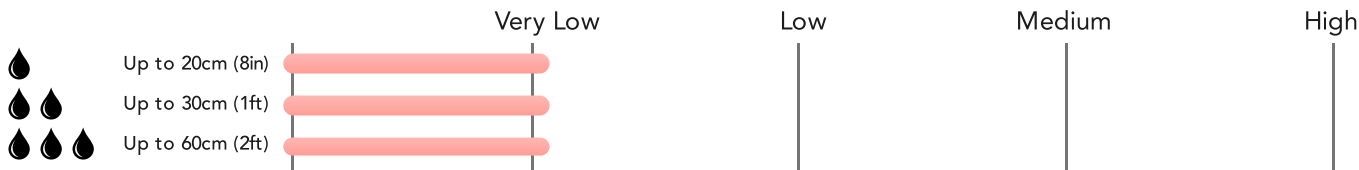


Risk Rating: Very low

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 (0.1%) 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.

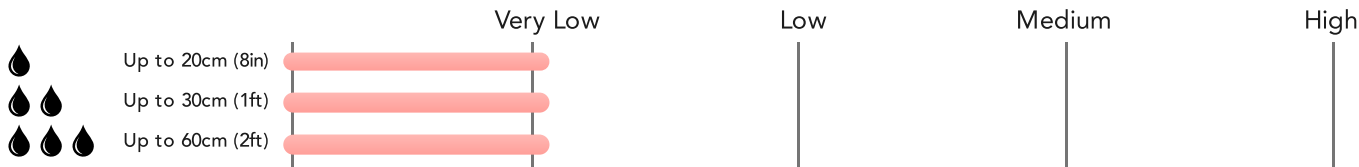


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Chance of flooding to the following depths at this property:

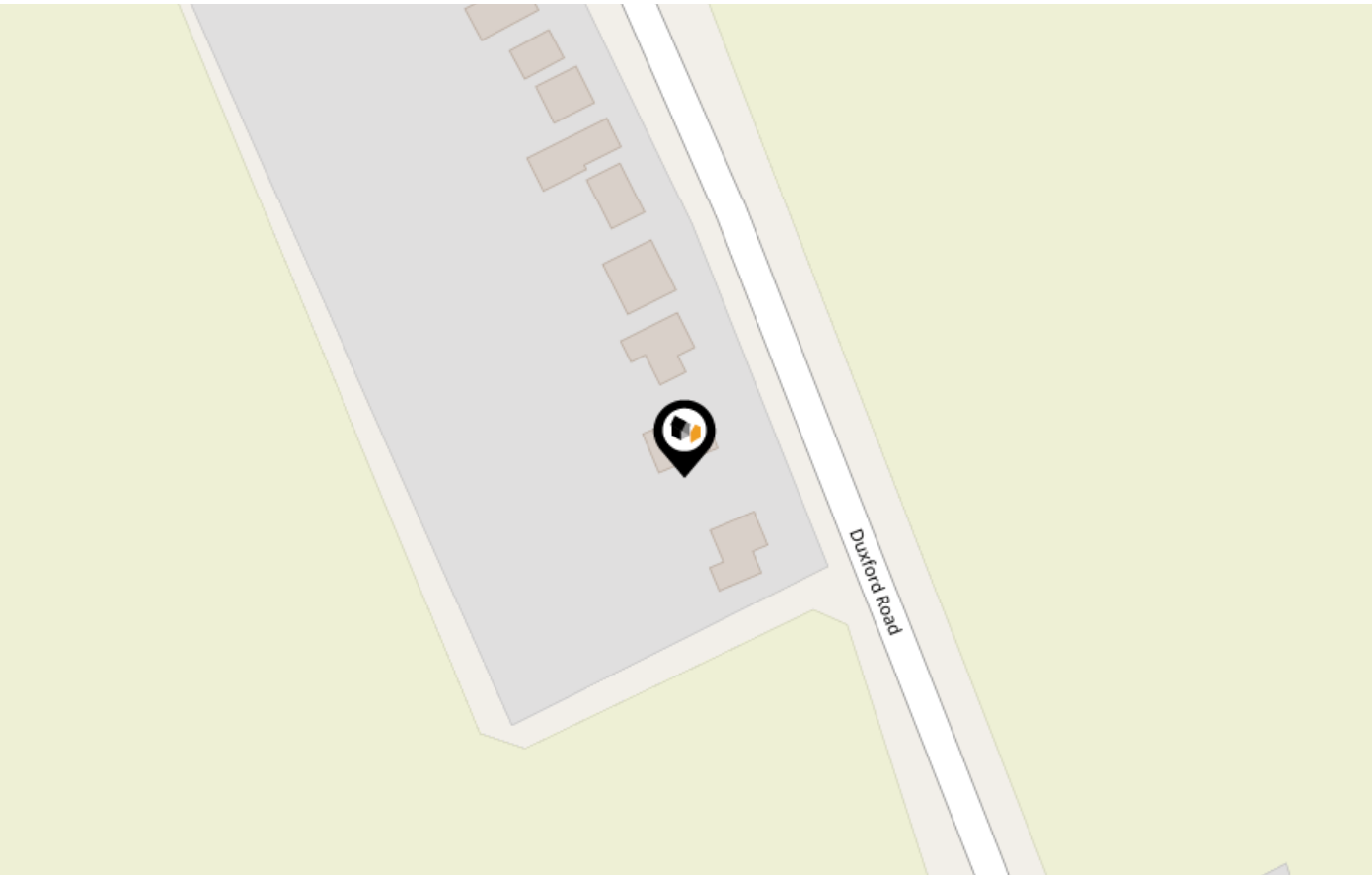


Flood Risk

Rivers & Seas - Flood Risk



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

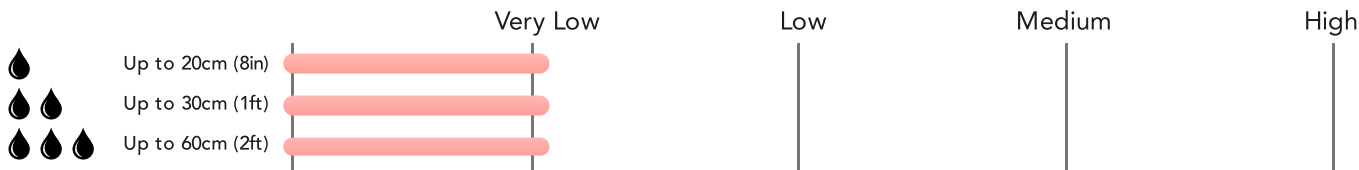


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

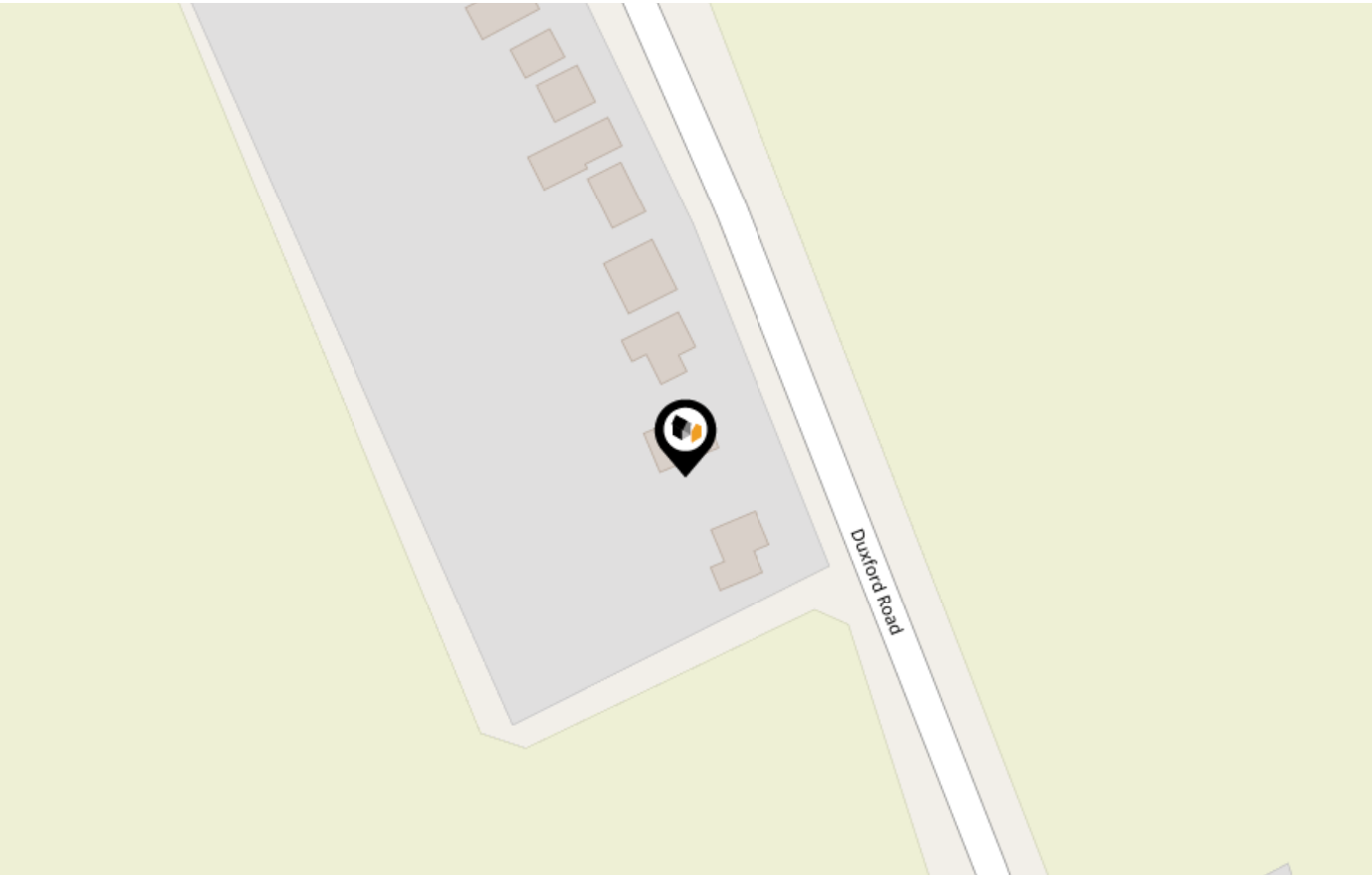


Flood Risk

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.

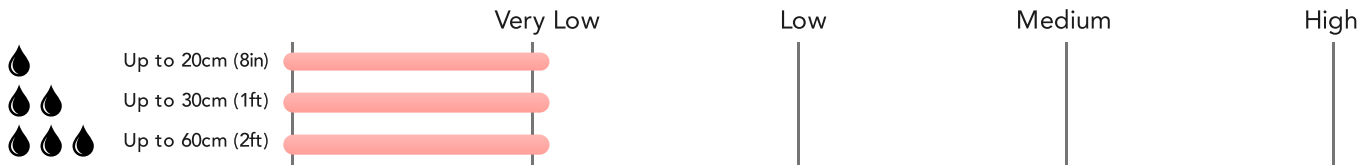


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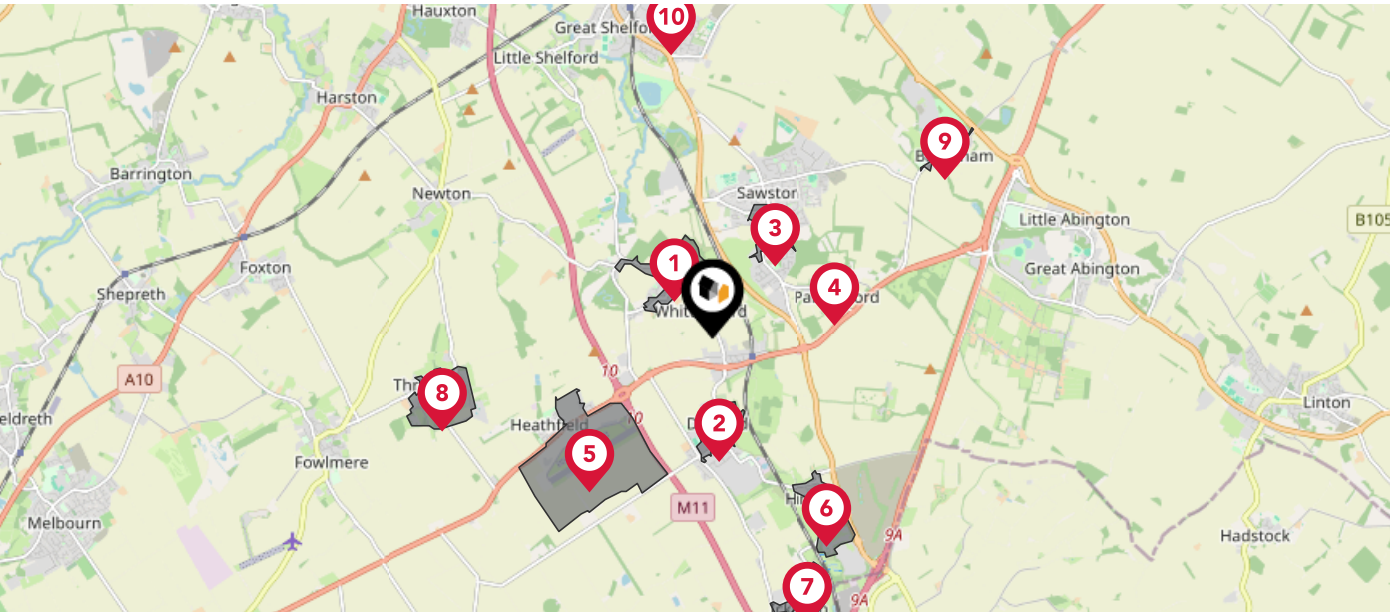


Maps

Conservation Areas



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



Nearby Conservation Areas	
1	Whittlesford
2	Duxford
3	Sawston
4	Pampisford
5	Duxford Airfield
6	Hinxton
7	Ickleton
8	Thriplow
9	Babraham
10	Stapleford

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	Land off Station Road West-Station Road, Whittlesford	Historic Landfill	
2	Eastern County Leather-Sawston	Historic Landfill	
3	North Hinxton Landfill-Hinxton, Cambridgeshire	Historic Landfill	
4	Middleton Aggregates Ltd - Hinxton Quarry-Lordship Farm, Hinxton, Cambridgeshire	Historic Landfill	
5	Hinxton Landfill-Sawston Road, Hinxton, Cambridge, Cambridgeshire	Historic Landfill	
6	Newton Road-Whittlesford	Historic Landfill	
7	Abbey Farm-Duxford Road, Ickleton	Historic Landfill	
8	Ciba Tip-Hinxton Road, Duxford, Cambridgeshire	Historic Landfill	
9	Shelford Tip-Shelford	Historic Landfill	
10	Sindalls-Sawston	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



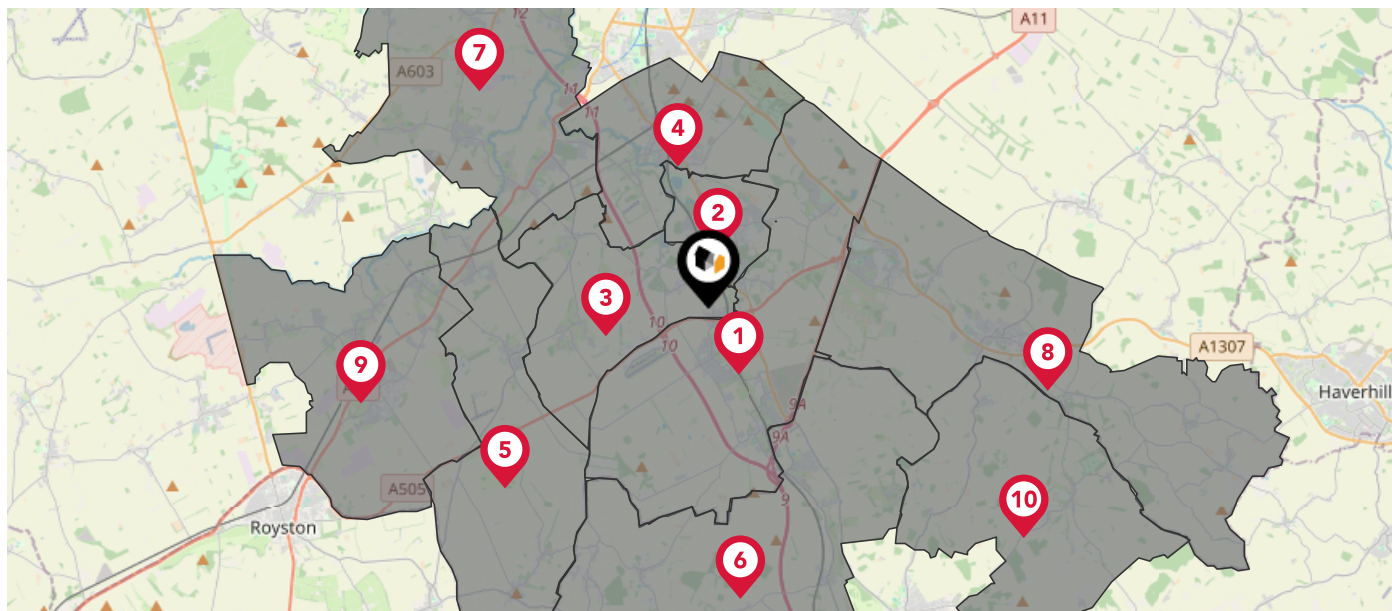
Mine Entry

- ✕ 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

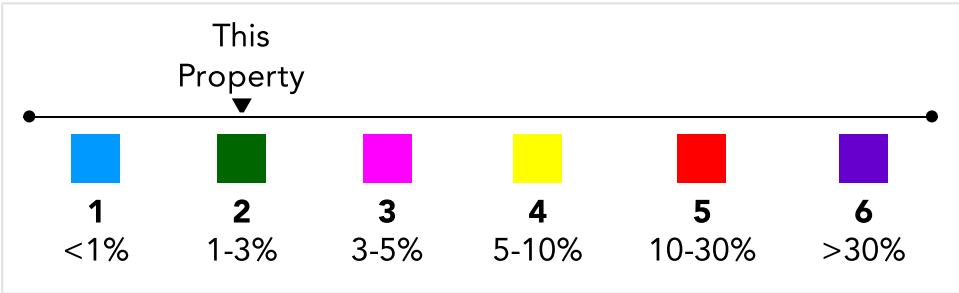
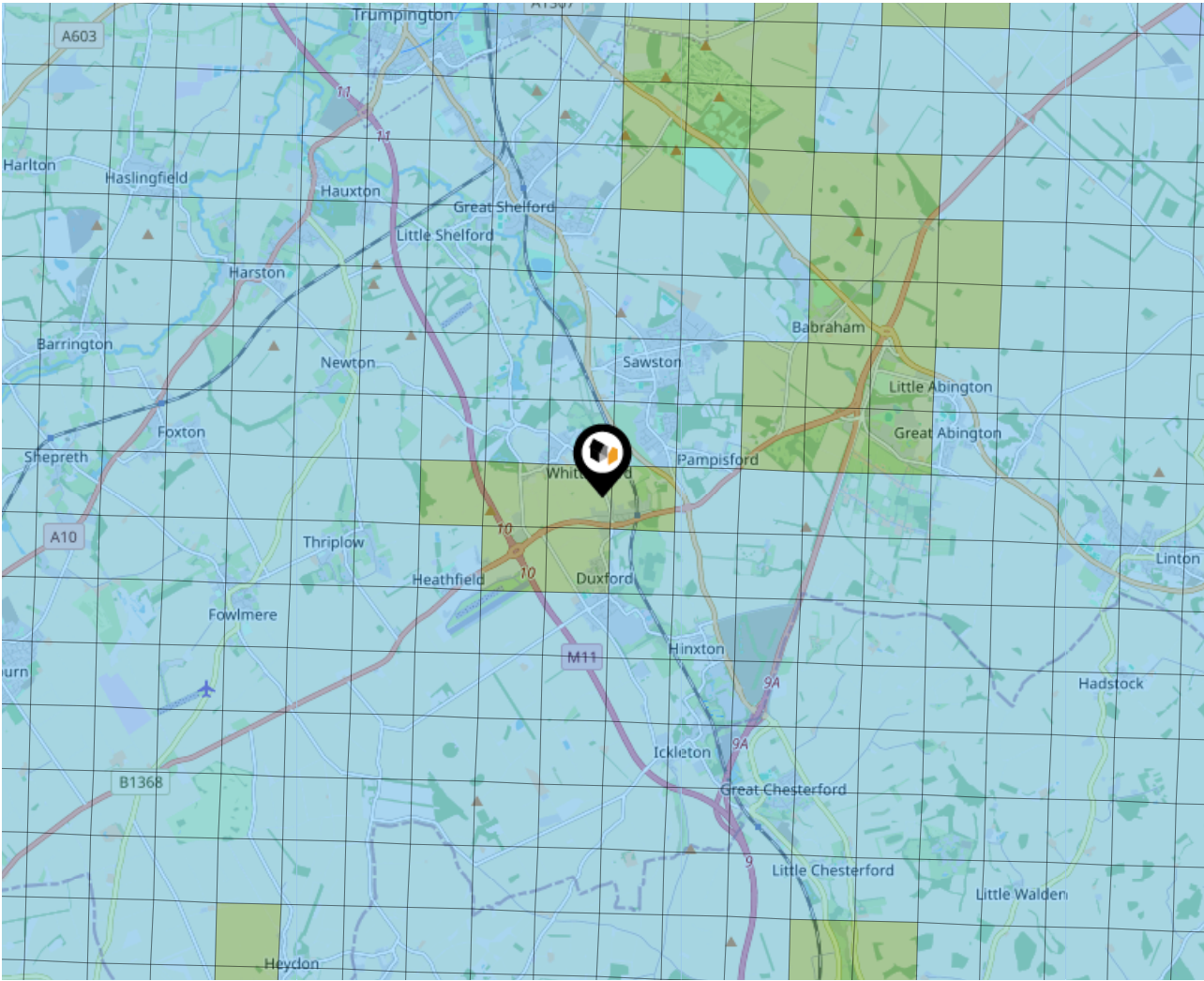


Nearby Council Wards

-  Duxford Ward
-  Sawston Ward
-  Whittlesford Ward
-  Shelford Ward
-  Foxton Ward
-  Littlebury, Chesterford & Wenden Lofts Ward
-  Harston & Comberton Ward
-  Linton Ward
-  Melbourn Ward
-  Ashdon Ward

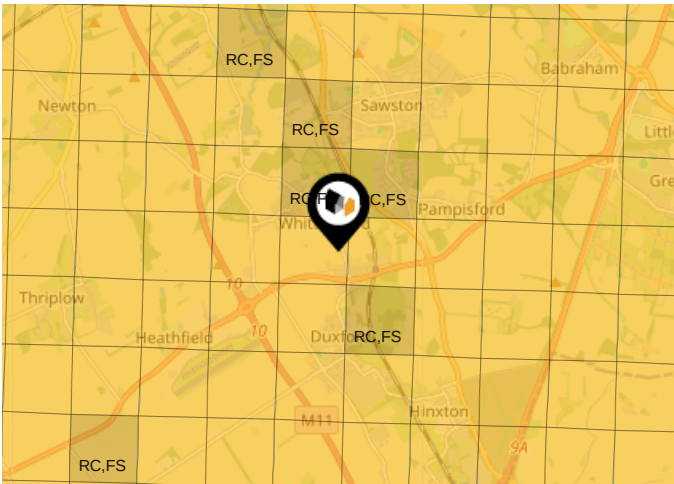
What is Radon?

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:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY)		

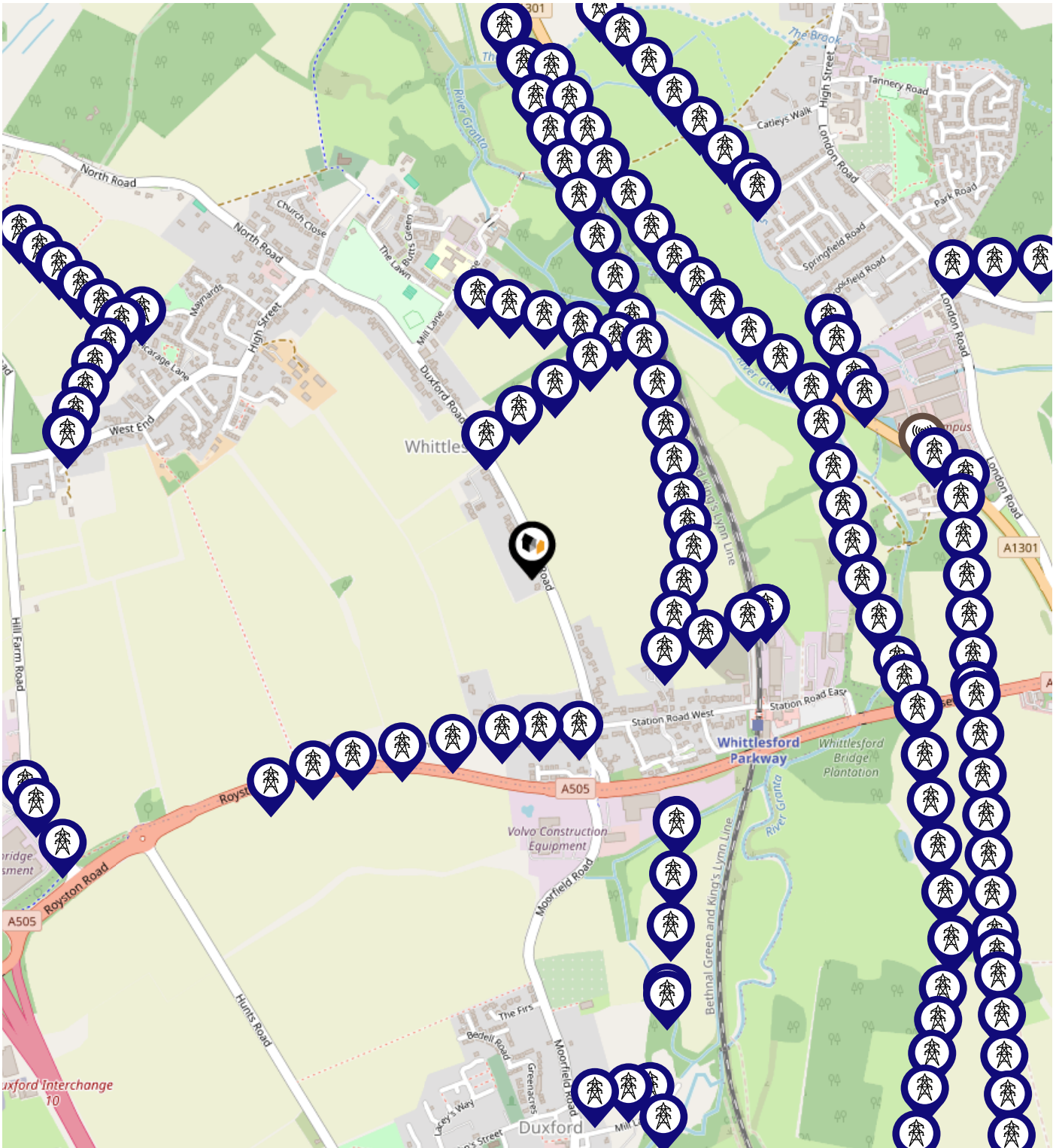


Primary Classifications (Most Common Clay Types)



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

Local Area

Masts & Pylons



Key:

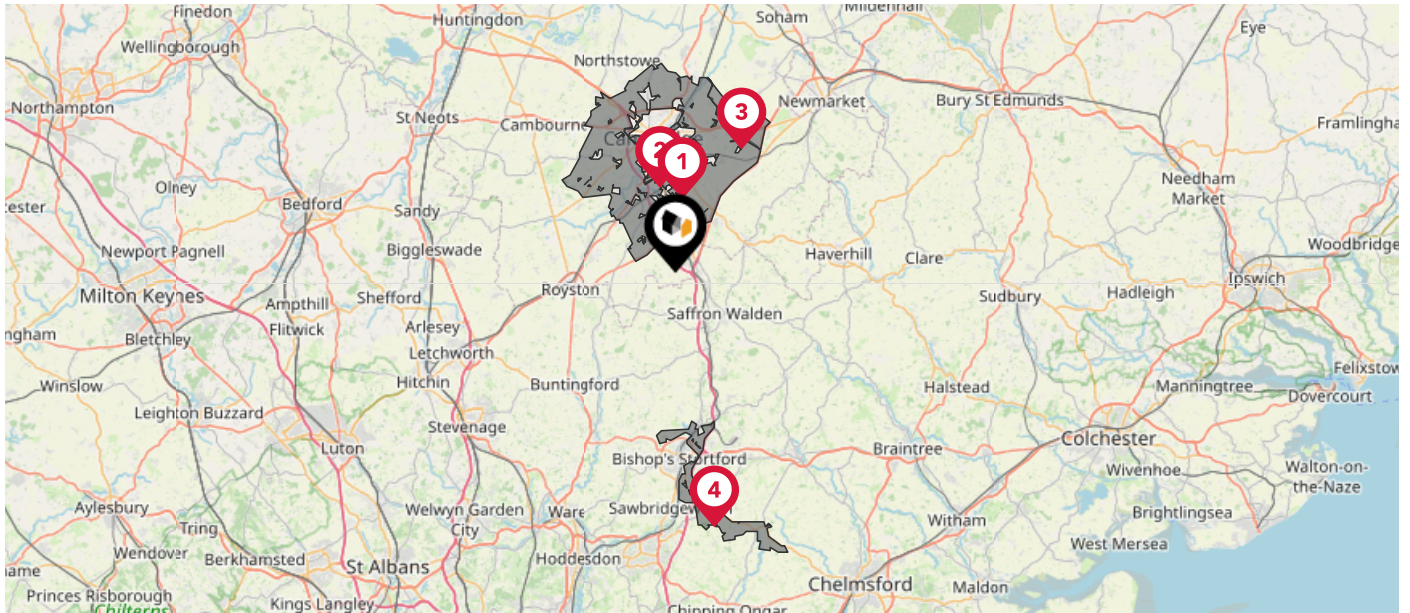
-  Power Pylons
-  Communication Masts

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



Listed Buildings in the local district		Grade	Distance
	1128091 - Chapel Of Hospital Of St John The Baptist	Grade II	0.4 miles
	1128090 - Red Lion Hotel	Grade II	0.4 miles
	1165692 - 43 And 45, High Street	Grade II	0.5 miles
	1128020 - Mill House (hamilton Kerr Institute) And Mill	Grade II	0.5 miles
	1317213 - Sheads House	Grade II	0.5 miles
	1128017 - Pump To West Of Number 43	Grade II	0.5 miles
	1128016 - Barn To South Of Scutches Farmhouse	Grade II	0.5 miles
	1165681 - The Shrubberies	Grade II	0.5 miles
	1128015 - Lawn Cottage	Grade II	0.6 miles
	1128021 - Tickells Arms Public House	Grade II	0.6 miles

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

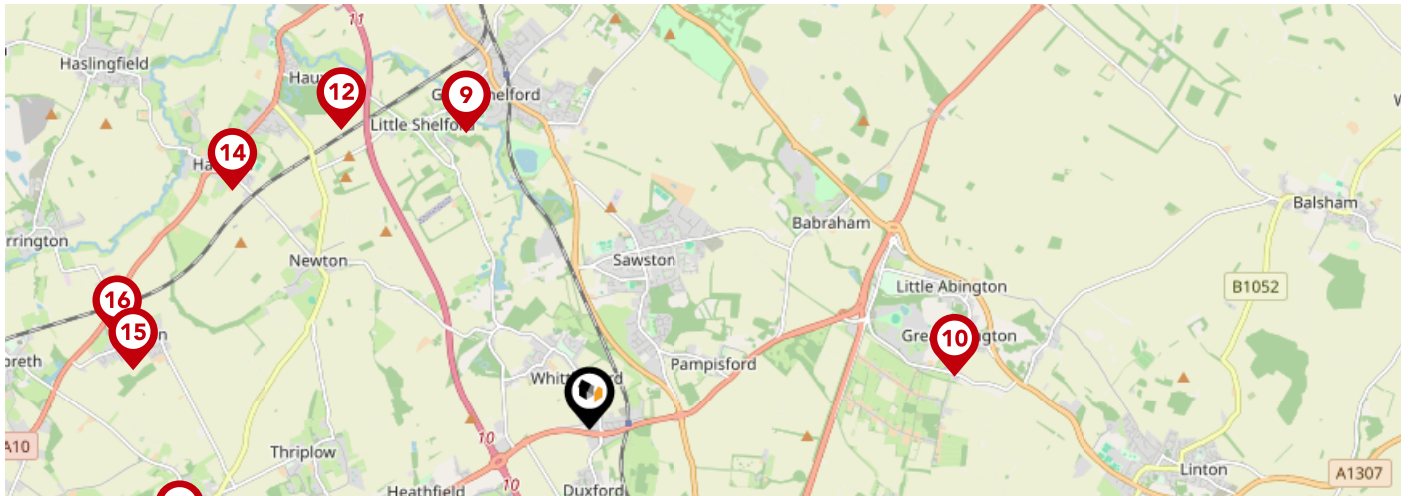










Nearby Green Belt Land

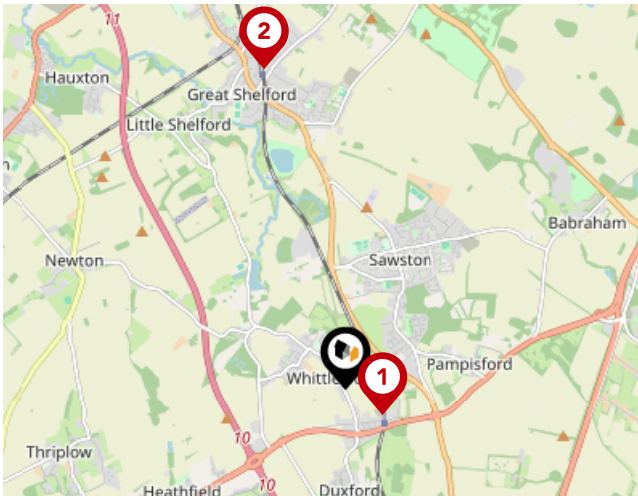
-  Cambridge Green Belt - Cambridge
-  Cambridge Green Belt - South Cambridgeshire
-  Cambridge Green Belt - East Cambridgeshire
-  London Green Belt - Uttlesford



		Nursery	Primary	Secondary	College	Private
1	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:3.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Chesterford Church of England Primary Academy Ofsted Rating: Good Pupils: 197 Distance:3.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:3.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:4.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:4.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>








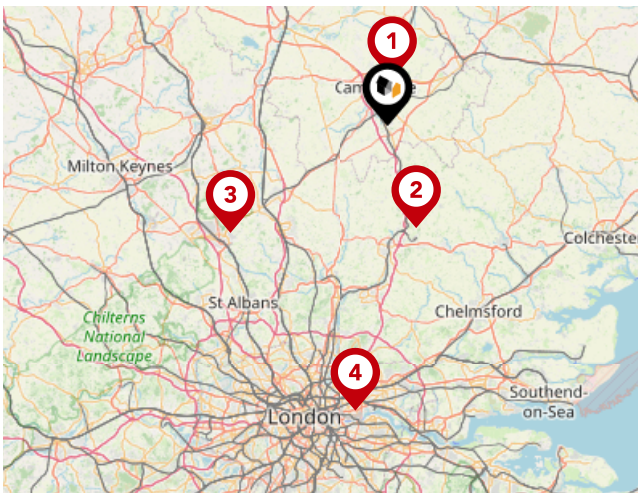
National Rail Stations

Pin	Name	Distance
	Whittlesford Parkway Rail Station	0.4 miles
	Shelford (Cambs) Rail Station	3.02 miles
	Great Chesterford Rail Station	3.58 miles







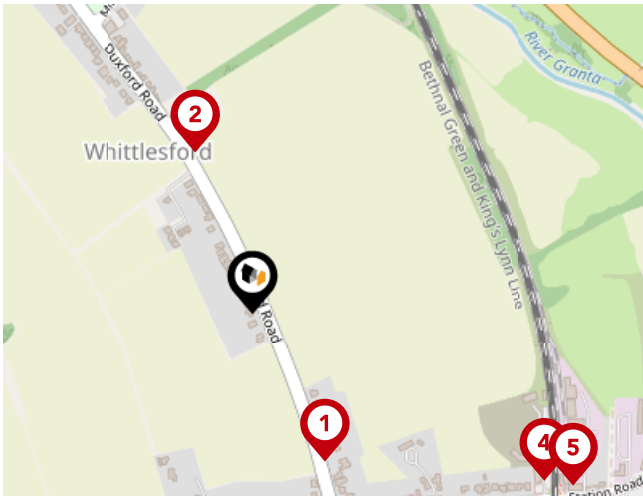
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J10	1.01 miles
	M11 J9	3.18 miles
	M11 J11	4.36 miles
	M11 J12	6.74 miles
	M11 J13	8.04 miles



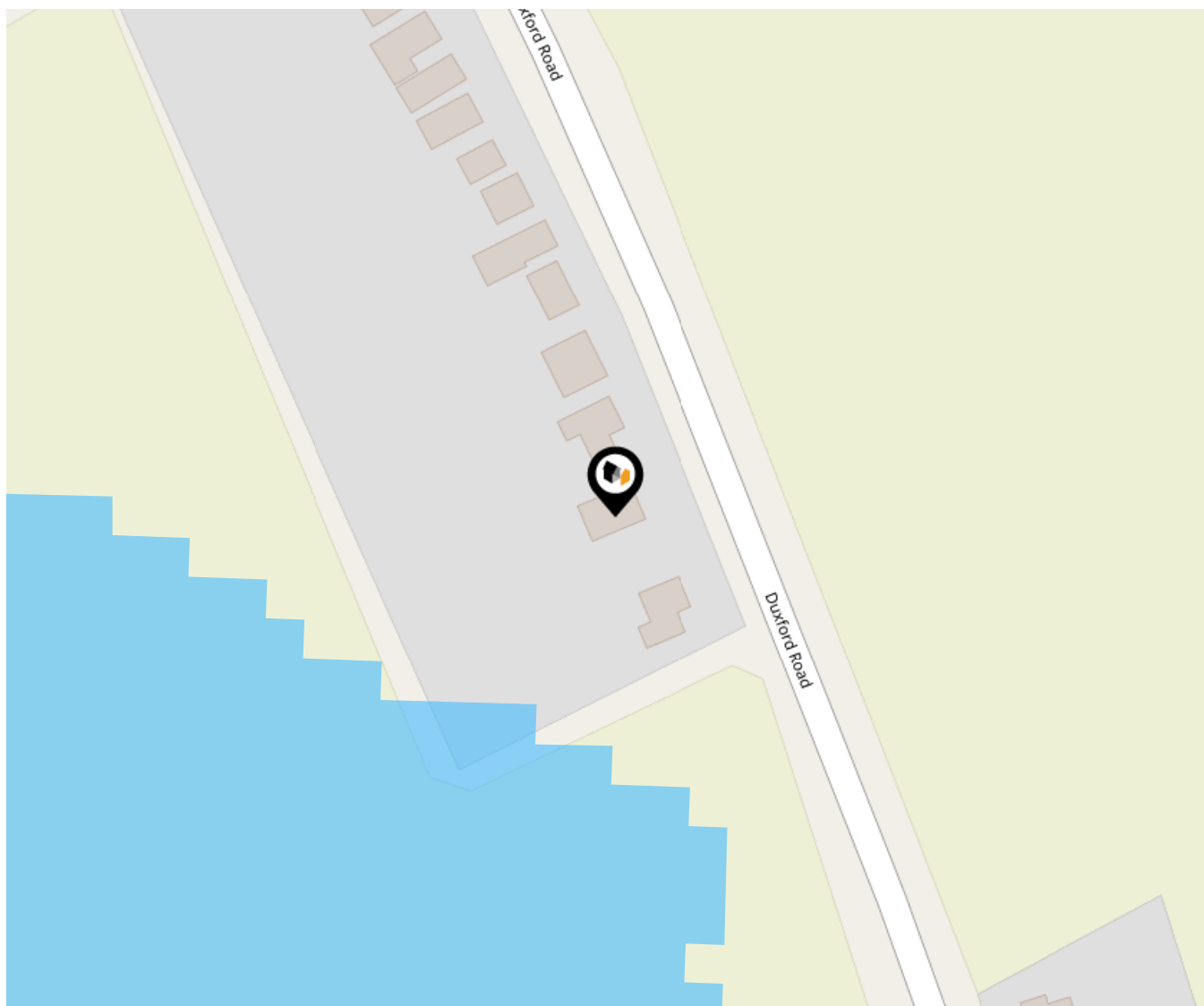
Airports/Helipads

Pin	Name	Distance
	Cambridge	6.89 miles
	Stansted Airport	15.59 miles
	Luton Airport	27.68 miles
	Silvertown	42 miles








Bus Stops/Stations

Pin	Name	Distance
1	Station Road West	0.19 miles
2	Millfield Farm	0.2 miles
3	Mill Lane	0.42 miles
4	Car Park	0.38 miles
5	Red Lion Hotel	0.41 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

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Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



Valuation Office
Agency

