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## MIR: Material Info

The Material Information Affecting this Property

**Tuesday 30<sup>th</sup> September 2025**



**HIGH STREET, HARSTON, CAMBRIDGE, CB22**

**Cooke Curtis & Co**

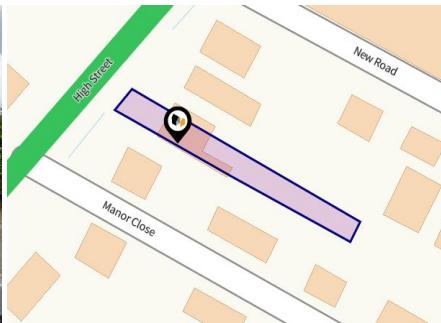
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk





## Property

**Type:** Semi-Detached  
**Bedrooms:** 2  
**Floor Area:** 839 ft<sup>2</sup> / 78 m<sup>2</sup>  
**Plot Area:** 0.12 acres  
**Year Built :** 1900-1929  
**Title Number:** CB134949

**Tenure:** Freehold

## Local Area

**Local Authority:** South Cambridgeshire  
**Conservation Area:** No  
**Flood Risk:**

- Rivers & Seas
- Surface Water

Very low  
Very low

### Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

**16**  
mb/s



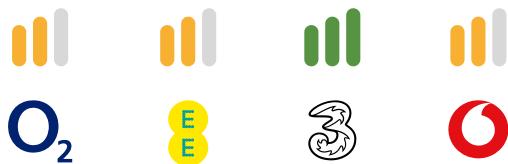
**80**  
mb/s



**1000**  
mb/s



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



**Satellite/Fibre TV Availability:**



Planning records for: **140-146 High Street Harston Cambridge Cambridgeshire CB22 7QD**

## Reference - 20/02568/COND4

**Decision:** Decided

**Date:** 29th April 2022

**Description:**

Submission of details required by condition 4 (Urban Design) of planning permission 20/02568/FUL

## Reference - 22/01712/HFUL

**Decision:** Decided

**Date:** 11th April 2022

**Description:**

Attic conversion with rear dormer extension and three Velux rooflights to front roof.

Planning records for: **180 High Street Harston CB22 7QD**

## Reference - 20/02066/FUL

**Decision:** Decided

**Date:** 14th April 2020

**Description:**

Erection of a residential development containing nine units comprising a mixture of houses and apartments along with access, car parking, landscaping and associated infrastructure following demolition of existing buildings

## Reference - 21/04263/CONDD

**Decision:** Decided

**Date:** 19th May 2023

**Description:**

Submission of details required by condition 13 (SuDS maintenance) and 30 (Foul water) of planning permission 21/04263/FUL

Planning records for: **180 High Street Harston CB22 7QD**

**Reference - 21/04263/CONDB**

**Decision:** Decided

**Date:** 30th May 2022

**Description:**

Submission of details required by conditions 3 (Materials), 4 (Boundary Treatments), 5 (Bin and Cycle Stores), 8 (Biodiversity Enhancement) and 29 (Carbon Emissions) of planning permission 21/04263/FUL

Planning records for: **134 High Street Harston Cambridge Cambridgeshire CB22 7QD**

**Reference - S/2699/17/FL**

**Decision:** Decided

**Date:** 27th July 2017

**Description:**

Single storey rear extension

Planning records for: **135 High Street Harston Cambridge Cambridgeshire CB22 7QD**

**Reference - S/2660/15/DC**

**Decision:** Decided

**Date:** 16th October 2015

**Description:**

Discharge of Condition 3 (Materials) 4 (Landscaping) & 10 (Contamination) of S/1078/14/FL Extensions to existing dwelling and garage and proposed dwelling

**Reference - S/0117/19/FL**

**Decision:** Decided

**Date:** 09th January 2019

**Description:**

First floor rear extension

Planning records for: **135 High Street Harston Cambridge Cambridgeshire CB22 7QD**

## Reference - S/2770/14/FL

**Decision:** Decided

**Date:** 18th November 2014

**Description:**

Extension and Garage

## Reference - S/1078/14/FL

**Decision:** Decided

**Date:** 08th May 2014

**Description:**

Extensions to existing dwelling and garage and proposed dwelling

## Reference - 24/02054/CL2PD

**Decision:** Decided

**Date:** 29th May 2024

**Description:**

Certificate of lawfulness under S192 to convert existing garage into additional living space. Addition of one door to the front elevation, two small and one medium sized windows together with minor interior works.

## Reference - S/4418/18/FL

**Decision:** Withdrawn

**Date:** 23rd November 2018

**Description:**

First floor extension

Planning records for: **136 High Street Harston Cambridge Cambridgeshire CB22 7QD**

**Reference - S/4775/18/FL**

**Decision:** Withdrawn

**Date:** 19th December 2018

**Description:**

Single storey extensions with loft conversions and construction of two 2-bedroom dwellings accessed off New Road.

Planning records for: **139 High Street Harston Cambridge Cambridgeshire CB22 7QD**

**Reference - 23/02561/HFUL**

**Decision:** Decided

**Date:** 04th July 2023

**Description:**

Two storey front and rear extensions, single storey side and rear extension, detached single storey outbuilding, associated works to facade.

**Reference - 24/02655/HFUL**

**Decision:** Decided

**Date:** 15th July 2024

**Description:**

Removal of existing front boundary fence and the erection of a new brick boundary wall and gates to access road

Planning records for: **141 HIGH Street Harston Cambridge Cambridgeshire CB22 7QD**

**Reference - S/0452/16/FL**

**Decision:** Decided

**Date:** 17th February 2016

**Description:**

Proposed extensions and alterations

Planning records for: **141 High Street Harston Cambridge Cambridgeshire CB22 7QD**

## Reference - S/3468/16/FL

**Decision:** Decided

**Date:** 12th December 2016

**Description:**

Single storey side extension

## Reference - S/2384/16/FL

**Decision:** Decided

**Date:** 06th September 2016

**Description:**

Single storey side extension & replacement of the pebbledash render finish to the existing front elevation with facing brickwork and the replacement of the timber frame and casement bay windows with brick piers and sliding sashes.

## Reference - 20/03663/CONDA

**Decision:** Awaiting decision

**Date:** 23rd February 2021

**Description:**

Submission of details required by condition 3 (Traffic Management Plan) of planning permission 20/03663/HFUL

## Reference - S/2311/15/FL

**Decision:** -

**Date:** 09th September 2015

**Description:**

Extensions and alterations

Planning records for: **141 High Street Harston Cambridge Cambridgeshire CB22 7QD**

**Reference - S/2213/16/NM**

**Decision:** Decided

**Date:** 17th August 2016

**Description:**

Non-Material Amendment for S/0452/16/FL

**Reference - 20/03663/HFUL**

**Decision:** Awaiting decision

**Date:** 31st August 2020

**Description:**

Erection of a double garage and garden store with storage space above together with 3 No. velux roof lights.

**Reference - S/3241/16/NM**

**Decision:** Decided

**Date:** 19th November 2016

**Description:**

Non-material amendment to planning consent S/2384/16/FL for a Single storey side extension & replacement of the pebbledash render finish to the existing front elevation with facing brickwork and the replacement of the timber frame and casement bay windows with brick piers and sliding sashes to set back approved extension beyond the line of existing rear elevation (set 4 metres further back)

Planning records for: **147 High Street Harston CB22 7QD**

**Reference - S/0176/17/FL**

**Decision:** Decided

**Date:** 19th January 2017

**Description:**

Replacing a wooden single storey canopy to the rear of the property with a single storey glazed canopy

Planning records for: **151 High Street Harston CB22 7QD**

**Reference - 21/02889/FUL**

**Decision:** Decided

**Date:** 22nd June 2021

**Description:**

Drop kerb to allow direct access to a new driveway for 151 High St. Harston (at present access is via right of way across the front of 153 High St.)

Planning records for: **152 High Street Harston Cambridgeshire CB22 7QD**

**Reference - S/4580/17/FL**

**Decision:** Decided

**Date:** 21st December 2017

**Description:**

Proposed 2 bay Cartlodge and workshop/store with room above

**Reference - 20/03080/HFUL**

**Decision:** Decided

**Date:** 22nd June 2020

**Description:**

Erection of detached triple garage/studio

Planning records for: **Land To Rear Of 158 High Street Harston CB22 7QD**

**Reference - S/1627/17/DC**

**Decision:** Decided

**Date:** 08th May 2017

**Description:**

Discharge of condition 3 (materials) of planning consent S/0902/16/FL for Proposed erection of 2No detached dwellings together with hard and soft landscaping and associated infrastructure

Planning records for: ***Land At Rear Of 158 High Street Harston CB22 7QD***

## Reference - S/2950/16/FL

**Decision:** Decided

**Date:** 28th October 2016

**Description:**

Erection of two detached dwellings together with hard and soft landscaping and associated infrastructure.

## Reference - 23/00276/HFUL

**Decision:** Decided

**Date:** 25th January 2023

**Description:**

Detached single storey self contained one bedroom Annex.

## Reference - S/3250/15/FL

**Decision:** Decided

**Date:** 23rd December 2015

**Description:**

Erection of 2 No. detached dwellings together with hard and soft landscaping and associated infrastructure.

## Reference - S/2422/17/DC

**Decision:** Decided

**Date:** 22nd May 2017

**Description:**

Discharge of conditions 4 (boundary treatment) 5 (Landscaping) and 8 (Contamination) of planning permission S/0902/16/FL

Planning records for: **159 High Street Harston Cambridgeshire CB22 7QD**

**Reference - 24/03522/HFUL**

**Decision:** Decided

**Date:** 19th September 2024

**Description:**

Single storey rear extension, replacement windows, and application of render

Planning records for: **161 High Street Harston Cambridgeshire CB22 7QD**

**Reference - 23/00126/HFUL**

**Decision:** Decided

**Date:** 12th January 2023

**Description:**

Construction of brick and flint wall and gates to the front boundary.

**Reference - 23/00121/FUL**

**Decision:** Decided

**Date:** 12th January 2023

**Description:**

Demolition of amenity/storage buildings and replacement with holiday lets, and construction of a new access/dropped kerb

Planning records for: **Holland House 163 High Street Harston CB22 7QD**

**Reference - S/2057/12/FL**

**Decision:** Decided

**Date:** 01st October 2012

**Description:**

Conservatory

Planning records for: **165 High Street Harston Cambridge Cambridgeshire CB22 7QD**

**Reference - S/1602/12/FL**

**Decision:** Decided

**Date:** 01st August 2012

**Description:**

Detached Garage

**Reference - S/1952/13/FL**

**Decision:** Decided

**Date:** 09th September 2013

**Description:**

Detached double garage

Planning records for: **167 High Street Harston Cambridgeshire CB22 7QD**

**Reference - 23/02287/CONDB**

**Decision:** Decided

**Date:** 19th February 2025

**Description:**

Submission of details required by conditions 4 (Surface Water and Foul Water), 8 (Piling) and 12 (Details of Privacy Screens) of planning permission 23/02287/FUL.

**Reference - 23/02287/FUL**

**Decision:** Decided

**Date:** 16th June 2023

**Description:**

Demolition of existing house and garage and construction of replacement dwelling, gatehouse and single-storey storage unit.

Planning records for: **167 High Street Harston Cambridgeshire CB22 7QD**

## Reference - 24/00595/FUL

**Decision:** Awaiting decision

**Date:** 19th February 2024

**Description:**

Replace the existing windows and doors and insertion of two new windows in new openings and the installation of new extract grilles and extraction flues to facilitate change of use prior approval (23/01494/PRIOR).

## Reference - 25/0178/TTPO

**Decision:** Awaiting decision

**Date:** 13th February 2025

**Description:**

T1 - Beech - Prune back lower branches to nearest growth points providing 4m clearance from the driveway Due to the potential of heavy machinery catching branches whilst being delivered , 5 branches all of a diameter 60mm or smaller.

## Reference - 23/02287/CONDA

**Decision:** Awaiting decision

**Date:** 28th November 2024

**Description:**

Submission of details required by condition 3 (Traffic Management Plan), 4 (Surface Water and Foul Water), 5 (Ecology Enhancement), 6 (Biodiversity Net Gain), 7 (Energy Statement), 8 (Piling), 10 (Tree and Hedgerow Plan), 12 (Details of Privacy Screens) and 13 (Water Efficiency) of planning permission 23/02287/FUL

## Reference - 22/00565/CONDA

**Decision:** Decided

**Date:** 15th November 2022

**Description:**

Submission of details required by condition 3 (Rainwater) and 4 (Repointing) of planning permission 22/00565/LBC

Planning records for: **167 High Street Harston Cambridgeshire CB22 7QD**

**Reference - 24/00596/S73**

**Decision:** Decided

**Date:** 19th February 2024

**Description:**

S73 to remove condition 6 (biodiversity net gain) of ref: 23/02287/FUL (Demolition of existing house and garage and construction of replacement dwelling, gatehouse and single-storey storage unit).

**Reference - 22/1347/TTPO**

**Decision:** Decided

**Date:** 15th November 2022

**Description:**

Remove T25 (Yew) owing to nuisance, damage and unsuitability for long-term retention

Planning records for: **Land Rear Of 168 High Street Harston Cambridge Cambridgeshire CB22 7QD**

**Reference - S/0885/15/DC**

**Decision:** Decided

**Date:** 31st March 2015

**Description:**

Discharge of conditions 3 (External Materials) 4 (Boundary Treatment) 5 (Hard Landscape Details) 10 (Access Drainage) 13 (Surface Water Drainage) & 18 (Refuse Storage Area) of application S/0747/14/FL

**Reference - S/0934/15/NM**

**Decision:** Decided

**Date:** 03rd April 2015

**Description:**

Non Material Amendment for S/0747/14/FL - to fenestration compromising additional rooflights to plots 1& 2 & additional windows to Plots 3-6

Planning records for: ***Land Rear Of 168 High Street Harston Cambridge Cambridgeshire CB22 7QD***

**Reference - S/0747/14/FL**

**Decision:** Decided

**Date:** 28th March 2014

**Description:**

Erection of 8 dwellings together with hard and soft landscaping and associated means of access.

**Reference - S/0988/15/DC**

**Decision:** Decided

**Date:** 16th April 2015

**Description:**

Discharge of Conditions 5 (Soft Lanscaping Spec & Management Plan) 12 (Site set Up) & 15 (Bollard Light Spec Column Light Spec) for Application S/0747/14/FL

**Reference - S/1900/16/VC**

**Decision:** Decided

**Date:** 11th July 2016

**Description:**

Variation to Condition 2 (approved drawing numbers) of S/0747/14

Planning records for: ***171 High Street Harston Cambridge Cambridgeshire CB22 7QD***

**Reference - S/1054/11**

**Decision:** -

**Date:** 23rd May 2011

**Description:**

Two-storey side & rear extensions.

Planning records for: **171 High Street Harston Cambridge Cambridgeshire CB22 7QD**

**Reference - S/1799/11**

**Decision:** Decided

**Date:** 09th September 2011

**Description:**

Extensions.

Planning records for: **173 High Street Harston Cambridge Cambridgeshire CB22 7QD**

**Reference - S/1458/13/FL**

**Decision:** Decided

**Date:** 03rd July 2013

**Description:**

Single storey front extension

Planning records for: **174 High Street Harston Cambridgeshire CB22 7QD**

**Reference - S/0388/12/COND16B**

**Decision:** Decided

**Date:** 05th February 2024

**Description:**

Submission of details required by condition 16 (housing - code for sustainable homes) of outline permission S/0388/12/OL (Parcel H10)

**Reference - 24/02330/S73**

**Decision:** Decided

**Date:** 18th June 2024

**Description:**

S73 to vary condition 2 (Approved plans) of planning permission 24/00396/HFUL (Part single storey and part two storey front extension) Amendments to the floor plan and elevations to accommodate altered windows, external doors and rooflights.

Planning records for: **174 High Street Harston Cambridgeshire CB22 7QD**

**Reference - 24/00396/HFUL**

**Decision:** Decided

**Date:** 05th February 2024

**Description:**

Part single storey and part two storey front extension.

**Reference - 24/80053/CWC**

**Decision:** Decided

**Date:** 05th February 2024

**Description:**

Confirmation that all planning conditions have been satisfied on 15/00368/OUT

Planning records for: **175 High Street Harston Cambridge Cambridgeshire CB22 7QD**

**Reference - S/2917/15/FL**

**Decision:** Decided

**Date:** 16th November 2015

**Description:**

Closure & Relocation of Existing Access to Form New Access

**Reference - S/3380/18/DC**

**Decision:** Decided

**Date:** 05th September 2018

**Description:**

Discharge of Conditions 3(Traffic Management Plan) 4(Existing Access - Verge reinstated) 5(Visibility Splays)  
6(Private Water Drainage) & 7(Private Driveway) of (Planning Application S/2917/15/FL)

Planning records for: **175 High Street Harston Cambridge Cambridgeshire CB22 7QD**

Reference - S/1581/15/FL	
<b>Decision:</b>	Decided
<b>Date:</b>	24th June 2015
<b>Description:</b>	Single storey front and side extensions

Harston, CB22

Energy rating

D

Valid until 23.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		57   D
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	78 m <sup>2</sup>

## Accessibility / Adaptations

All windows at the front of the property have been replaced 7 years ago

## Electricity Supply

Octopus

## Gas Supply

British Gas

## Central Heating

Combi boiler

## Water Supply

Anglian Water



### **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



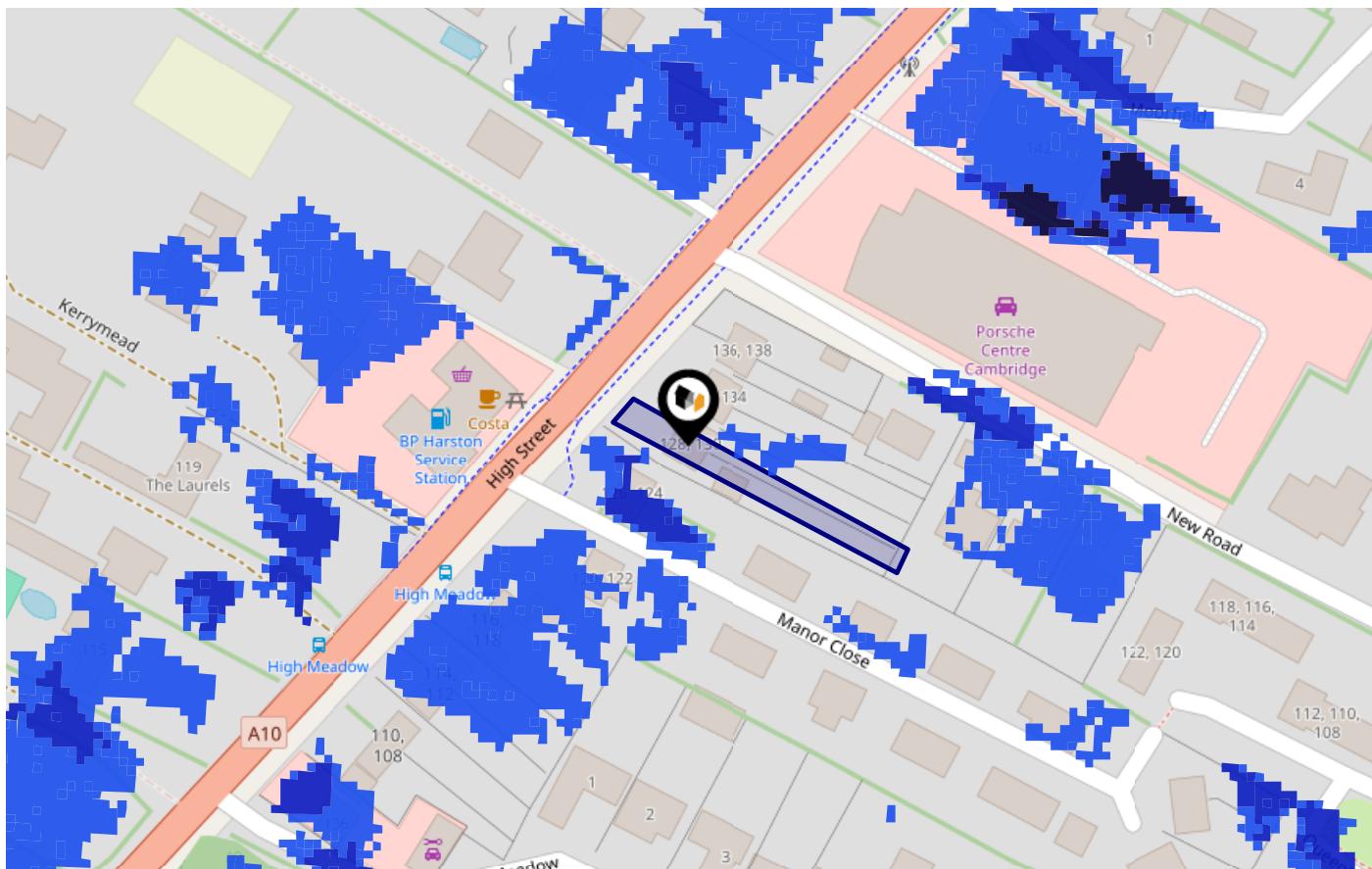
We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.

# Flood Risk

## Surface Water - Flood Risk

CC&C

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

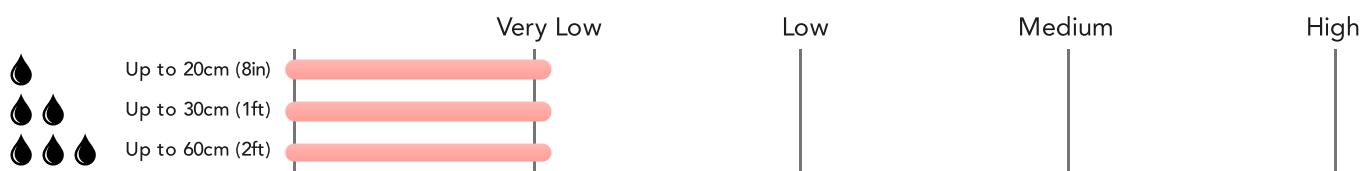


Risk Rating: Very low

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.

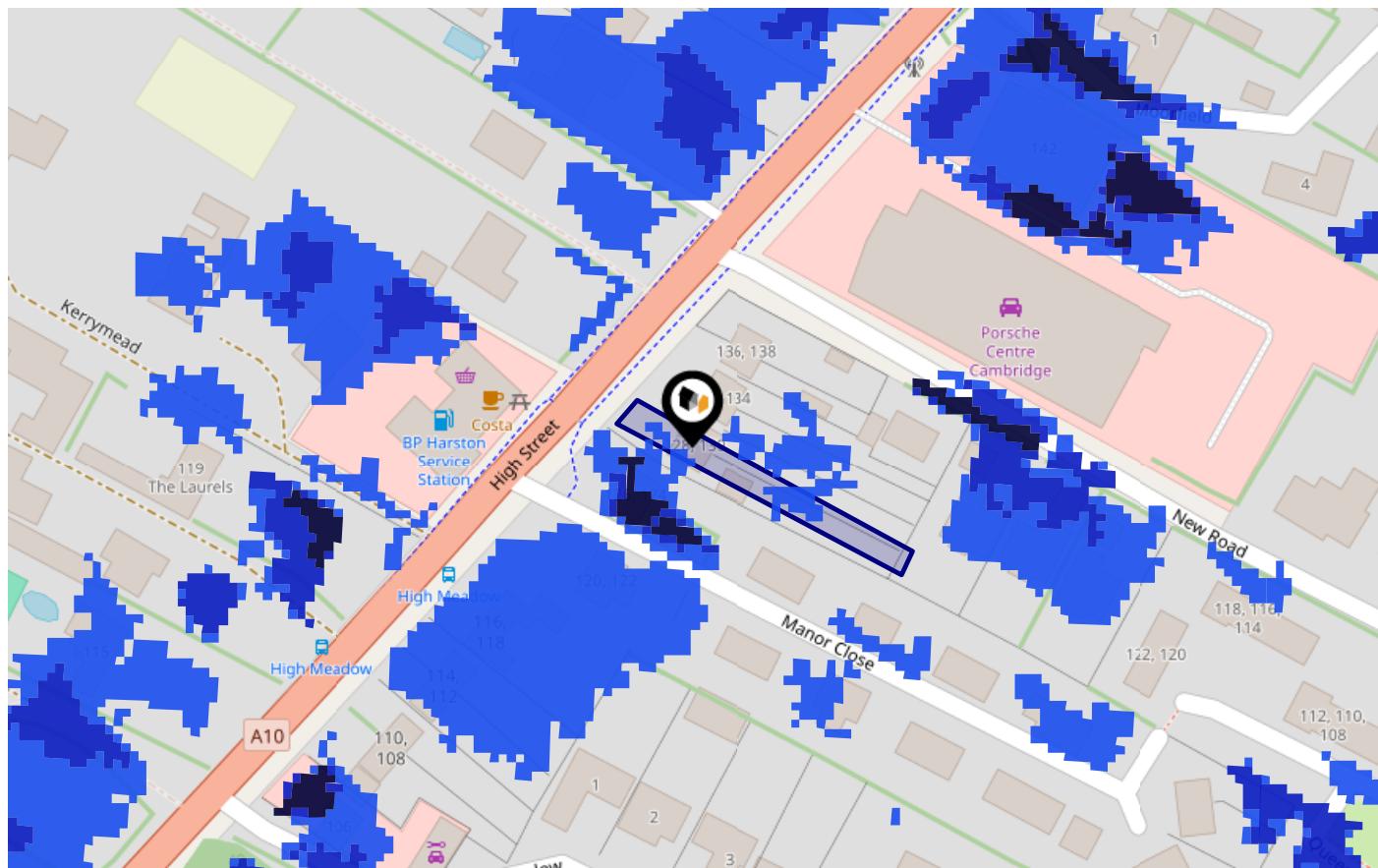
Chance of flooding to the following depths at this property:



# Flood Risk Surface Water - Climate Change

CC&C

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.

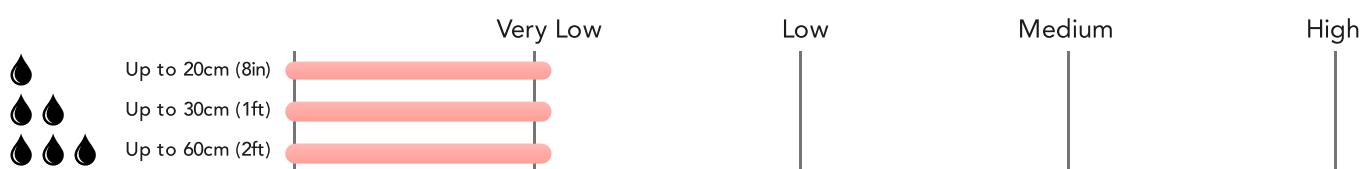


Risk Rating: Very low

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.
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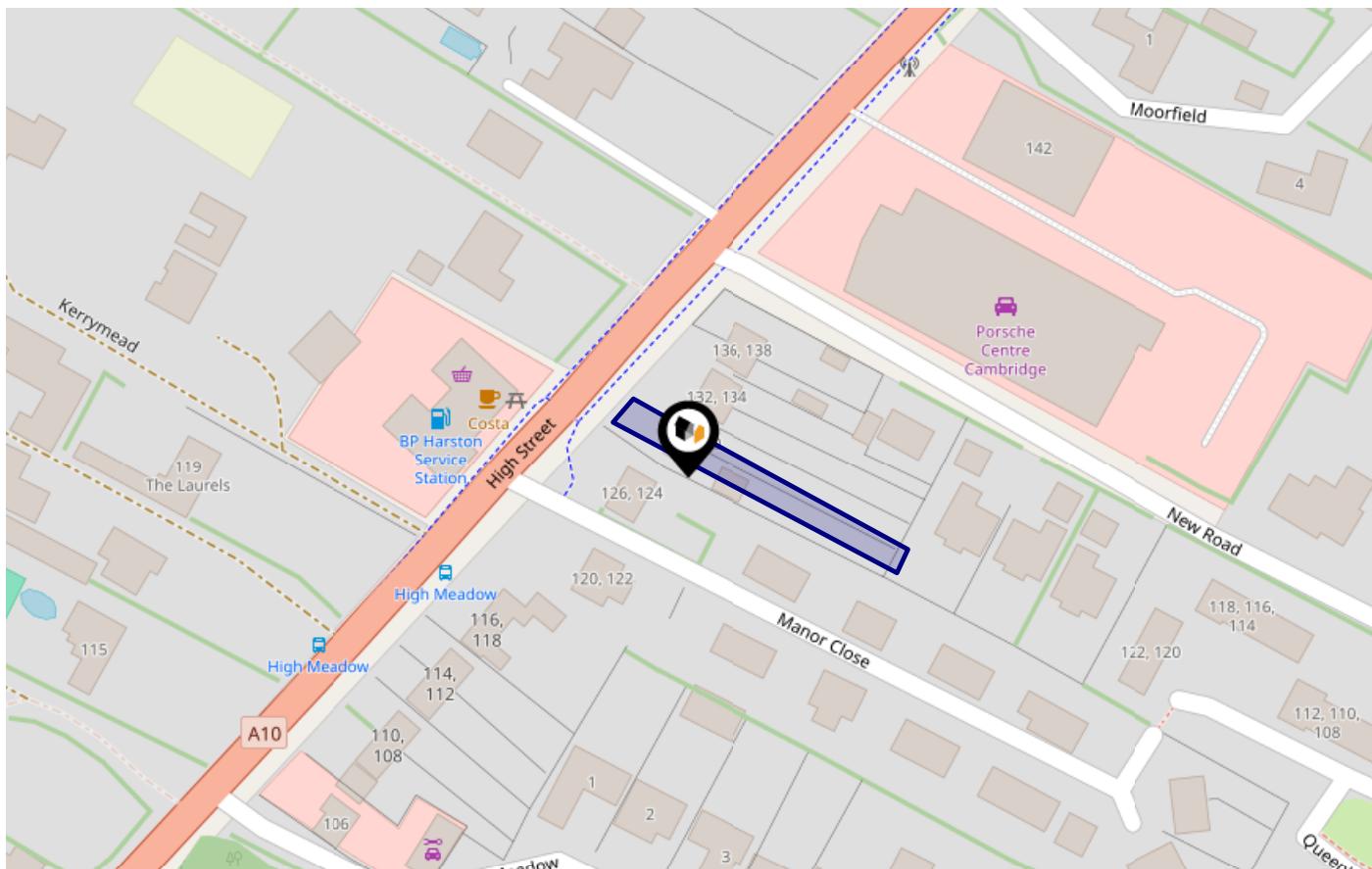
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Flood Risk

CC&C

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

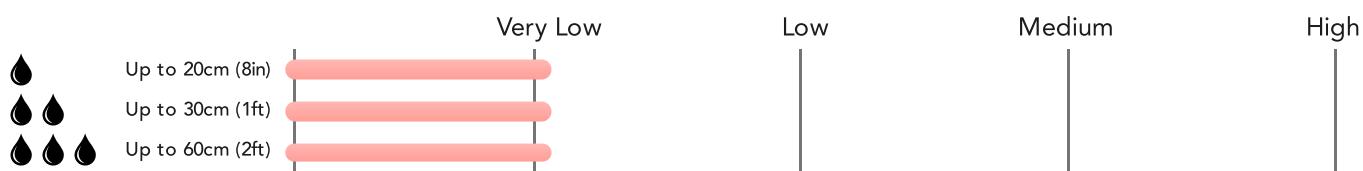


Risk Rating: Very low

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.
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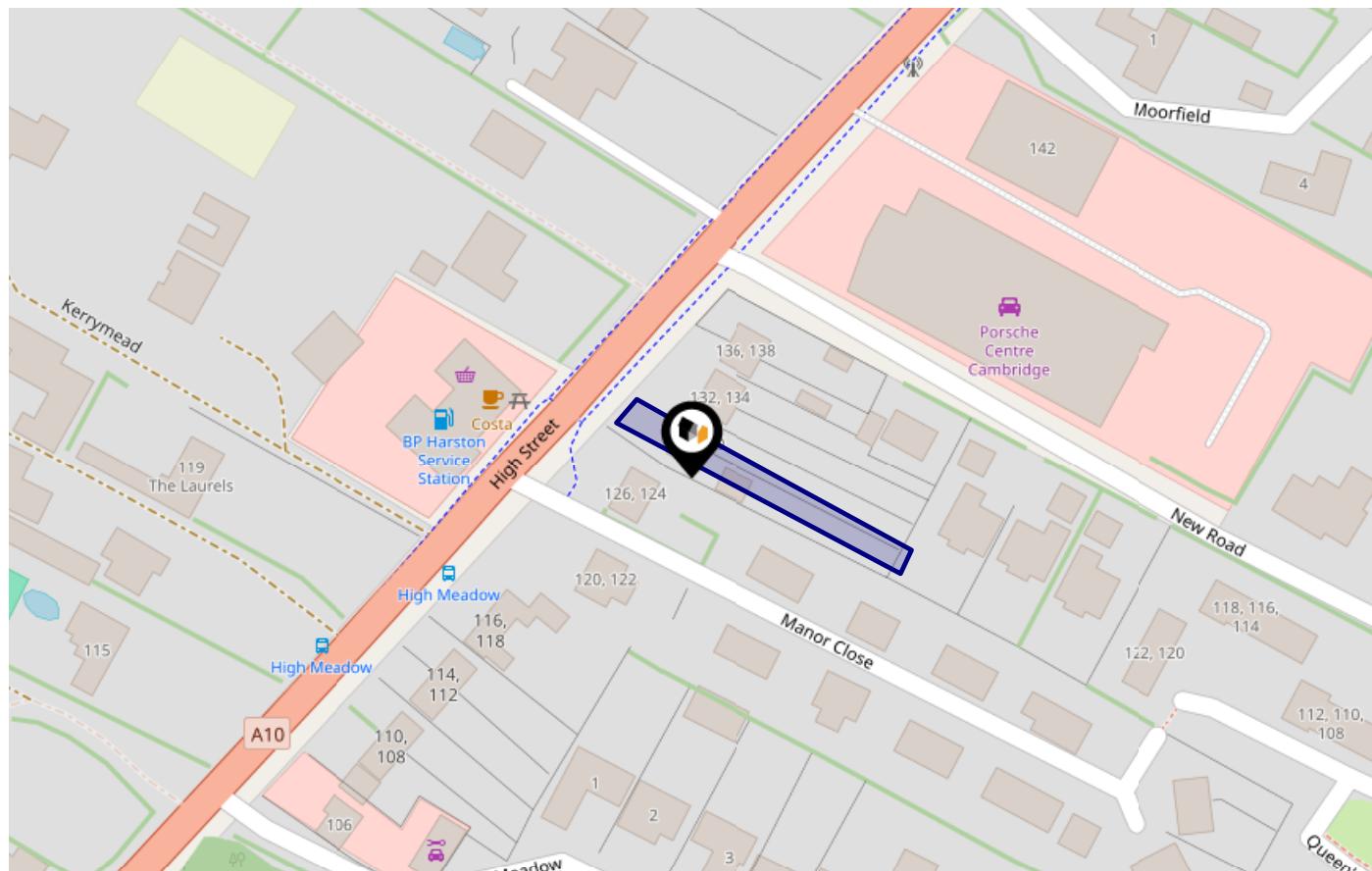
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Climate Change

CC&C

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

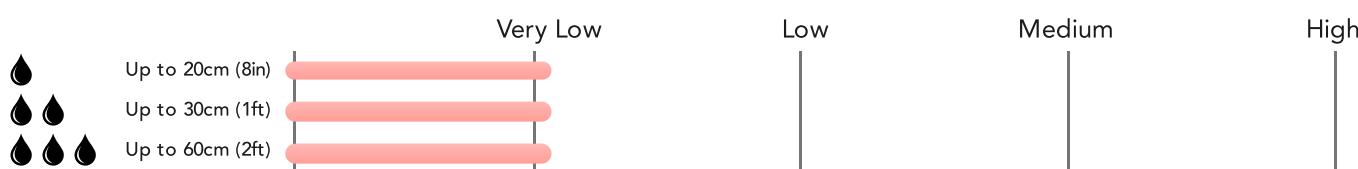


Risk Rating: Very low

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

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

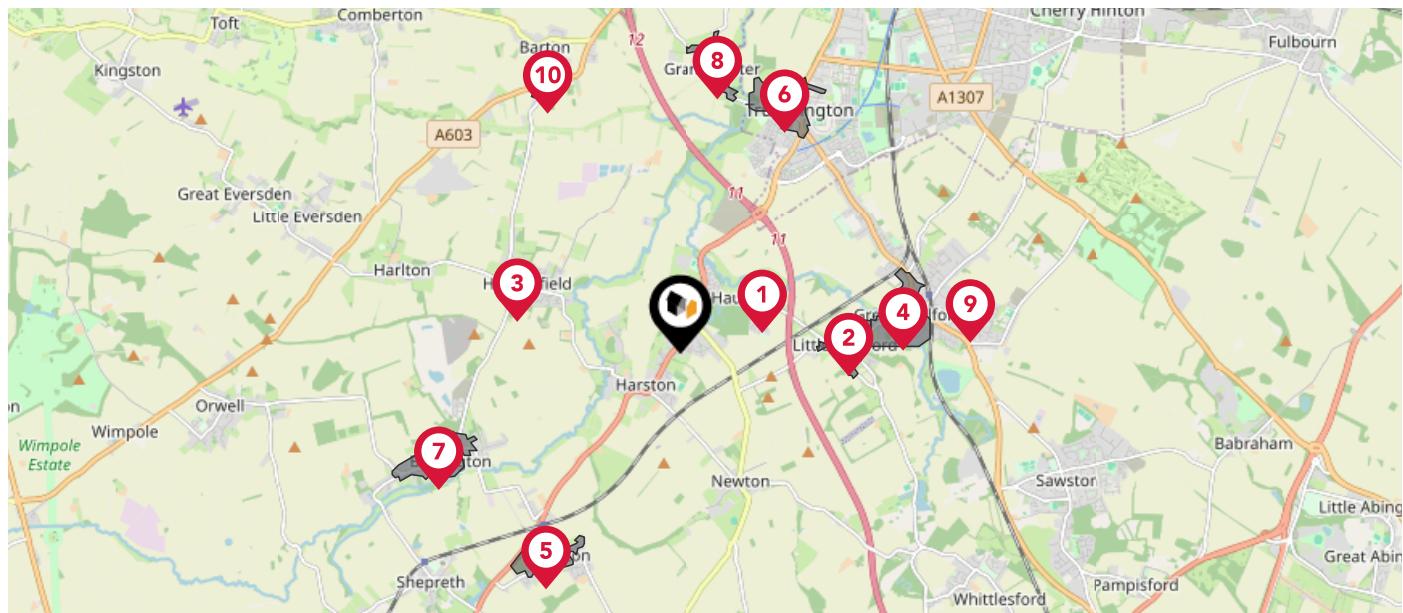


# Maps

## Conservation Areas

CC&C

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

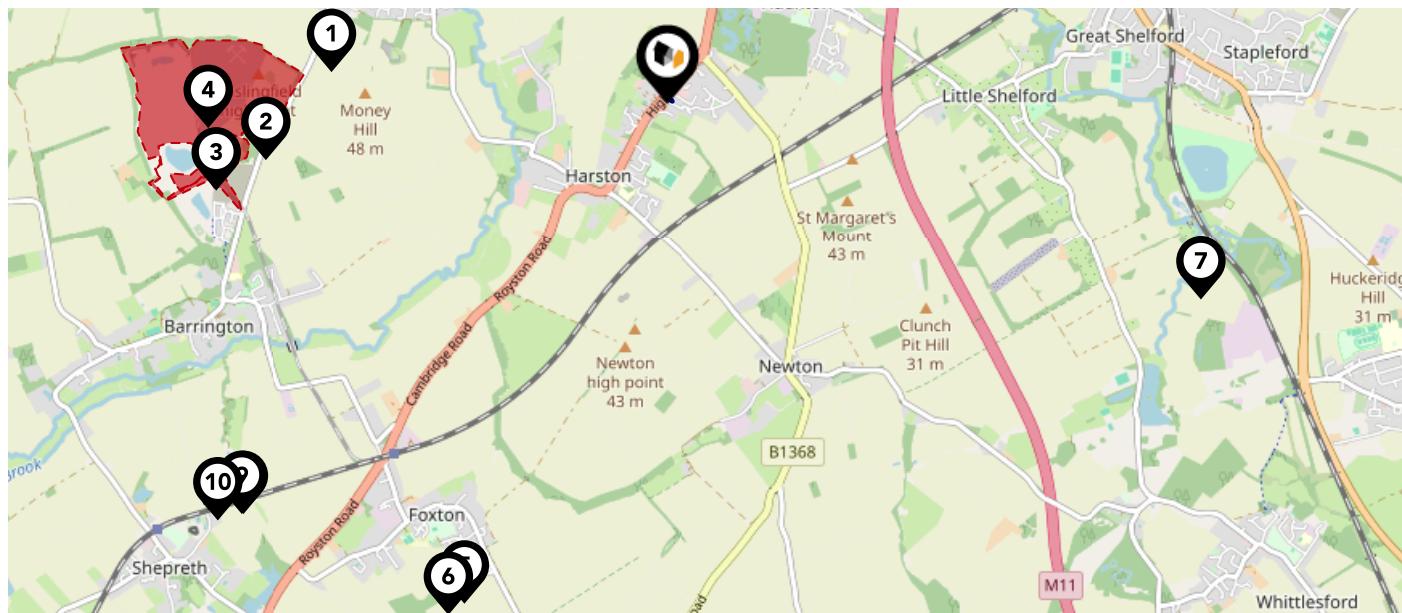
1	Hauxton
2	Little Shelford
3	Haslingfield
4	Great Shelford
5	Foxton
6	Trumpington
7	Barrington
8	Grantchester
9	Stapleford
10	Barton Wimpole Road

# Maps

## Landfill Sites

CC&C

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.



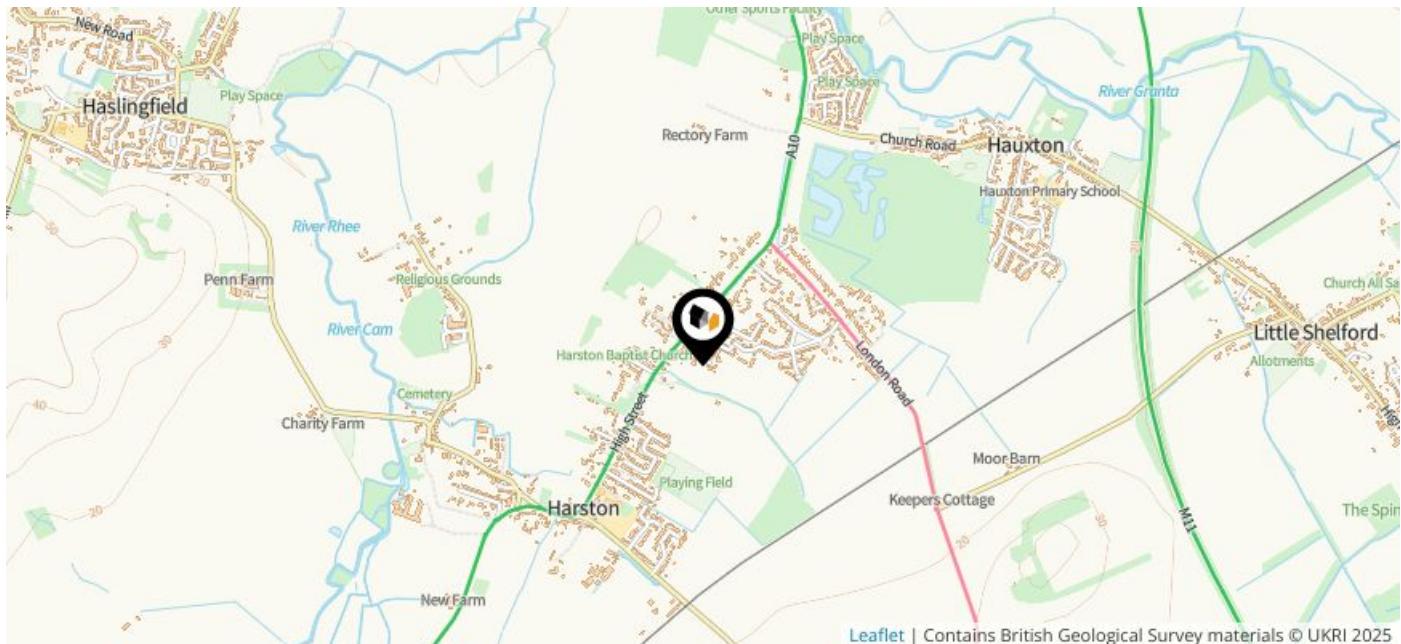
### Nearby Landfill Sites

1	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill	<input type="checkbox"/>
2	Chapel Hill-Barrington	Historic Landfill	<input type="checkbox"/>
3	EA/EPR/FB3105UN/V002	Active Landfill	<input checked="" type="checkbox"/>
4	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>
5	Old Chalk Pit (Parish Clunch Pit)-Foxton	Historic Landfill	<input type="checkbox"/>
6	Old Chalk Pit-Foxton	Historic Landfill	<input type="checkbox"/>
7	Shelford Tip-Shelford	Historic Landfill	<input type="checkbox"/>
8	Searro-Shepreth	Historic Landfill	<input type="checkbox"/>
9	Seearo Construction Ltd - Barrington Park Farm-Foxton Road, Barrington, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
10	Angle Lane-Shepreth, Cambridgeshire	Historic Landfill	<input type="checkbox"/>

# Maps Coal Mining

CC&C

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.

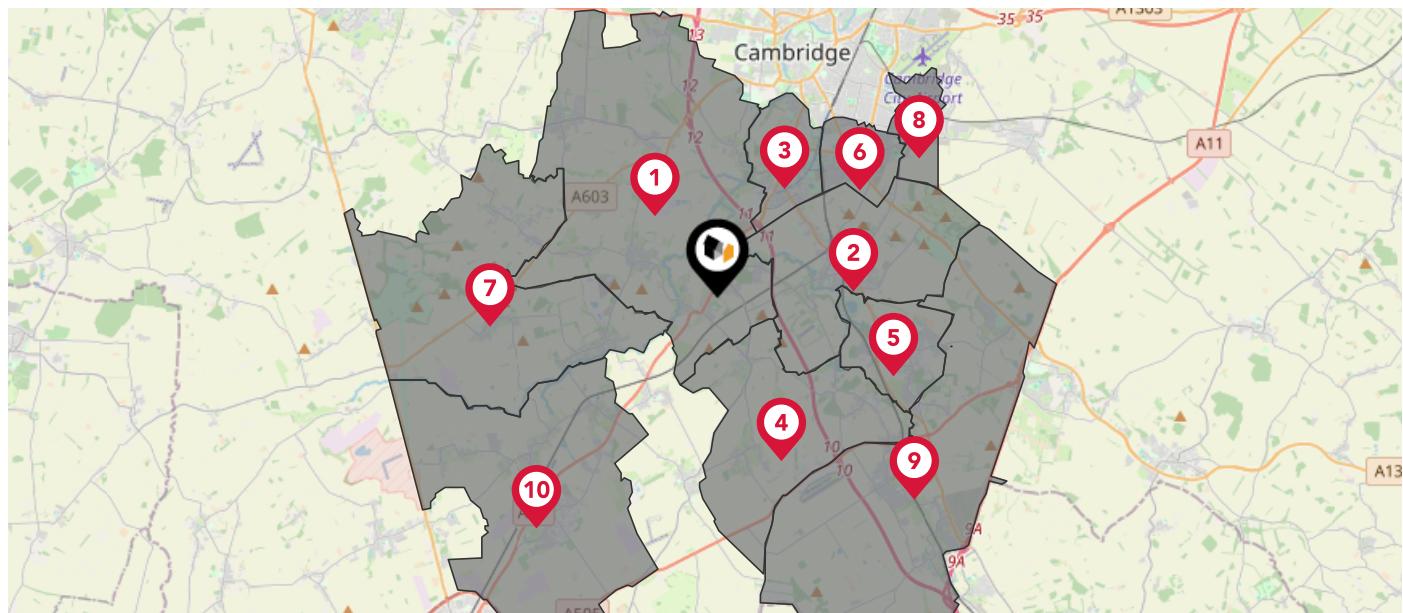
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Council Wards

CC&C

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

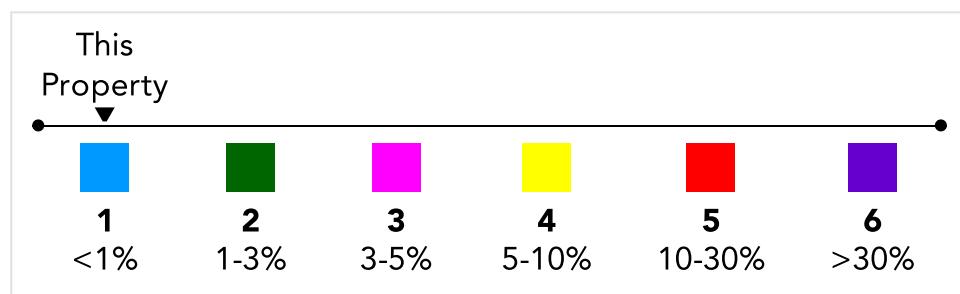
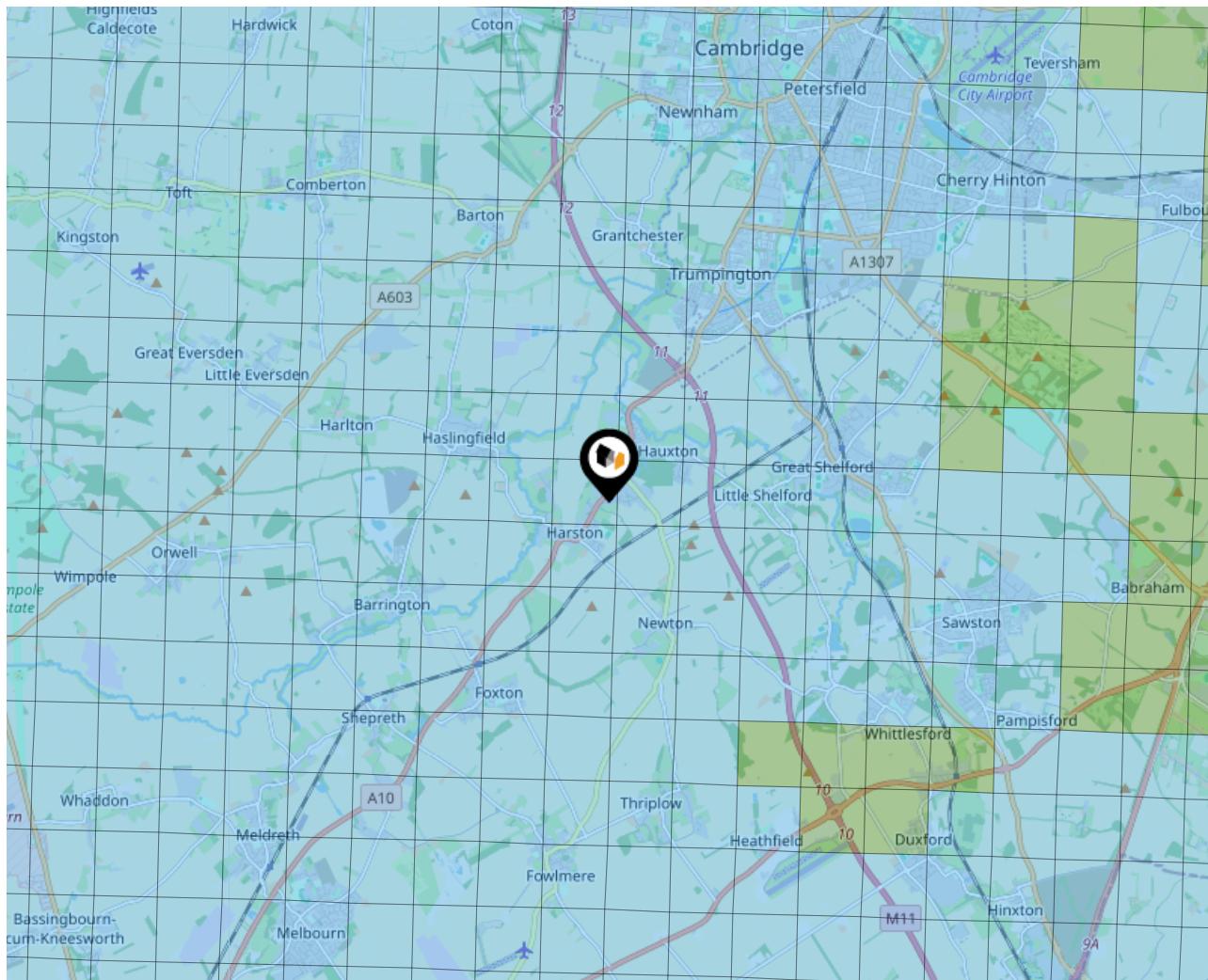


### Nearby Council Wards

- 1 Harston & Comberton Ward
- 2 Shelford Ward
- 3 Trumpington Ward
- 4 Whittlesford Ward
- 5 Sawston Ward
- 6 Queen Edith's Ward
- 7 Barrington Ward
- 8 Cherry Hinton Ward
- 9 Duxford Ward
- 10 Melbourn Ward

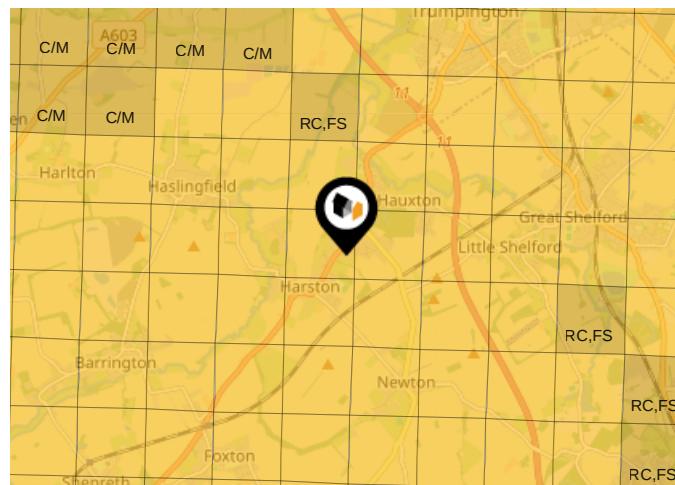
## What is Radon?

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)

**Carbon Content:** NONE      **Soil Texture:** CLAY TO SANDY LOAM  
**Parent Material Grain:** ARGILLIC -      **Soil Depth:** DEEP  
ARENACEOUS  
**Soil Group:** ALL

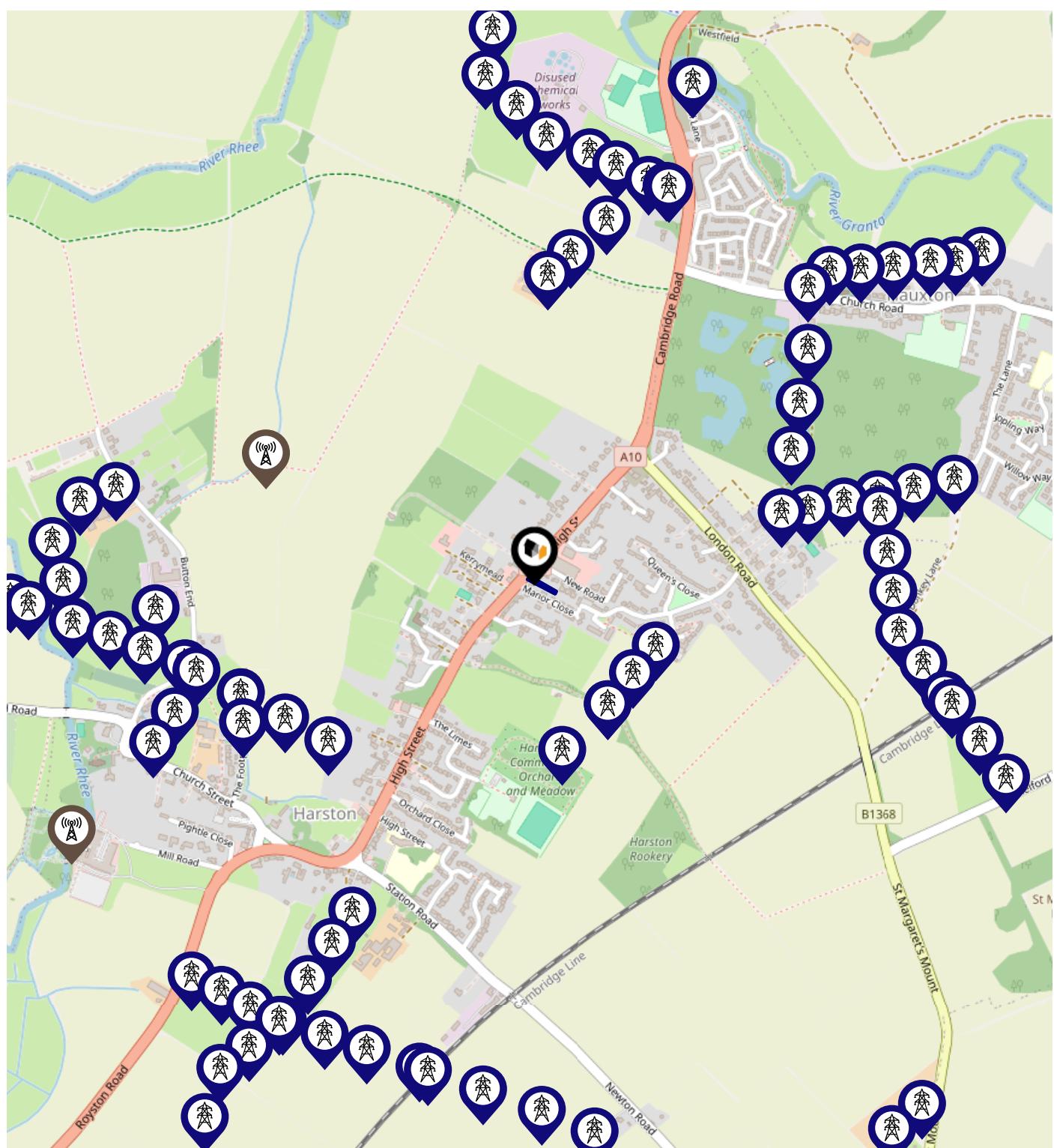


## Primary Classifications (Most Common Clay Types)

<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

CC&C



## Key:

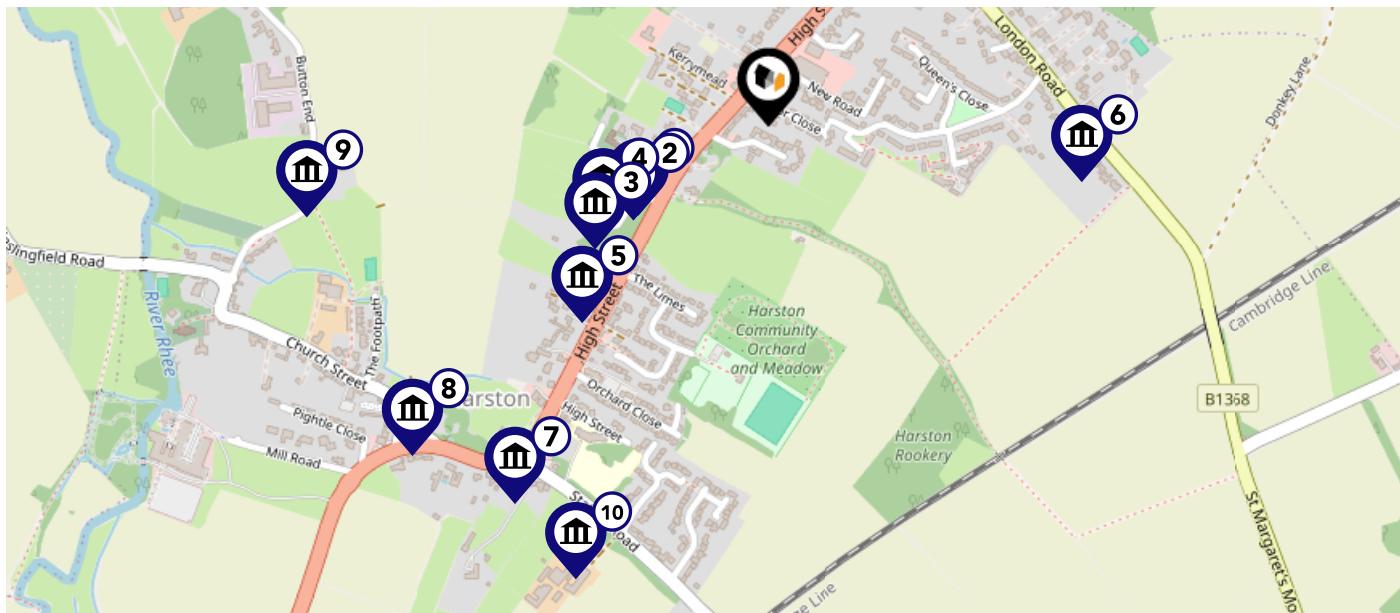
-  Power Pylons
-  Communication Masts

# Maps

## Listed Buildings

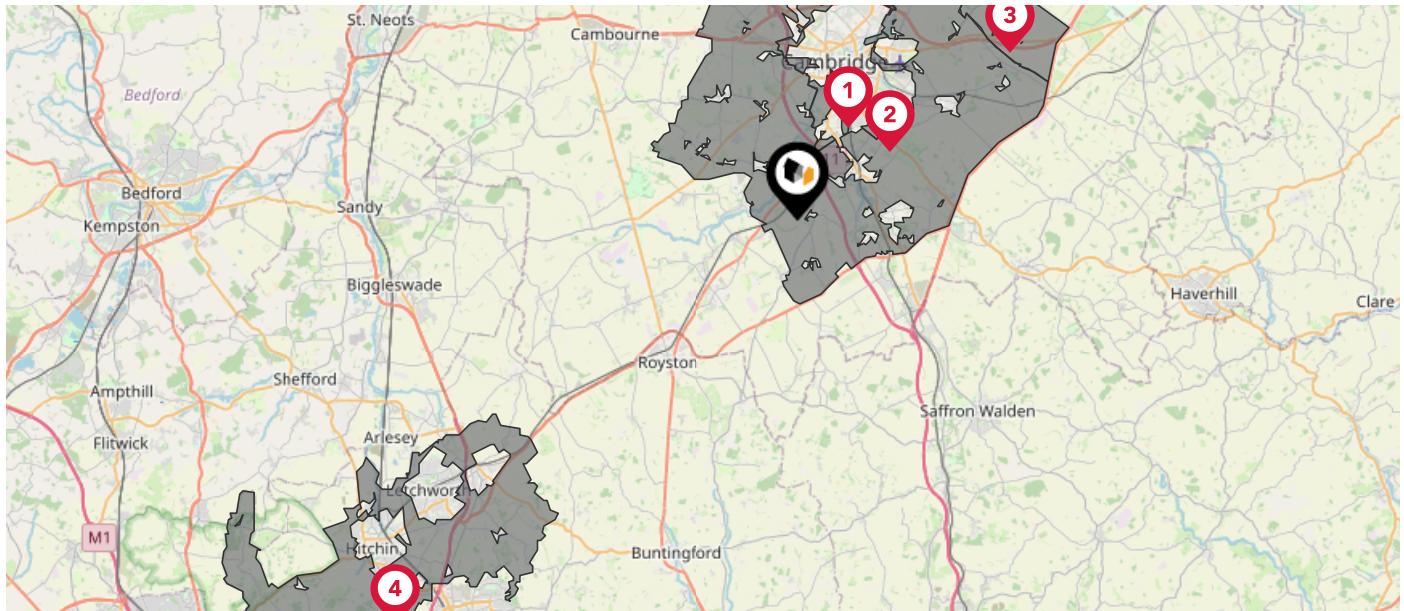
CC&C

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
① 1127837 - Yew Tree Cottage	Grade II	0.2 miles
② 1331079 - Park House Stables	Grade II	0.2 miles
③ 1390071 - Park House	Grade II	0.2 miles
④ 1272419 - Coach House And Stable Block To North Of Park House	Grade II	0.2 miles
⑤ 1127836 - 53, High Street	Grade II	0.3 miles
⑥ 1331080 - Milestone Outside Number 60	Grade II	0.4 miles
⑦ 1392385 - War Memorial	Grade II	0.5 miles
⑧ 1317695 - Harston House And Part Of Garden Wall	Grade II	0.5 miles
⑨ 1472164 - Hope Cottage	Grade II	0.5 miles
⑩ 1331081 - Baggot Hall	Grade II	0.6 miles

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

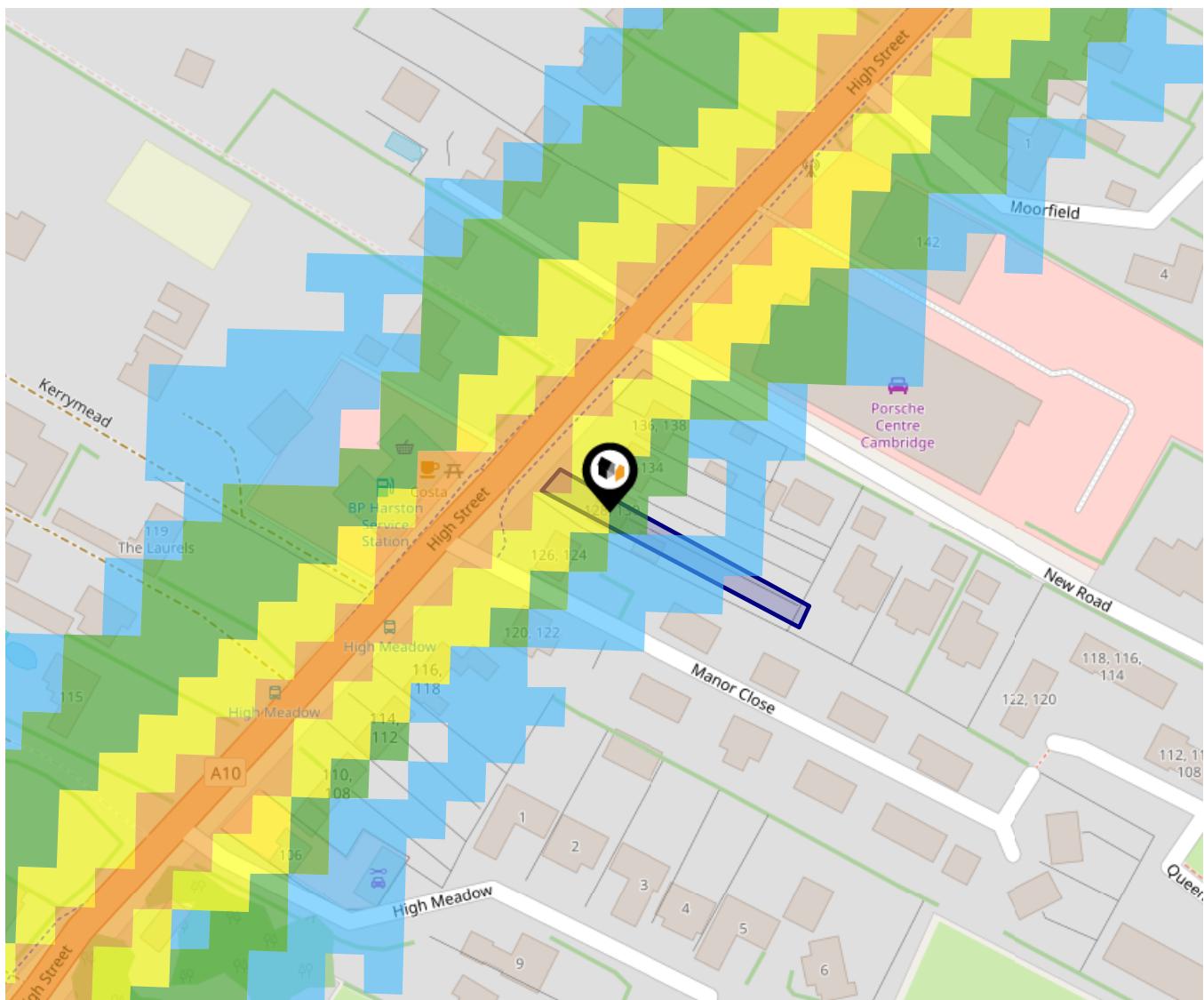


### Nearby Green Belt Land

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

# Local Area Road Noise

CC&C



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.

Powered by



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