

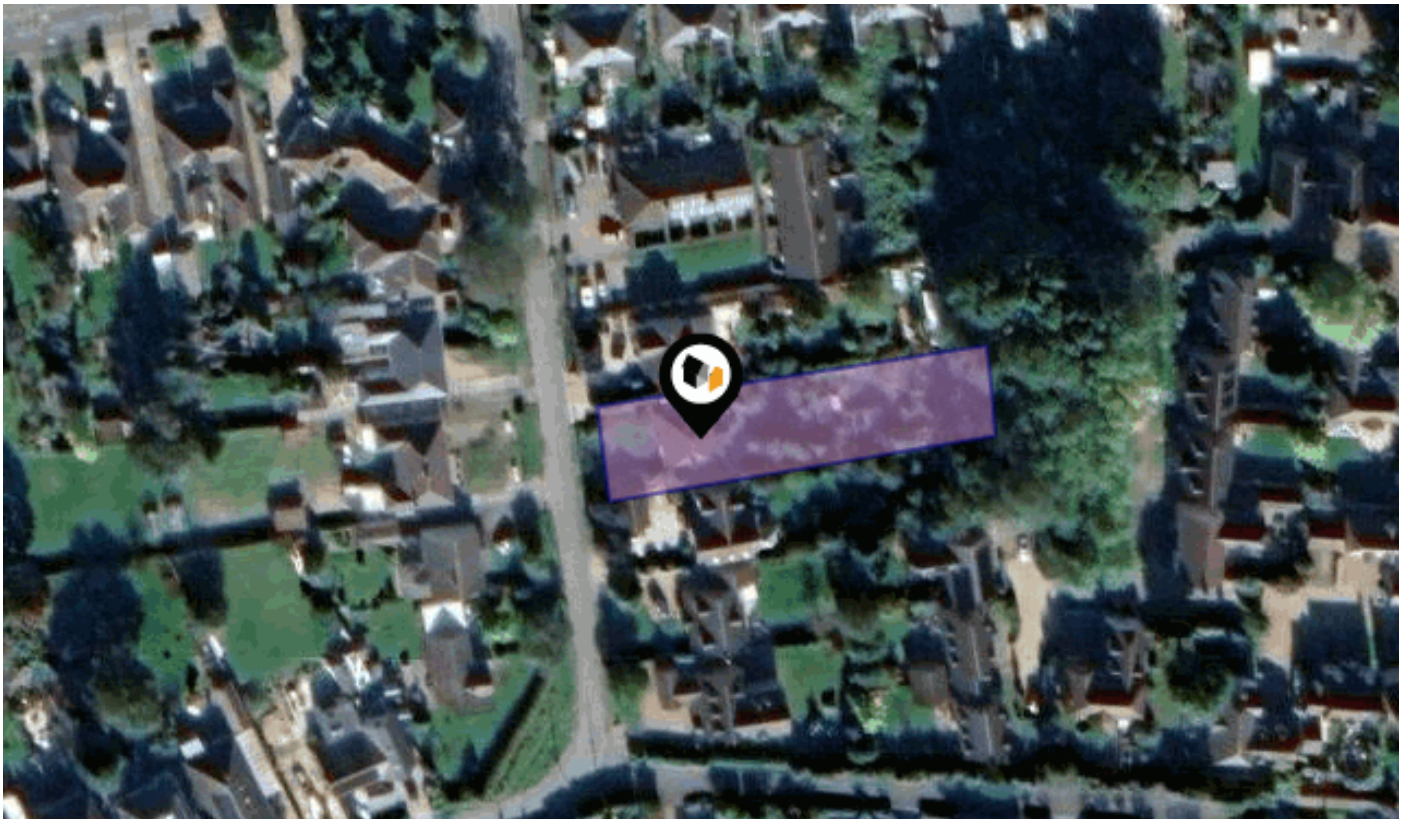


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# MIR: Material Info

The Material Information Affecting this Property

**Friday 12<sup>th</sup> September 2025**



**SWAYNES LANE, COMBERTON, CAMBRIDGE, CB23**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

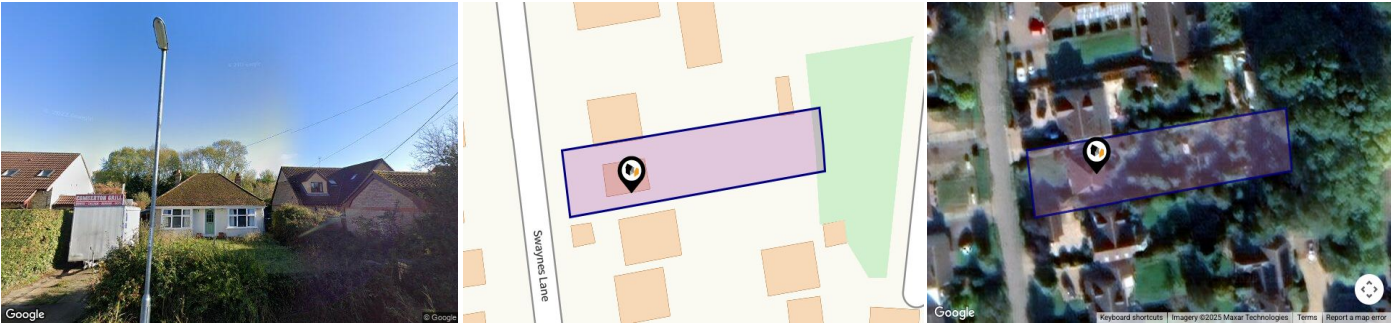
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## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	785 ft <sup>2</sup> / 73 m <sup>2</sup>		
Plot Area:	0.25 acres		
Council Tax :	Band C		
Annual Estimate:	£2,146		
Title Number:	CB337118		

## Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	19	80	1000
• Surface Water	Low	mb/s	mb/s	mb/s
				

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

Planning records for: **105A Swaynes Lane Comberton Cambridge Cambridgeshire CB23 7EF**

Reference - S/2617/19/TP	
Decision:	Decided
Date:	25th July 2019
Description:	TPO 0003 (2002) T1: T1 Walnut -reduce and shape by approximately 2.5 meters. - remove 2x lowest lateral limbs one heading toward No. 105a and the other heading toward the neighbours front garden. This is to improve form and maintain in its current location.

Planning records for: **40 Swaynes Lane Comberton CB23 7EF**

Reference - 20/02908/HFUL	
Decision:	Decided
Date:	01st July 2020
Description:	Proposed refurbishment of existing conservatory

Reference - 20/02909/LBC	
Decision:	Decided
Date:	01st July 2020
Description:	Proposed refurbishment of existing conservatory

Planning records for: **2 Swaynes Lane Comberton Cambridgeshire CB23 7EF**

Reference - 23/0803/TTCA	
Decision:	Decided
Date:	26th July 2023
Description:	T1- Mulberry- reduce in height and spread by 2-2.5 meters to improve form and maintain in close proximity to house.T2- Apple- reduce and shape by 2 meters to improve form and maintain in its current location.T3- Maple- reduce in height by 3 meters and crown thin by 20% to maintain in its current location.

Planning records for: **2 Swaynes Lane Comberton Cambridgeshire CB23 7EF**

Reference - 23/04404/HFUL
<b>Decision:</b> Decided
<b>Date:</b> 20th November 2023
<b>Description:</b> Repairs and alterations to existing cottage, single storey extension to rear and alterations to existing outbuilding.
Reference - S/2598/19/TC
<b>Decision:</b> Decided
<b>Date:</b> 25th July 2019
<b>Description:</b> (T1) Willow - re-pollard to previous reduction points. (T2) Willow - re-pollard removing larger stems only. (T3) Mulberry - reduce and shape by approximately 1.5-2 meters. (T4) Quince - reduce and shape by approximately 1.5 meters and crown thin by 30%. (T5) Sycamore - crown raise to 5 meters over the lawn also removing larger overshadowing limb in the top crown on the same side.
Reference - 21/1492/TTCA
<b>Decision:</b> Decided
<b>Date:</b> 08th November 2021
<b>Description:</b> (T1) Willow- remove to ground level due to close proximity to property and concern of subsidence.(T2) Willow- re-pollard to previous pollard points to maintain in its current location.(T3) Ash- reduce by 30% to maintain in its current location.(T4) Walnut- reduce middle canopy over road by 2.5 meters to avoid the risk of end loading.(T5) Mulberry- reduce stem heading towards the property back to a live lateral 3 meters from the trunk to improve form and balance canopy.
Reference - 23/04446/TELNOT
<b>Decision:</b> Decided
<b>Date:</b> 20th November 2023
<b>Description:</b> Installation of 1no. transmission dish (to be fixed to the existing telecommunications installation).

Planning records for: **2 Swaynes Lane Comberton Cambridgeshire CB23 7EF**

Reference - 23/04405/CONDB	
Decision:	Decided
Date:	22nd April 2025
Description:	Submission of details required by condition 3 (joinery scale of 1:20) of Listed Building consent 23/04405/LBC

Reference - 23/04405/CONDA	
Decision:	Decided
Date:	19th December 2024
Description:	Submission of details required by conditions 5 (Sample of Brick), 6 (Roof covering), 7 (Mortars, Plasters and Render) and 8 (Existing Render) of listed building consent 23/04405/LBC.

Reference - 23/04405/LBC	
Decision:	Decided
Date:	20th November 2023
Description:	Repairs and alterations to existing cottage, single storey extension to rear and alterations to existing outbuilding.

Reference - 21/04336/COND25	
Decision:	Decided
Date:	20th November 2023
Description:	Submission of details required by condition 25 (Phasing Plan) of reserved matters application 21/04336/REM

Planning records for: **4 Swaynes Lane Comberton Cambridge Cambridgeshire CB23 7EF**

Reference - S/0950/14/DC	
Decision:	Decided
Date:	24th April 2014
Description:	Discharge of conditions 1 (Time) 2 (Plans) 3 (Protection) 4 (Materials) and 5 (Details) of Planning Consent S/1922/13/LB for proposed internal and external works.

Reference - S/1922/13/LB	
Decision:	Decided
Date:	04th September 2013
Description:	Proposed internal and external works - alterations to Dining Room fireplace & flue and to Dining Room Kitchen & Conservatory roofs.

Planning records for: **10 Swaynes Lane Comberton Cambridge Cambridgeshire CB23 7EF**

Reference - S/2700/13/FL	
Decision:	-
Date:	20th December 2013
Description:	Erection of detached dwelling and creation of new vehicular access (including bridge)

Reference - S/0701/14/FL	
Decision:	Decided
Date:	19th March 2014
Description:	Erection of detached dwelling and creation of new vehicular access including bridge (amended scheme)

Planning records for: **10 Swaynes Lane Comberton Cambridge Cambridgeshire CB23 7EF**

Reference - S/3457/16/FL	
Decision:	Decided
Date:	22nd December 2016
Description:	Demolition of existing flat roof garage. Erection of single storey side extension

Reference - S/1468/14/DC	
Decision:	Decided
Date:	17th June 2014
Description:	Discharge of conditions 3 (materials) and 8 (traffic management plan) of planning approval S/0701/14/FL - erection of detached dwelling

Planning records for: **12 Swaynes Lane Comberton Cambridge Cambridgeshire CB23 7EF**

Reference - S/2063/11	
Decision:	-
Date:	14th October 2011
Description:	NMA - Rooflight & Windows - Proposed Changes to Windows Cannot be considered as non-material amendment due to conditions 4 and 5 on planning consent S/1080/11.

Reference - S/2185/10	
Decision:	Decided
Date:	09th December 2010
Description:	Extensions

Planning records for: **12 Swaynes Lane Comberton Cambridge Cambridgeshire CB23 7EF**

Reference - S/2047/11	
Decision:	Decided
Date:	12th October 2011
Description:	Discharge of Conditions 3 6 8 and 9 on Planning Consent S/1080/11

Reference - 24/0494/TTCA	
Decision:	Decided
Date:	01st May 2024
Description:	G1 3x Hawthorn - remove to 30mm stumps T2 Bay - remove to a 30mm stump

Reference - S/0581/11	
Decision:	-
Date:	22nd March 2011
Description:	Front and Rear Extensions

Reference - S/1080/11	
Decision:	Decided
Date:	25th May 2011
Description:	New Dwelling



Planning records for: **16 Swaynes Lane Comberton CB23 7EF**

Reference - 21/1594/TTCA	
Decision:	Decided
Date:	24th November 2021
Description:	(T1) Maple- reduce to height of Leylandii beside by removing 2 meters in height, removing main leader (reverted section) and shaping remaining top crown by a maximum of 1.5 meters to keep good form- cut back to boundary line. This is to maintain this tree in its current location and reduce the risk of the tree reverting from its variegated appearance.

Planning records for: **23 Swaynes Lane Comberton CB23 7EF**

Reference - 21/0886/TTCA	
Decision:	Decided
Date:	21st July 2021
Description:	(T1) Sycamore- remove(T2) Sycamore- remove(T3) Leylandii- remove(G4) 2x Leylandii- removeAll of the above work is to reduce over crowding.

Reference - 21/1575/TTCA	
Decision:	Decided
Date:	22nd November 2021
Description:	(G1) Laurel- remove majority to ground level, leaving a hedge-like boundary screen.(T2) Maple- remove to ground level.(T3) Sycamore- remove to ground level.(T4) Apple- remove to ground level.(T5) Yew- remove to ground level. These trees have not been maintained and are growing in to the drains that run along the length of the property and out toward the road.

Planning records for: **26 Swaynes Lane Comberton CB23 7EF**

Reference - 20/1483/TTCA	
Decision:	Decided
Date:	17th June 2020
Description:	(T1) Prunus (along middle hedgerow)- remove to ground level. (T2) Prunus (leaning over lawn, right hand boundary)- remove to ground level.(T3) Apple- crown thin by 25%.- reduce middle and lower crown by 1-1.5 meters to maintain this tree in its current location.

Planning records for: **26 Swaynes Lane Comberton Cambridgeshire CB23 7EF**

Reference - 24/1165/TTCA	
Decision:	Decided
Date:	15th October 2024
Description:	T1 - Leylandii - Reduce Eastern crown by 1.5 meters back to boundary. T2 - Maple - Reduce Eastern crown by 1.5 meters back to boundary. T3 - Holly - Reduce and shape by 40cms. T4 - Leylandii - Reduce Eastern crown by 0.5 meters back to boundary.

Reference - S/2892/19/TC	
Decision:	Decided
Date:	20th August 2019
Description:	Ash Fell tree is 50% dead

Planning records for: **30 Swaynes Lane Comberton Cambridgeshire CB23 7EF**

Reference - 25/0483/TTCA	
Decision:	Decided
Date:	14th May 2025
Description:	T1 - Willow - top and fell as close to ground level as possible.

Planning records for: **31 Swaynes Lane Comberton Cambridgeshire CB23 7EF**

Reference - S/4532/19/COND29A	
Decision:	Decided
Date:	14th December 2022
Description:	Submission of details required by condition 29 (Sample Panel) of planning permission S/4532/19/FL

Planning records for: **31 Swaynes Lane Comberton Cambridgeshire CB23 7EF**

Reference - 22/05390/HFUL	
Decision:	Decided
Date:	14th December 2022
Description:	Demolition of the existing detached garage outbuilding, single storey front and side extension, new roof, solar panels and air source heat pump, together with internal alterations.

Planning records for: **40 Swaynes Lane Comberton Cambridgeshire CB23 7EF**

Reference - 22/1233/TTCA	
Decision:	Decided
Date:	25th October 2022
Description:	T1 (Pine) remove to ground - tree is partially dead T2 (Spruce) remove to ground. T3 Laburnum reduce by road side branches by approx 2m & Crown reduce by 2m. G1Group of Leylandii - remove to ground.

Reference - 22/1236/TTCA	
Decision:	Decided
Date:	25th October 2022
Description:	T1 Walnut - Reduce crown by approximately 2.5m.

Reference - S/2318/18/FL	
Decision:	Decided
Date:	18th June 2018
Description:	Erection of picket fencing (retrospective) tree works to include removal of Ash Tree and reduction of Hawthorn height

Planning records for: ***Primrose Cottage 41 Swaynes Lane Comberton Cambridgeshire CB23 7EF***

Reference - 22/0609/TTCA	
Decision:	Decided
Date:	25th May 2022
Description:	T1 Ash Reduce crown by 3m T2 Cherry x 4 Reduce crowns by 2m T3 Willow x 2 Reduce height by 4m

Planning records for: ***59 Swaynes Lane Comberton Cambridgeshire CB23 7EF***

Reference - 25/02706/HFUL	
Decision:	Awaiting decision
Date:	08th July 2025
Description:	Creation of a wildlife pond - Retrospective

Planning records for: ***61 Swaynes Lane Comberton CB23 7EF***

Reference - 20/2191/TTCA	
Decision:	Decided
Date:	21st October 2020
Description:	(T1) Western Red Cedar - remove to ground level as this tree is in severe decline.

Reference - S/2377/18/TC	
Decision:	Decided
Date:	21st June 2018
Description:	Ash with Inonotus and extent of die back Top and fell to ground level.

Planning records for: ***Dove Cottage 61 Swaynes Lane Comberton Cambridge Cambridgeshire CB23 7EF***

Reference - S/1088/14/FL	
Decision:	-
Date:	09th May 2014
Description:	Replacement roof cladding and door to detached garage retrospective planning permission

Planning records for: ***76 Swaynes Lane Comberton Cambridge Cambridgeshire CB23 7EF***

Reference - 22/00773/HFUL	
Decision:	Decided
Date:	15th February 2022
Description:	Two storey side extension

Reference - 22/03694/HFUL	
Decision:	Decided
Date:	15th August 2022
Description:	Single storey side extension. 'Resubmission of 22/00773/HFUL'.

Reference - 22/03692/CL2PD	
Decision:	Decided
Date:	15th August 2022
Description:	Certificate of Lawfulness under S192 for a rear dormer roof extension and velux windows to front elevation. Single storey rear extension. Resubmission of 22/00774/CL2PD

Planning records for: **76 Swaynes Lane Comberton Cambridge Cambridgeshire CB23 7EF**

Reference - 22/00774/CL2PD	
Decision:	Withdrawn
Date:	15th February 2022
Description:	Certificate of Lawfulness under S192 for a rear dormer roof extension and velux windows to front elevation. Single storey rear extension.

Reference - 22/00772/FUL	
Decision:	Decided
Date:	15th February 2022
Description:	Erection of a new agricultural building and alterations to the entrance splay at the junction of Clay Pits Lane and High Street, Teversham.

Planning records for: **77 Swaynes Lane Comberton Cambridgeshire CB23 7EF**

Reference - 22/01405/HFUL	
Decision:	Decided
Date:	23rd March 2022
Description:	New roof to existing rear extension and replacement single storey side extension

Reference - 22/01401/HFUL	
Decision:	Decided
Date:	23rd March 2022
Description:	Two storey side and rear extensions together with internal alterations and new parking including dropped kerb

Planning records for: **89 Swaynes Lane Comberton Cambridge CB23 7EF**

Reference - S/1468/18/DC	
Decision:	Decided
Date:	19th April 2018
Description:	Discharge of conditions 3 (Materials) and 5 (Traffic management plan) of planning permission S/2428/16/FL
Reference - S/2428/16/FL	
Decision:	Decided
Date:	09th September 2016
Description:	Demolition of existing 2 bed bungalow and erection of a 2 storey x 5 bedroom family dwelling (Use Class C3) with private amenity including removing of the caravan after the completion of the construction.
Reference - S/0955/16/FL	
Decision:	Withdrawn
Date:	08th April 2016
Description:	Demolition of existing 2 bed bungalow and erection of two dwellings new access arrangement and temporary caravan for accommodation during construction.
Reference - S/2692/18/DC	
Decision:	Decided
Date:	09th July 2018
Description:	Discharge of Conditions 3 (Materials) & 5 (Traffic Managemen Plan) of Planning Permission S/2428/16/FL

Planning records for: **93 Swaynes Lane Comberton Cambridgeshire CB23 7EF**

Reference - 24/03395/CL2PD	
Decision:	Decided
Date:	10th September 2024
Description:	Certificate of lawfulness under S192 for the erection of a single storey annexe in the rear garden for use incidental to the main dwelling.

Reference - 23/02413/HFUL	
Decision:	Decided
Date:	26th June 2023
Description:	First floor pitched roof extension to side and external wall insulation.

Reference - 25/00628/FUL	
Decision:	Decided
Date:	20th February 2025
Description:	Erection of 1no. self-build dwelling, parking and associated landscaping

Planning records for: **94 Swaynes Lane Comberton Cambridgeshire CB23 7EF**

Reference - 23/02468/OUT	
Decision:	Decided
Date:	28th June 2023
Description:	Outline Planning Permission with all matters reserved for Residential Development with 2no dwellings



Planning records for: **105 Swaynes Lane Comberton Cambridgeshire CB23 7EF**

Reference - 22/03391/HFUL	
Decision:	Decided
Date:	26th July 2022
Description:	Single storey front extension and part single storey and two storey rear extension.

Reference - 22/03401/HFUL	
Decision:	Decided
Date:	26th July 2022
Description:	Demolition of existing conservatory and the erection of a Single storey rear extension and alterations to garage.

Reference - 22/05206/HFUL	
Decision:	Decided
Date:	01st December 2022
Description:	Installation of external wall insulation with render finish to existing brick bungalow.

Reference - 22/01059/HFUL	
Decision:	Decided
Date:	03rd March 2022
Description:	Single storey rear extension including part demolition of the bungalow, conservatory and garage.

Planning records for: **105 Swaynes Lane Comberton Cambridgeshire CB23 7EF**

Reference - 22/03394/S73	
Decision:	Decided
Date:	26th July 2022
Description:	S73 to vary condition 2 of ref 20/02613/REM to include alterations and additions to dwelling on plot 2 and alterations to fenestrations and external materials.

Reference - 22/1430/TTPO	
Decision:	Decided
Date:	01st December 2022
Description:	Mature Maple (No 8) on plan has a branch over the electricity sub station and near the No 22 The Rookery which needs removing along with another branch to balance the tree. (Photos attached)Mature Maple (No 9) on plan has a hollow trunk and is dangerous and needs to be felled as it is close to the Electricity sub station and the bungalow in The Rookery. Photos attached.

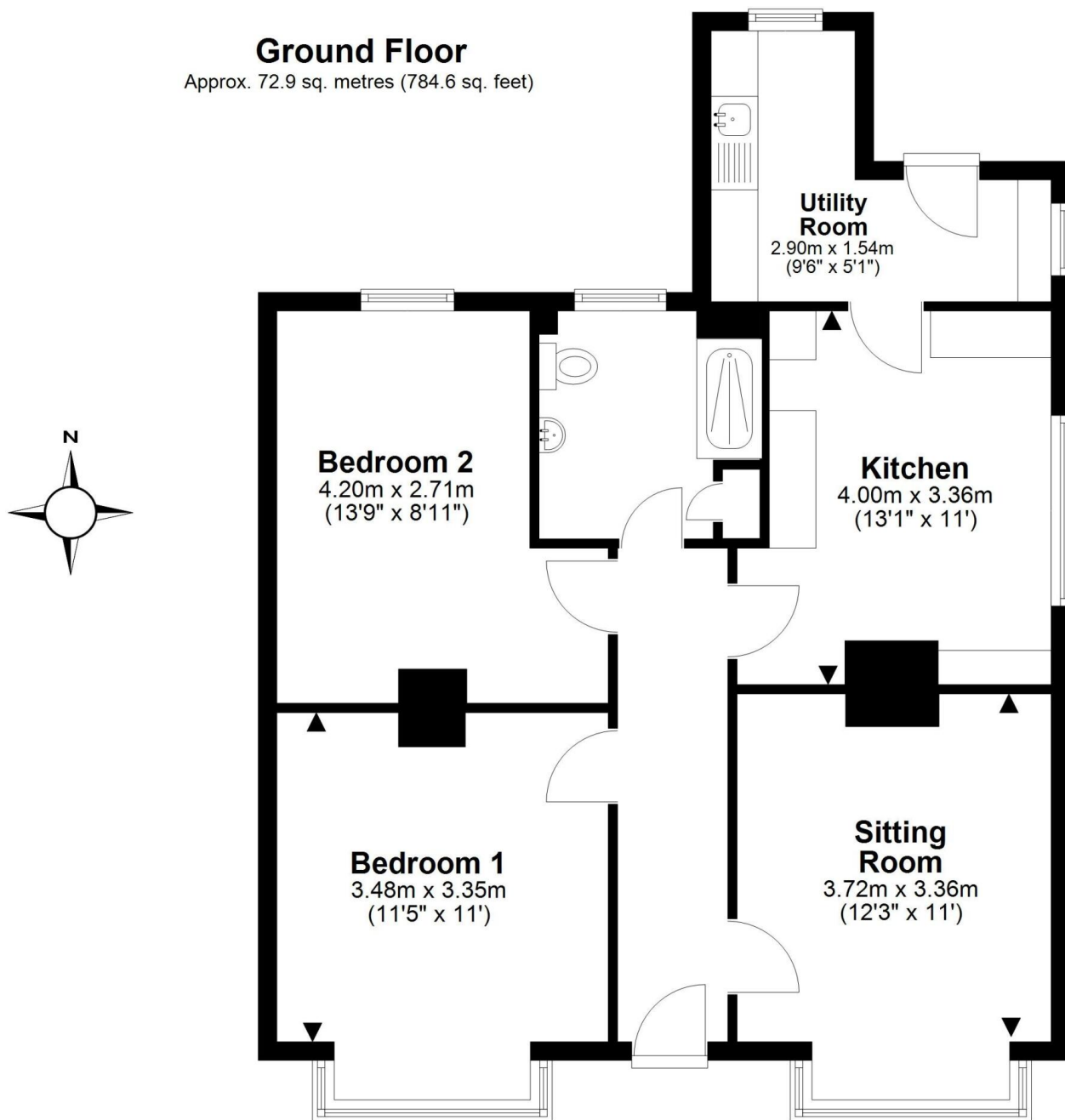
Reference - 22/0278/TTCA	
Decision:	Decided
Date:	03rd March 2022
Description:	Fraxinus excelsior - Large ash tree growing on the fence line - to fell to ground level and replant with something more suitable.



## SWAYNES LANE, COMBERTON, CAMBRIDGE, CB23

### Ground Floor

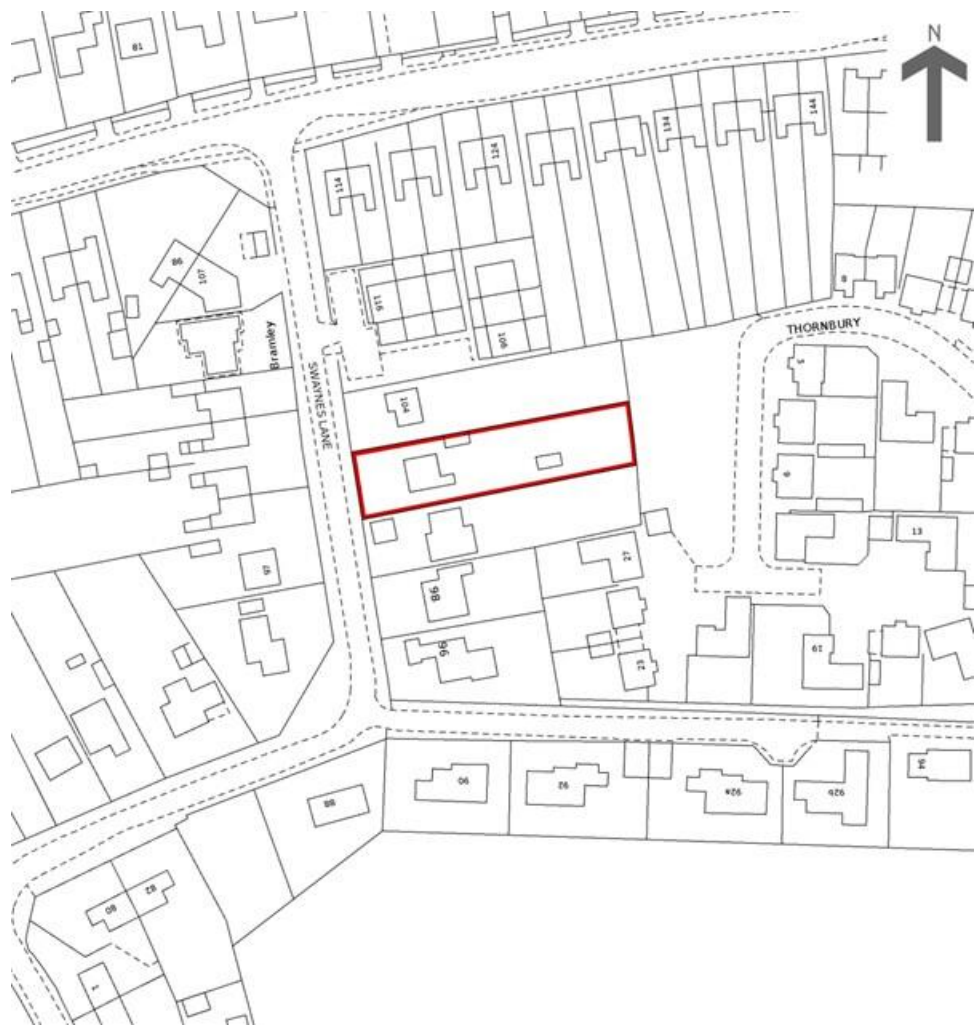
Approx. 72.9 sq. metres (784.6 sq. feet)

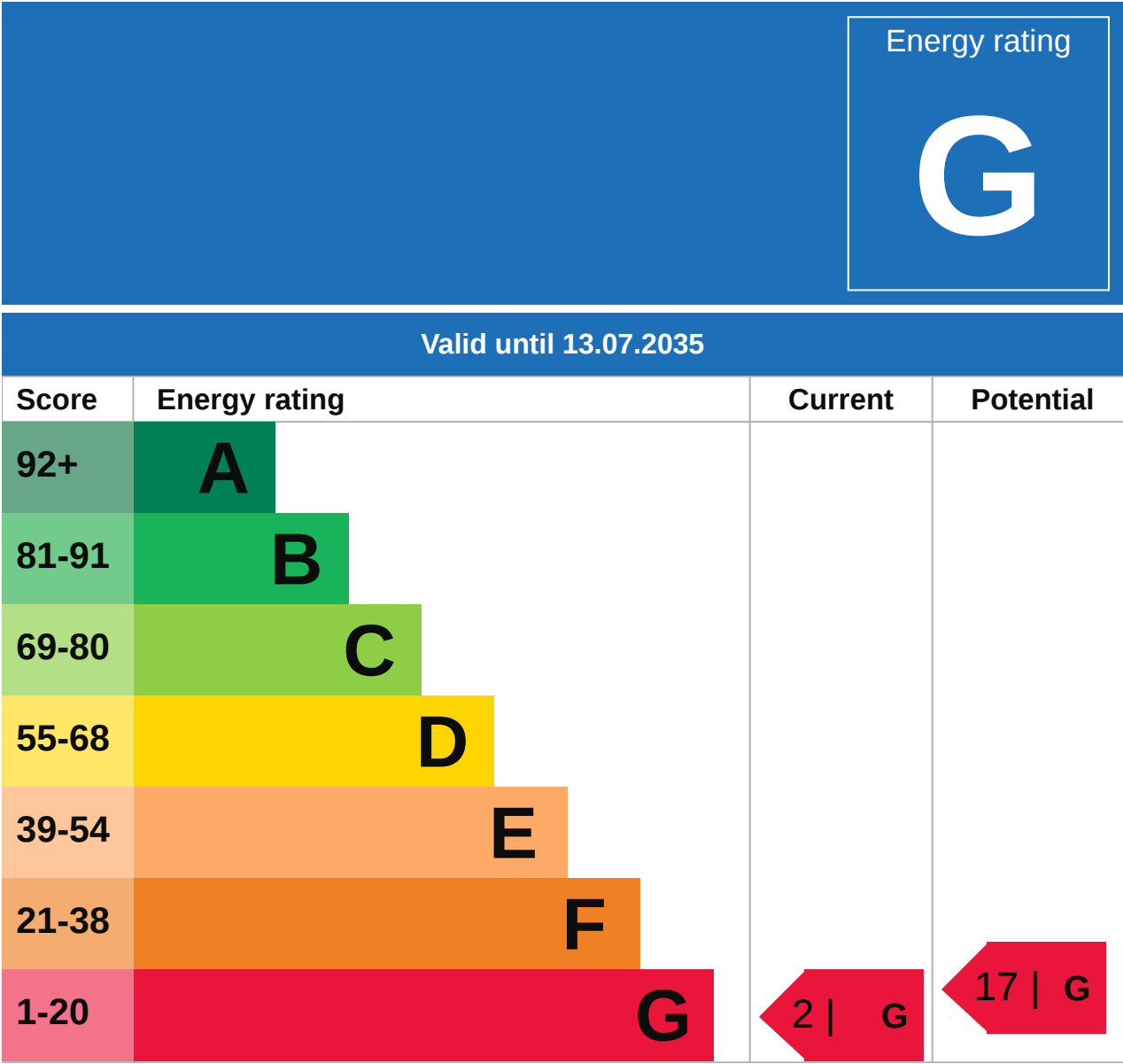


Total area: approx. 72.9 sq. metres (784.6 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2  
Plan produced using PlanUp.

SWAYNES LANE, COMBERTON, CAMBRIDGE, CB23





## Additional EPC Data

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<b>Property Type:</b>	Detached bungalow
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Timber frame, as built, no insulation (assumed)
<b>Walls Energy:</b>	Timber frame, as built, no insulation (assumed)
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Pitched, insulated (assumed)
<b>Main Heating:</b>	Room heaters, dual fuel (mineral and wood)
<b>Main Heating Controls:</b>	No thermostatic control of room temperature
<b>Hot Water System:</b>	Electric immersion, standard tariff
<b>Hot Water Energy Efficiency:</b>	Electric immersion, standard tariff
<b>Lighting:</b>	Below average lighting efficiency
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	73 m <sup>2</sup>

## Construction Type

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Lathe and plaster



## Other

Requires renovation/refurbishment

## Electricity Supply

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British Gas

## Central Heating

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No

## Water Supply

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South Cambs Water

## Drainage

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South Cambs Water



### Cooke Curtis & Co

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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.

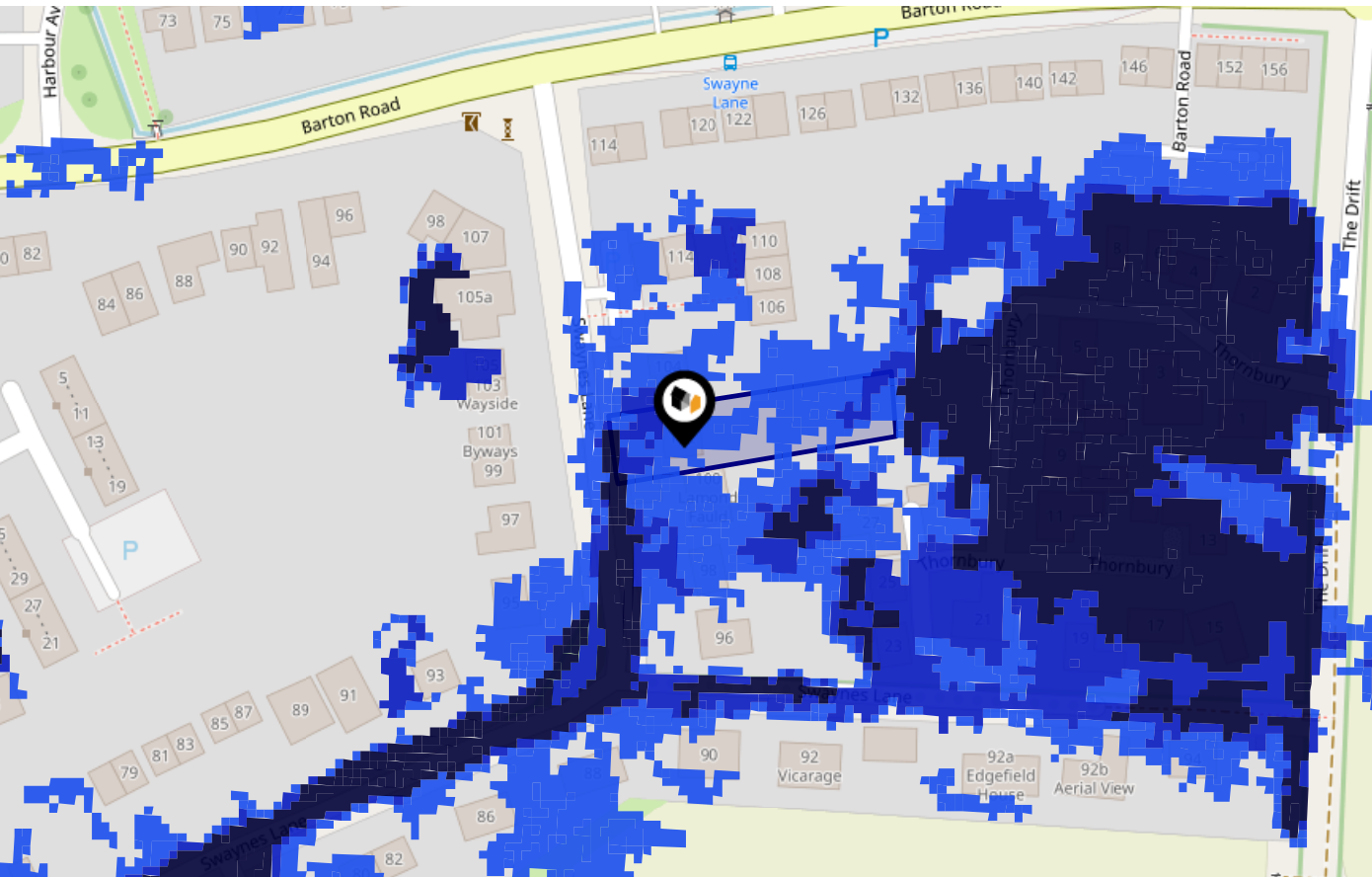


# Flood Risk

## 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.

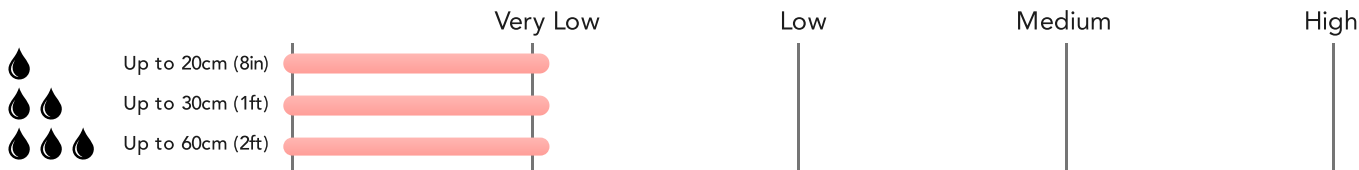


Risk Rating: Low

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:

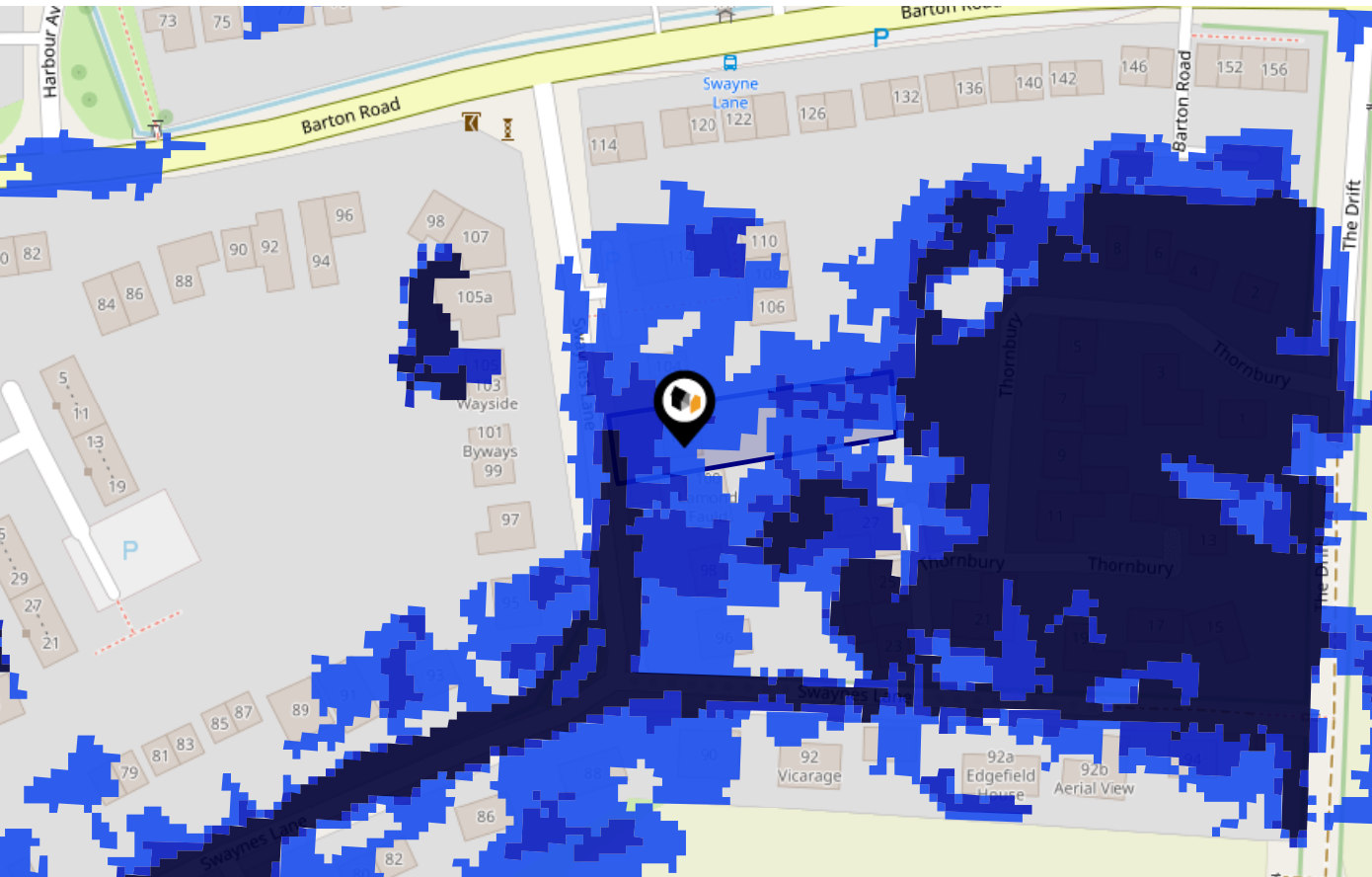


# Flood Risk

## 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.

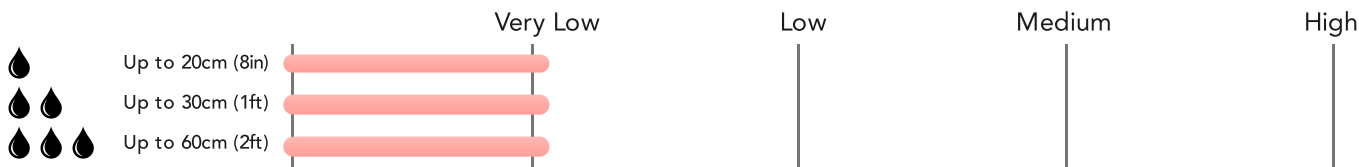


Risk Rating: Low

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

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

Chance of flooding to the following depths at this property:

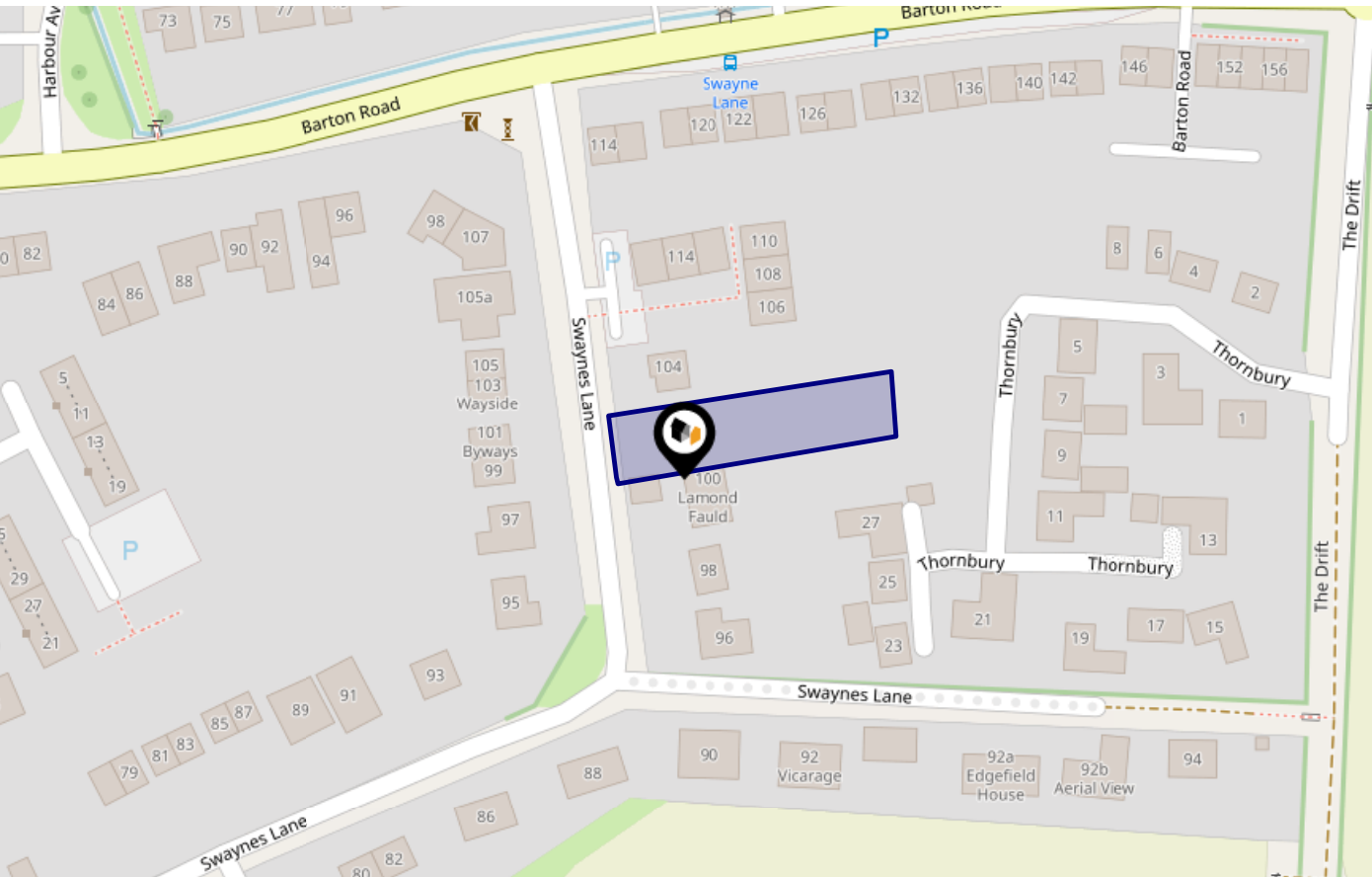


# Flood Risk

## Rivers & Seas - Flood Risk



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

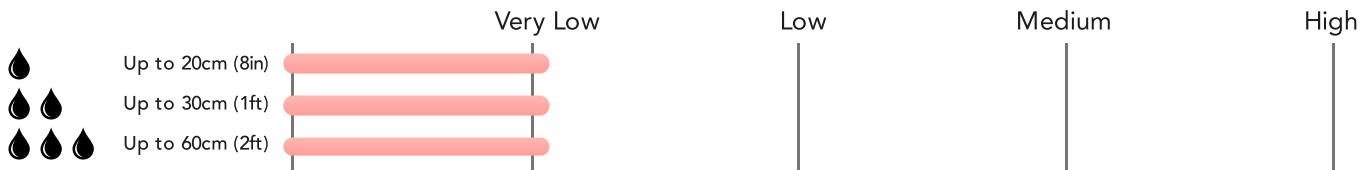


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

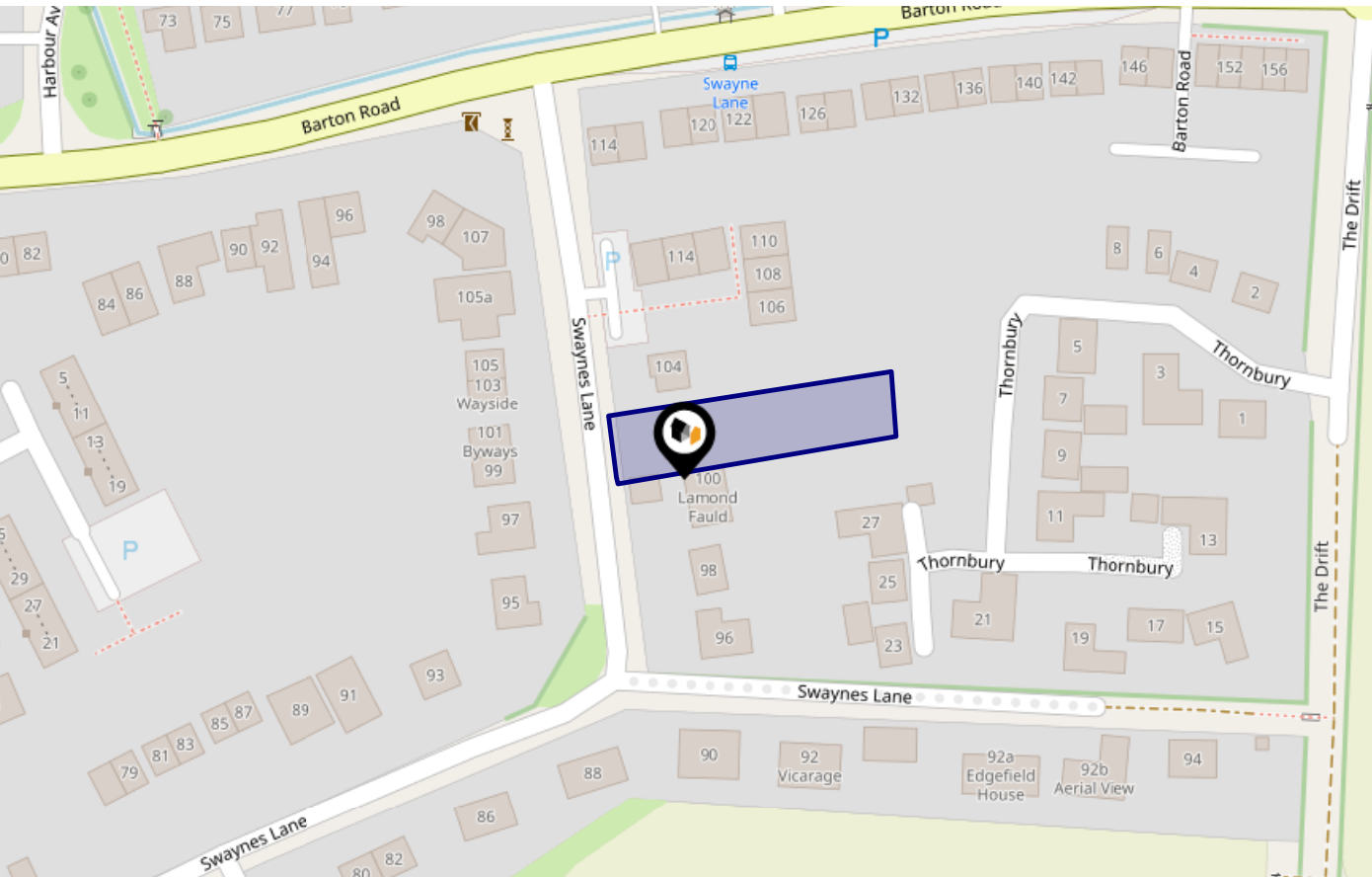


# Flood Risk

## Rivers & Seas - Climate Change



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

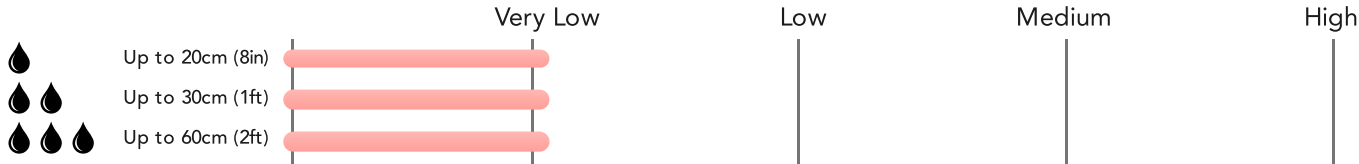


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:



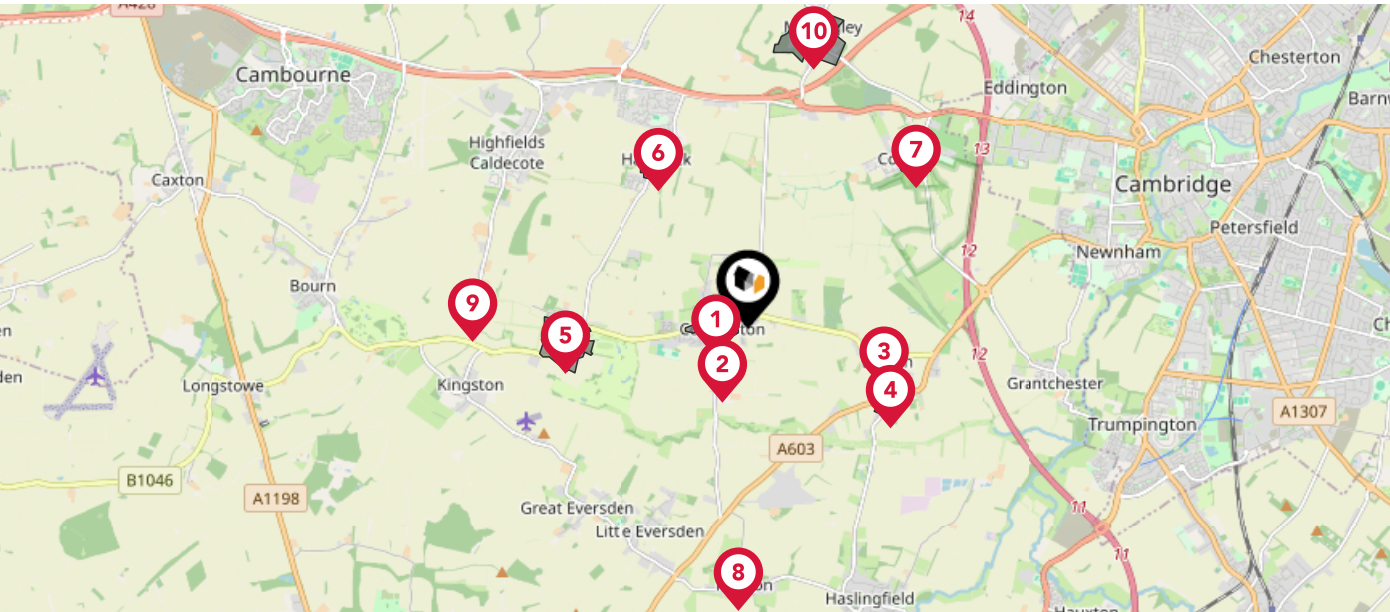


# Maps

## Conservation Areas

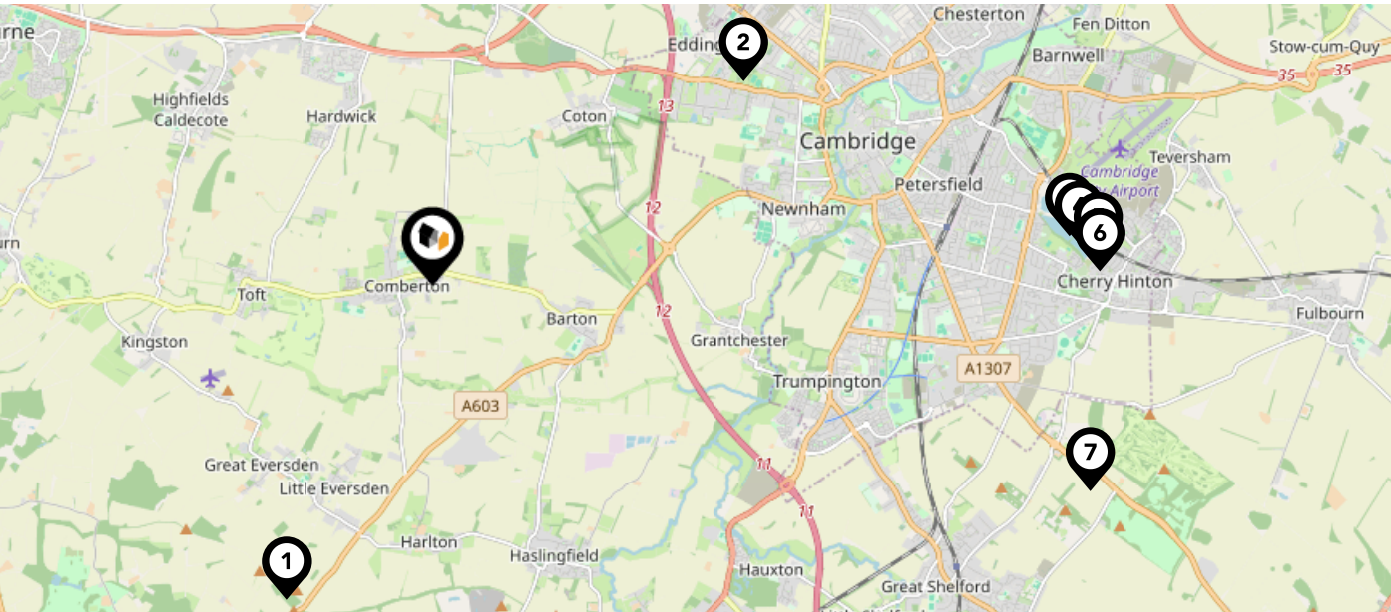


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



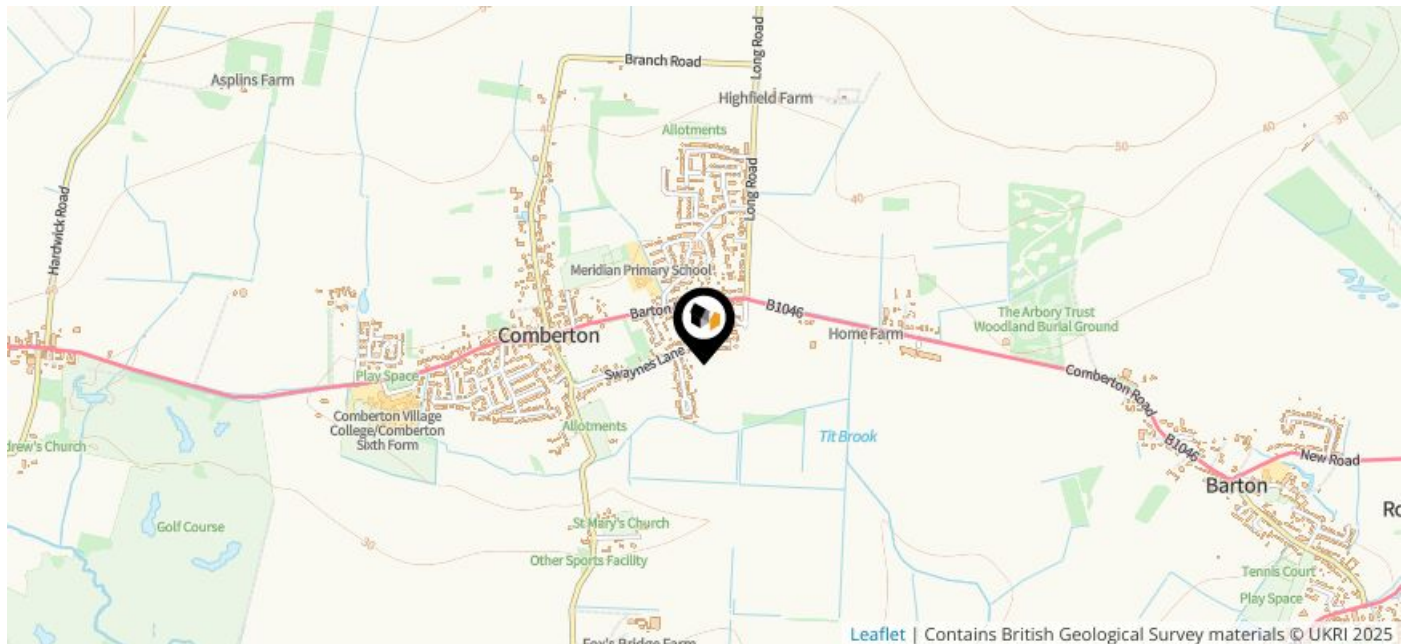
Nearby Conservation Areas	
1	Comberton Village
2	Comberton St Mary's
3	Barton St Peter's
4	Barton Wimpole Road
5	Toft
6	Hardwick
7	Coton
8	Harlton
9	Caldecote
10	Madingley

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	Little Eversden Landfill-Orwell Hill, Little Eversden	Historic Landfill
2	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
3	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
4	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
5	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
6	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
7	Hill Trees-Stapleford	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



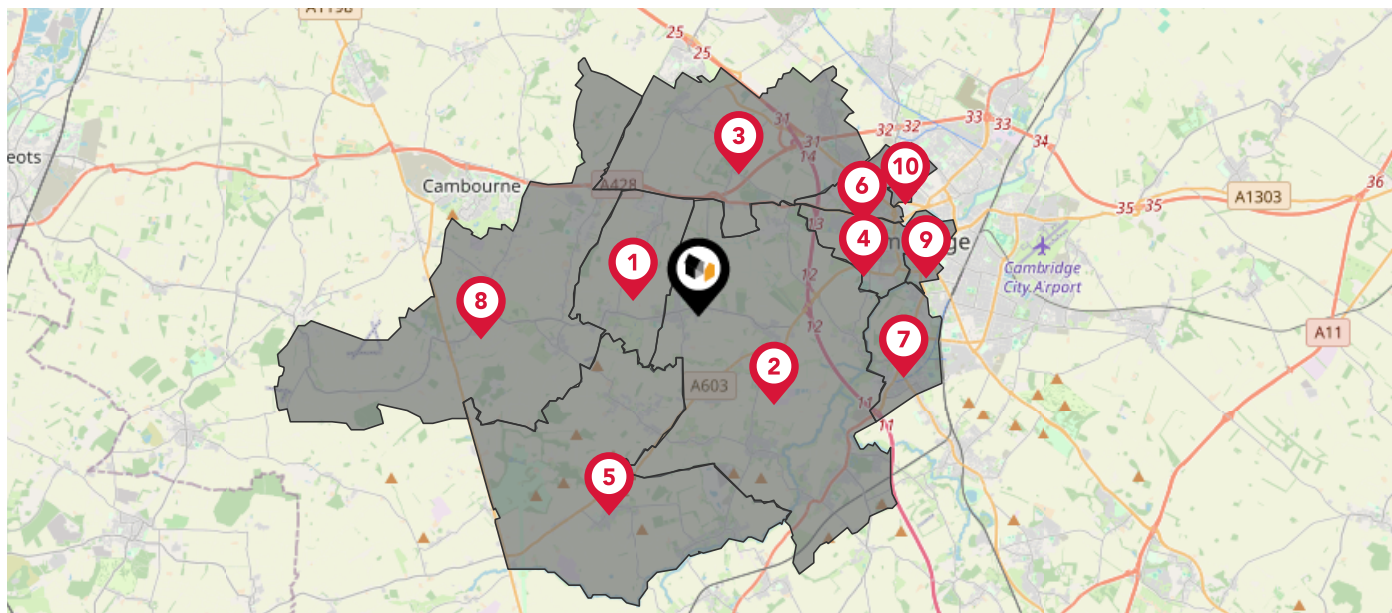
### Mine Entry

- ✕ 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



Hardwick Ward



Harston & Comberton Ward



Girton Ward



Newnham Ward



Barrington Ward



Castle Ward



Trumpington Ward



Caldecote Ward



Market Ward

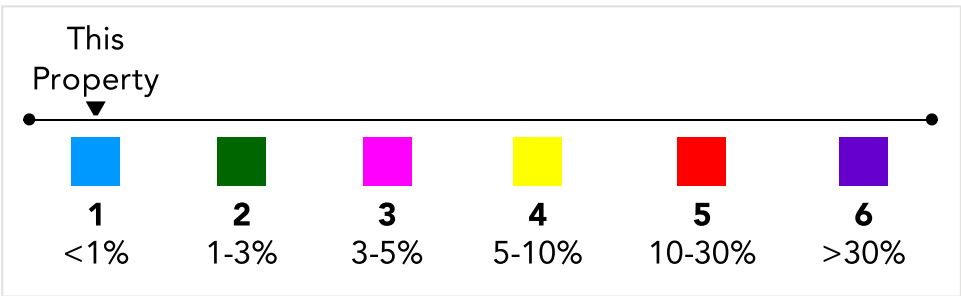
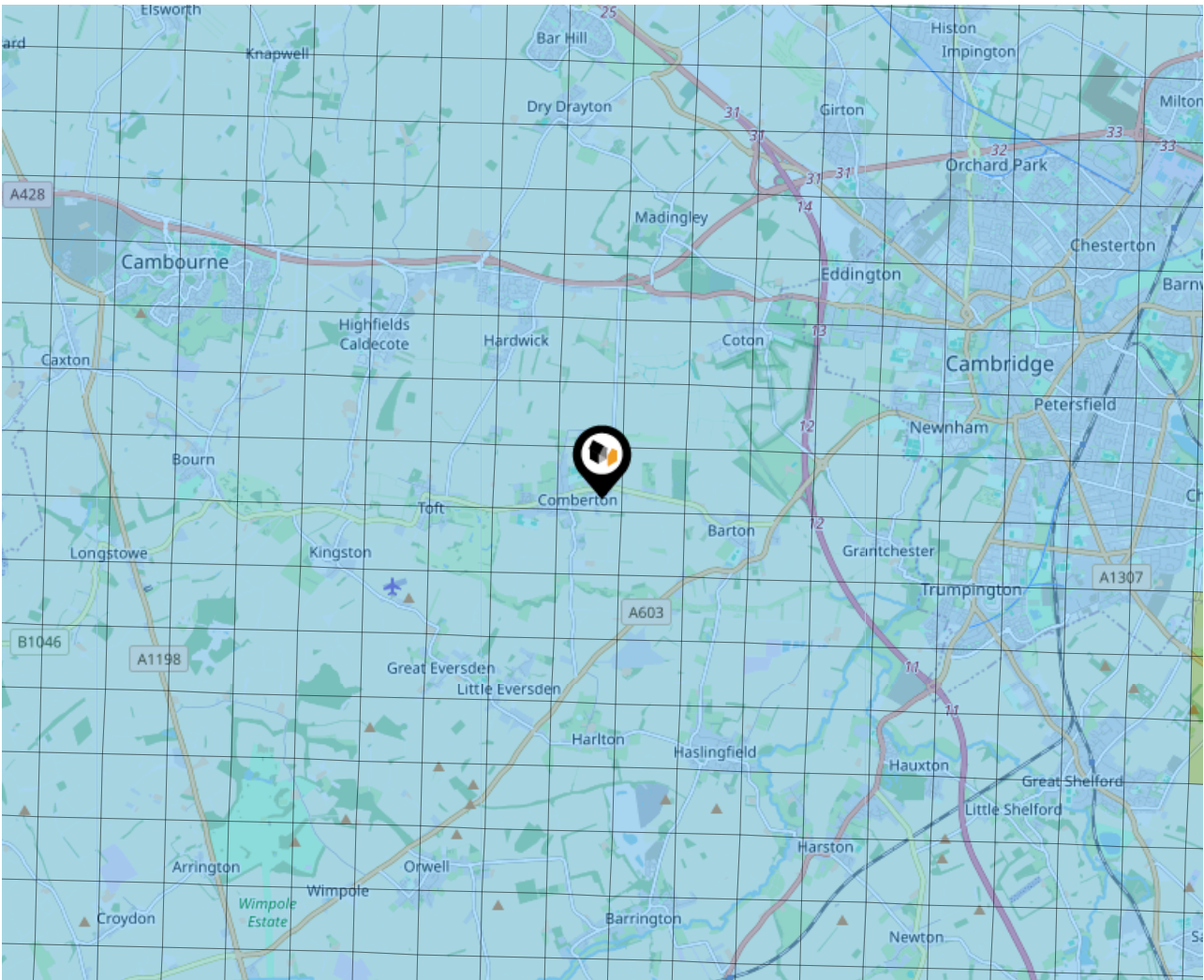


Arbury Ward



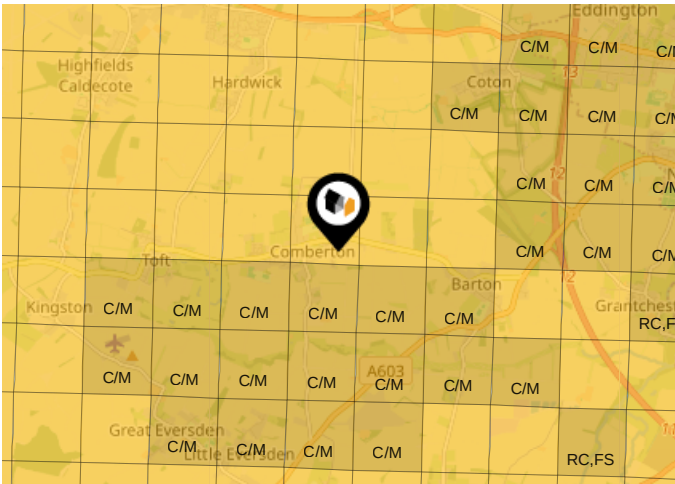
### What is Radon?

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



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

<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM
<b>Parent Material Grain:</b>	MIXED (ARGILLIC- RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		

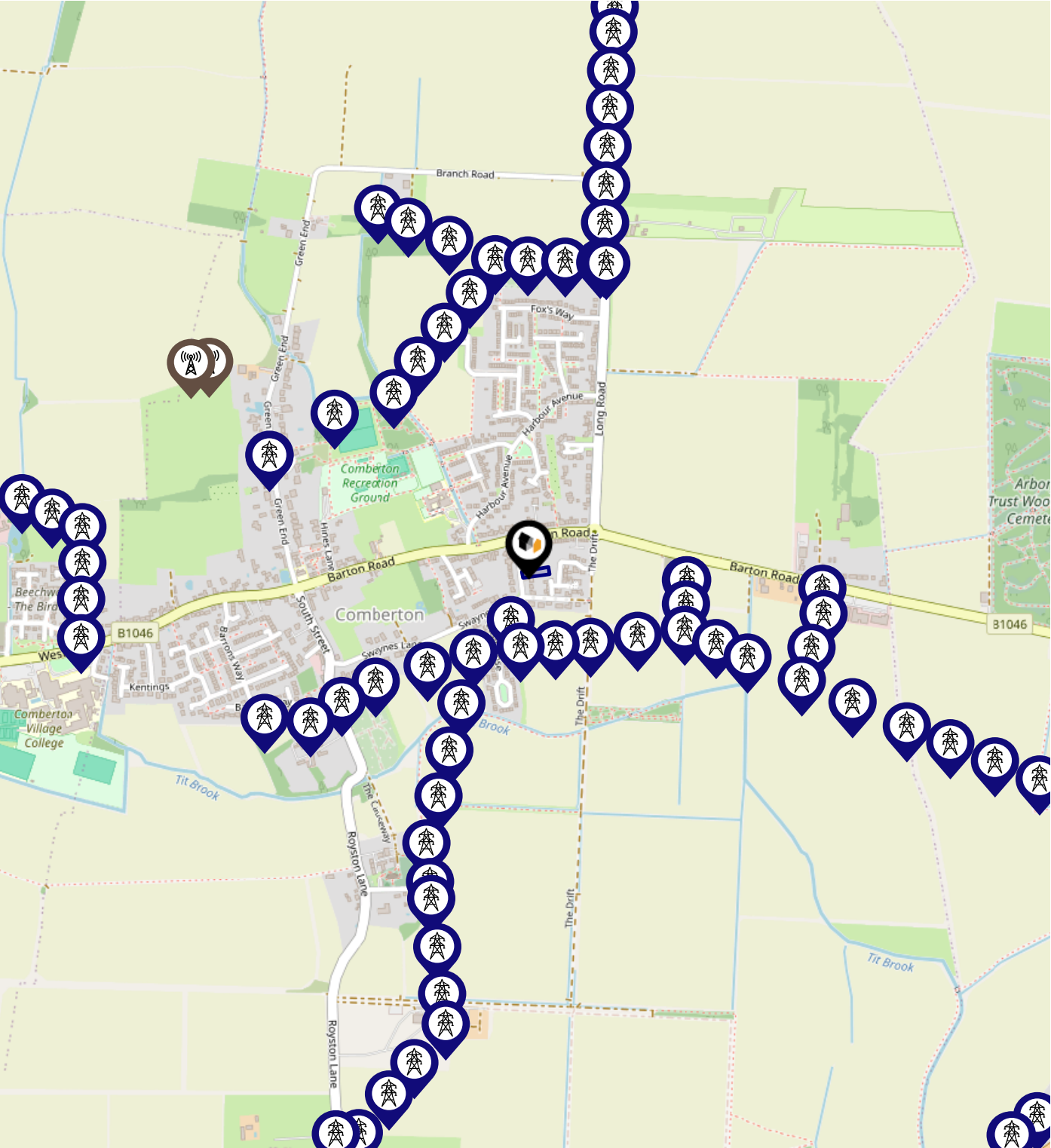


Primary Classifications (Most Common Clay Types)



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

# Local Area

## Masts & Pylons



### Key:

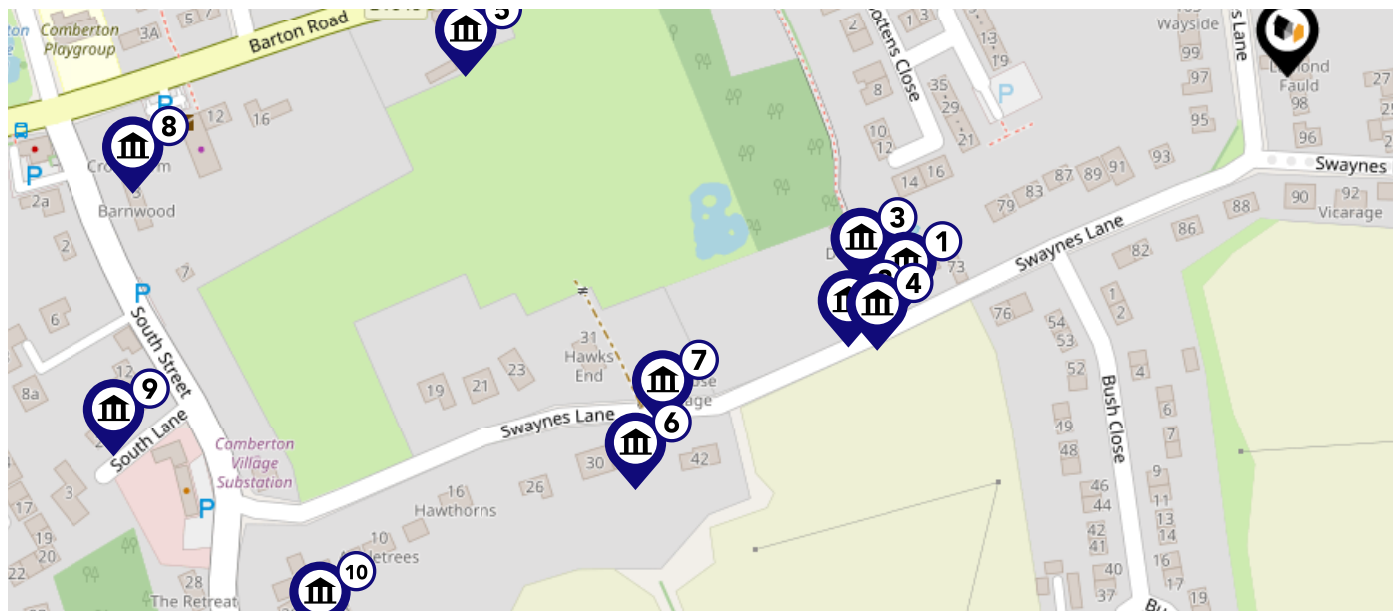
-  Power Pylons
-  Communication Masts











# Maps

## Listed Buildings



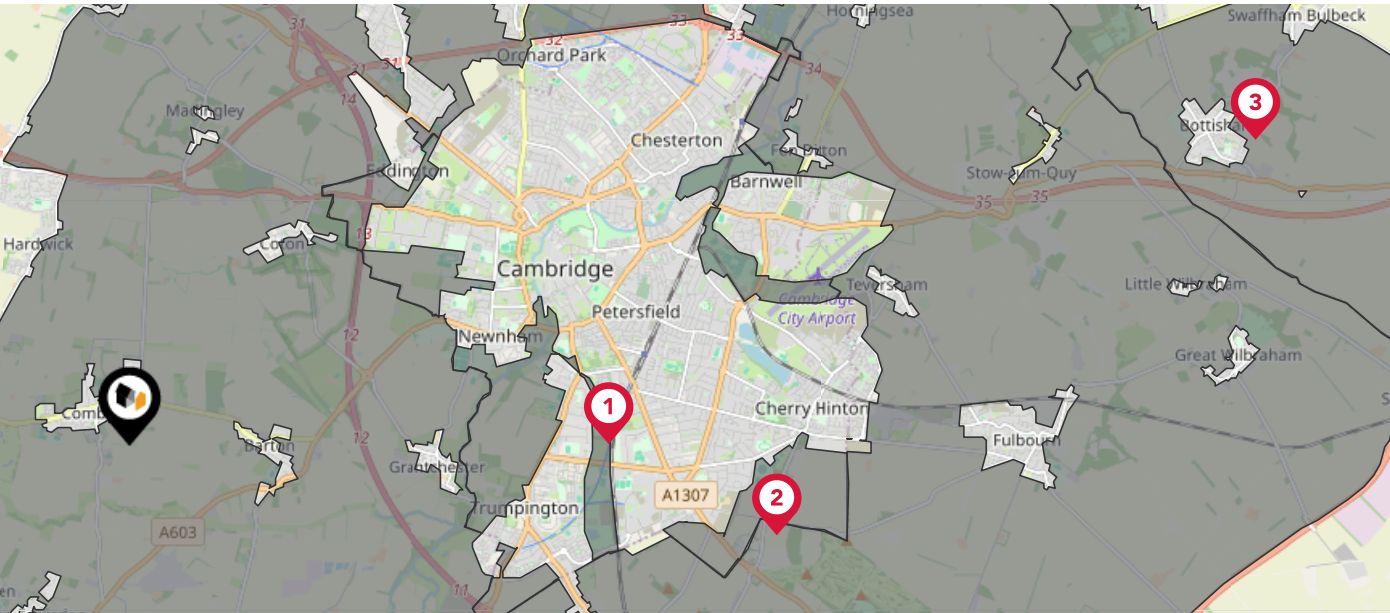
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



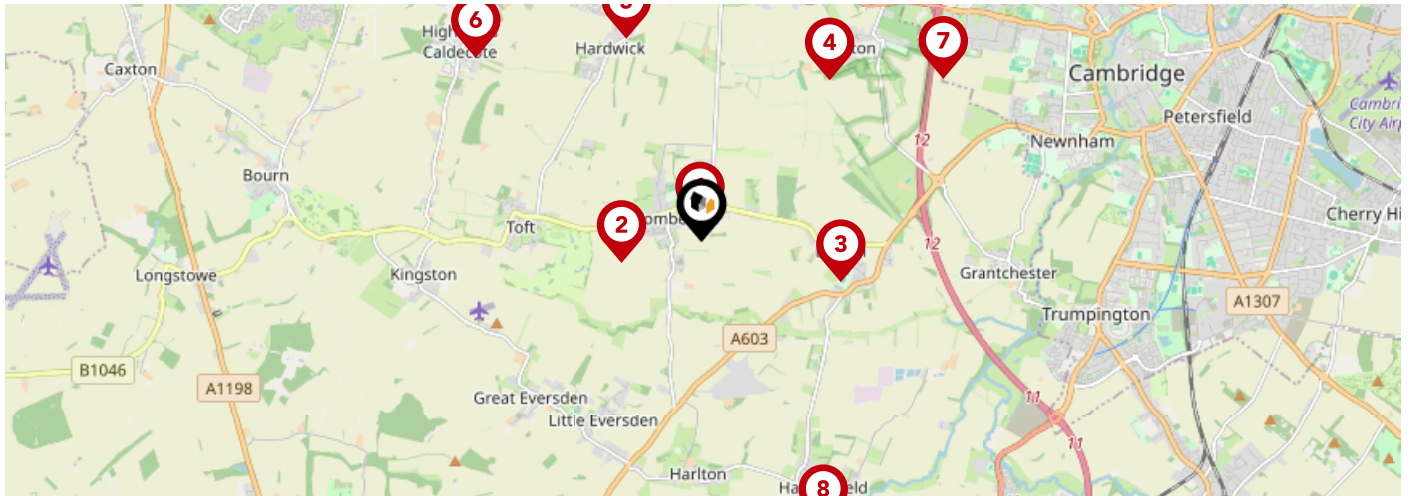
Listed Buildings in the local district		Grade	Distance
	1310078 - Sunnyside	Grade II	0.1 miles
	1331103 - Brocks Close	Grade II	0.1 miles
	1161500 - Dove Cottage	Grade II	0.1 miles
	1127808 - 63 And 65, Swaynes Lane	Grade II	0.1 miles
	1127796 - Woottens Farmhouse	Grade II	0.2 miles
	1127807 - Greenways	Grade II	0.2 miles
	1161491 - 41, Swaynes Lane	Grade II	0.2 miles
	1127804 - Cross Farmhouse	Grade II	0.3 miles
	1161382 - 1, South Lane	Grade II	0.3 miles
	1331102 - The Cottage	Grade II	0.3 miles



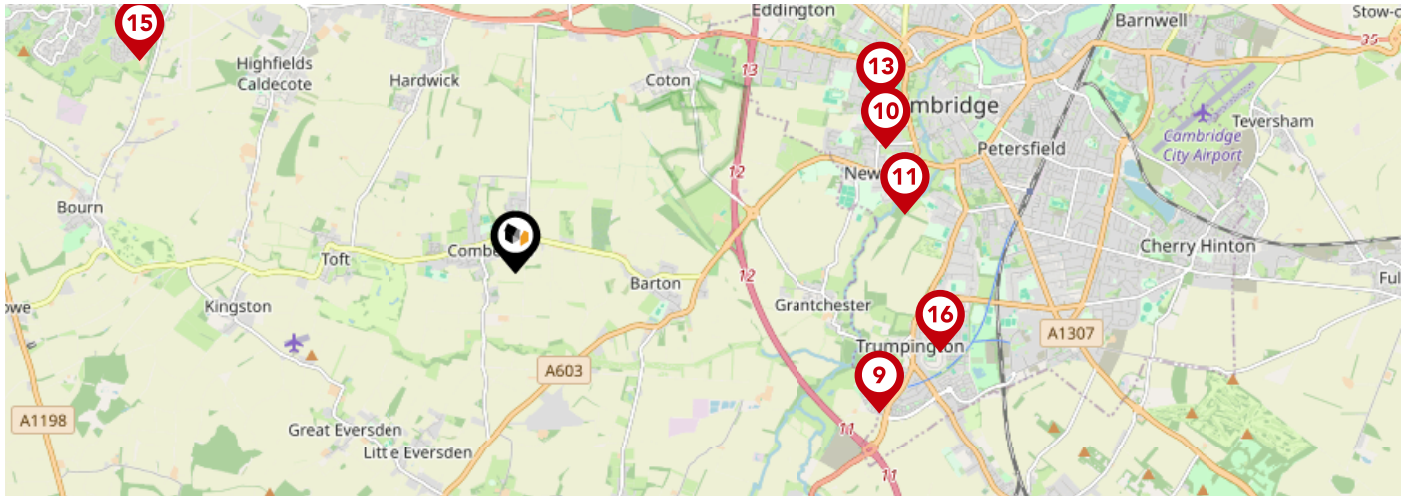
This map displays nearby areas that have been designated as Green Belt...











Nearby Green Belt Land	
1	Cambridge Green Belt - South Cambridgeshire
2	Cambridge Green Belt - Cambridge
3	Cambridge Green Belt - East Cambridgeshire



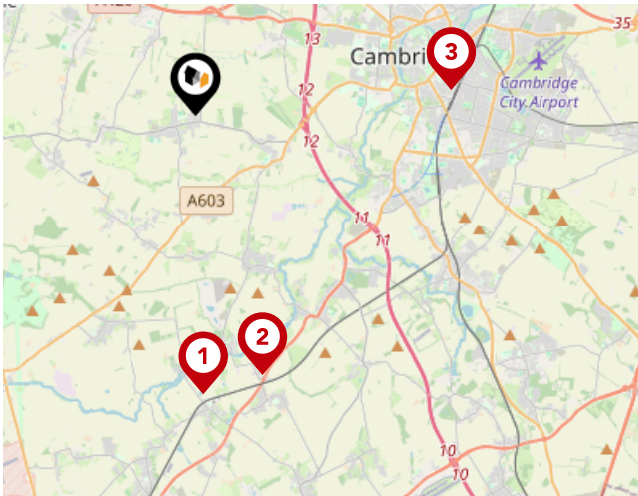
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Meridian Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Comberton Village College</b> Ofsted Rating: Outstanding   Pupils: 1930   Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Barton CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Coton Church of England (Voluntary Controlled) Primary School</b> Ofsted Rating: Requires improvement   Pupils: 106   Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hardwick and Cambourne Community Primary School</b> Ofsted Rating: Good   Pupils: 531   Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Caldecote Primary School</b> Ofsted Rating: Good   Pupils: 203   Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>University of Cambridge Primary School</b> Ofsted Rating: Outstanding   Pupils: 668   Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Haslingfield Endowed Primary School</b> Ofsted Rating: Good   Pupils: 137   Distance:2.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Trumpington Meadows Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:3.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King's College School</b> Ofsted Rating: Not Rated   Pupils: 414   Distance:3.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newnham Croft Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:3.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Dry Drayton CofE (C) Primary School</b> Ofsted Rating: Good   Pupils: 68   Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's College School</b> Ofsted Rating: Not Rated   Pupils: 435   Distance:3.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barrington CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 157   Distance:3.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Vine Inter-Church Primary School</b> Ofsted Rating: Good   Pupils: 396   Distance:3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fawcett Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

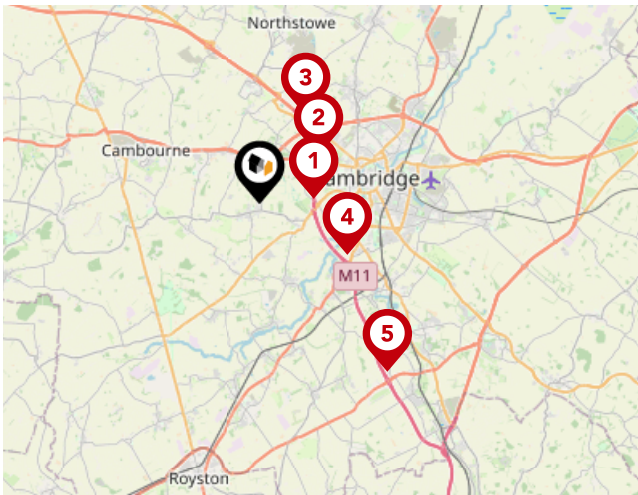
# Area

## Transport (National)



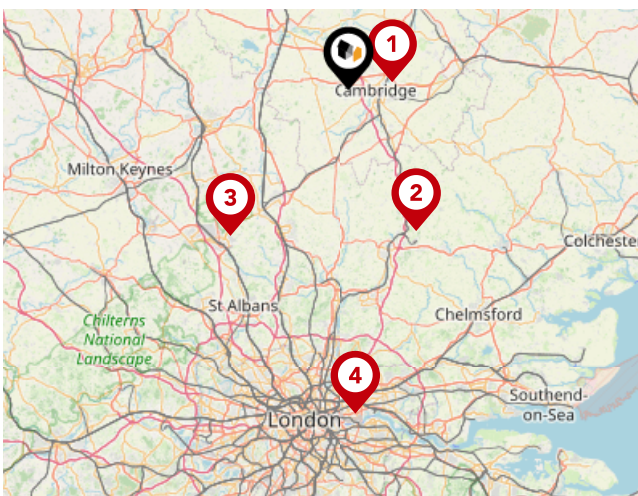
### National Rail Stations

Pin	Name	Distance
	Shepreth Rail Station	5.06 miles
	Foxton Rail Station	4.87 miles
	Cambridge Rail Station	4.69 miles



### Trunk Roads/Motorways

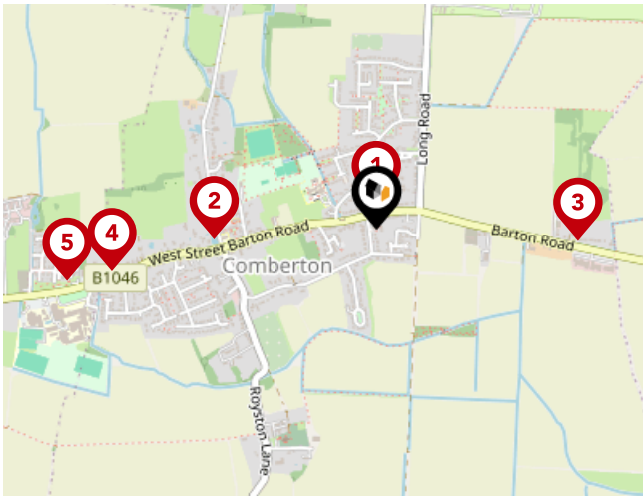
Pin	Name	Distance
	M11 J12	2 miles
	M11 J13	2.75 miles
	M11 J14	3.63 miles
	M11 J11	3.73 miles
	M11 J10	7.73 miles



### Airports/Helipads

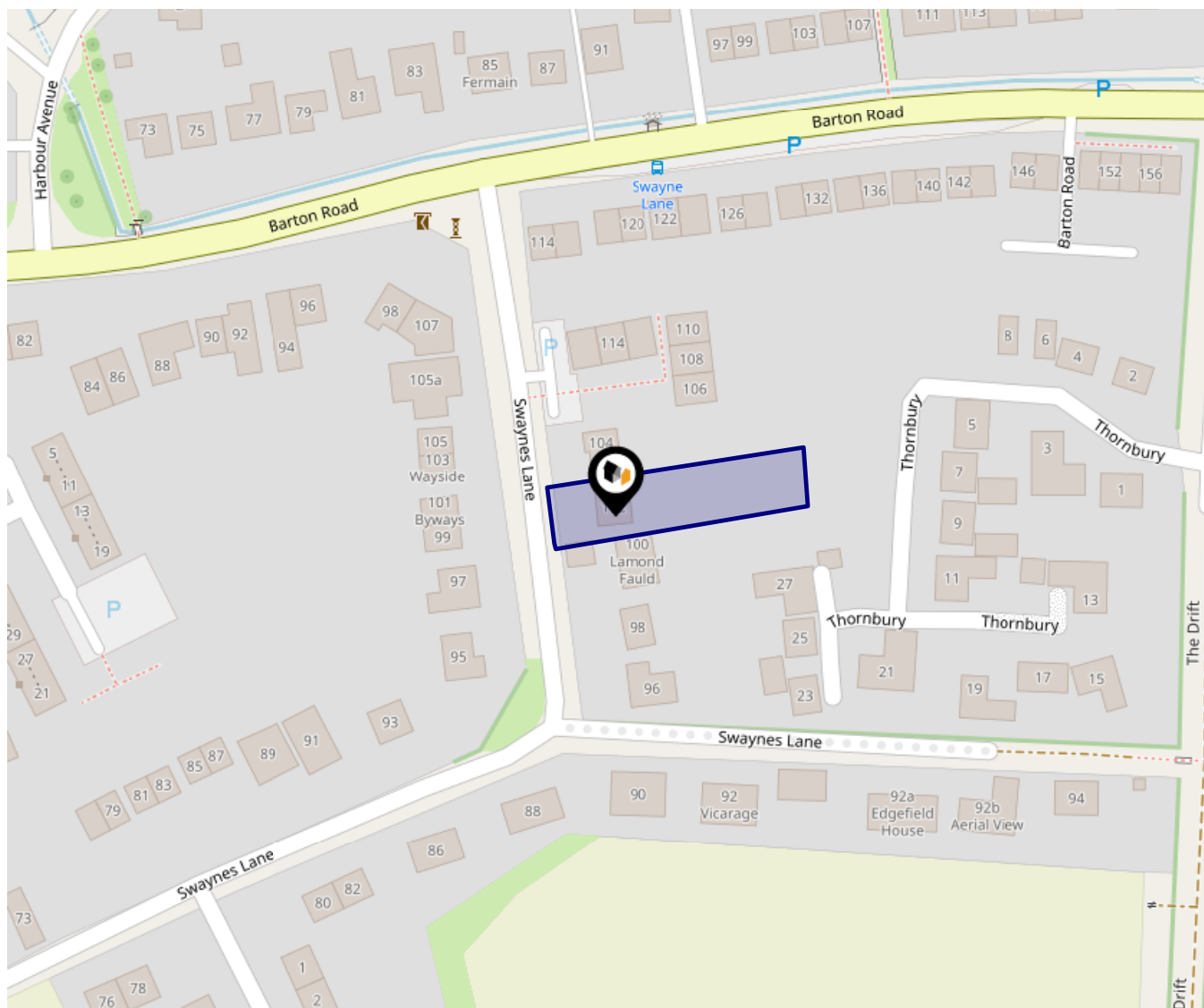
Pin	Name	Distance
	Cambridge	6.38 miles
	Stansted Airport	22.8 miles
	Luton Airport	27.38 miles
	Silvertown	47.32 miles





Bus Stops/Stations

Pin	Name	Distance
1	Swayne Lane	0.06 miles
2	South Street	0.37 miles
3	Horizon Park	0.46 miles
4	Kentings	0.61 miles
5	Village College	0.71 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

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