

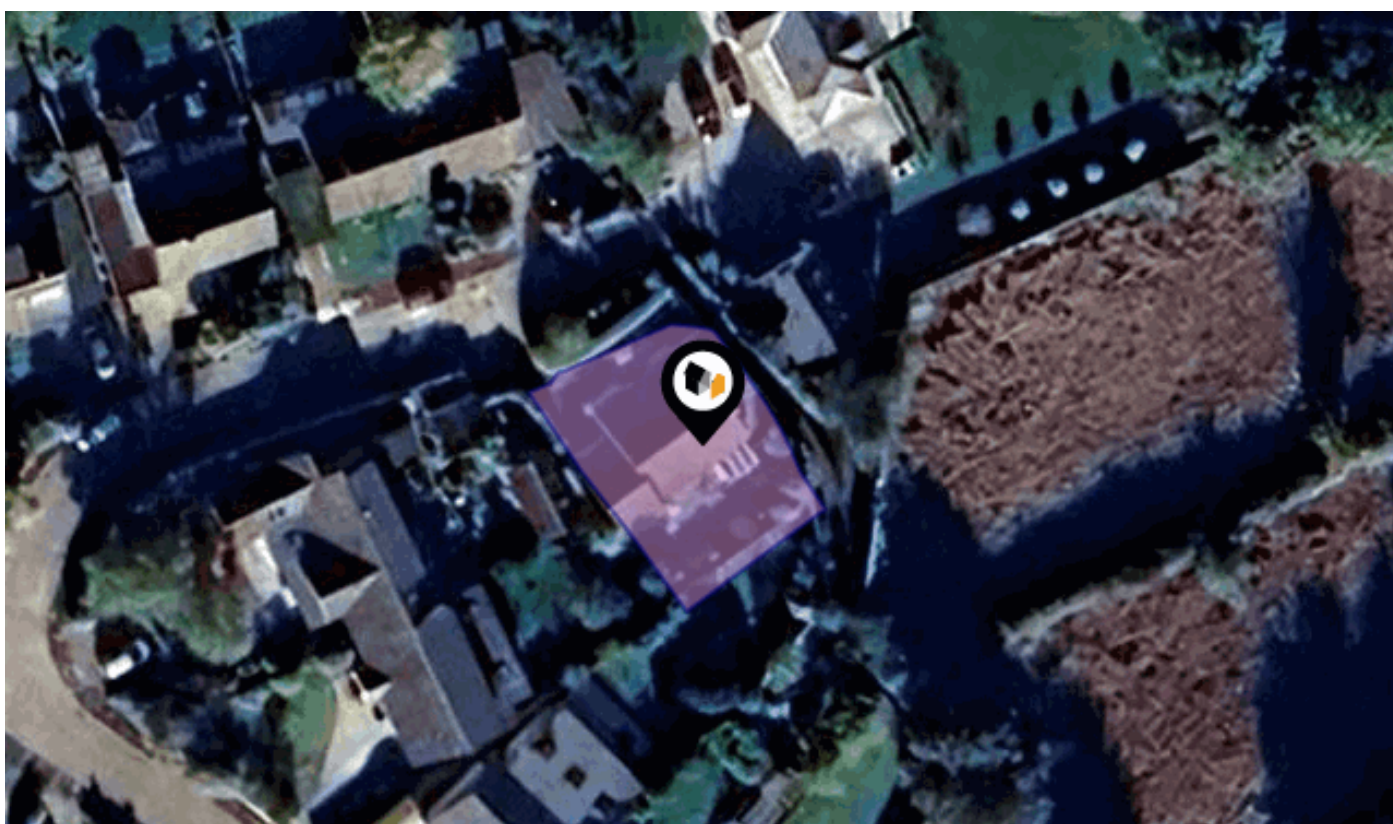


See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 23rd December 2025



CHURCH CLOSE, WHITTLESFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

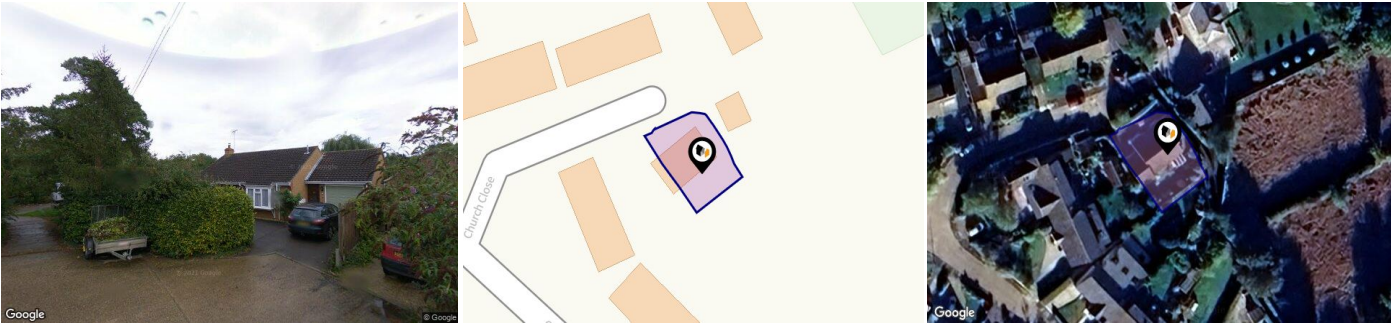
01223 508 050

jessica@cookecurtis.co.uk

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	807 ft ² / 75 m ²		
Plot Area:	0.08 acres		
Year Built :	1983-1990		
Council Tax :	Band E		
Annual Estimate:	£2,951		
Title Number:	CB91318		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	Whittlesford	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	9	55	1000
• Surface Water	Very low	mb/s	mb/s	mb/s
				

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

Planning records for: **25 Church Close Whittlesford Cambridge Cambridgeshire CB22 4NY**

Reference - S/3167/15/FL	
Decision:	Decided
Date:	14th December 2015
Description:	First Floor side extension

Reference - 22/0051/TTCA	
Decision:	Decided
Date:	02nd February 2022
Description:	T 1 Beech- Crown reduce by 2.5 metres across the diameterT 2 Cypress, Leylandii - fellT3 Cypress Lawson - fell

Planning records for: **3 Church Close Whittlesford Cambridge Cambridgeshire CB22 4NY**

Reference - S/2042/17/FL	
Decision:	Decided
Date:	12th June 2017
Description:	Porch and alterations to drop kerb.

Reference - S/1121/16/FL	
Decision:	Decided
Date:	28th April 2016
Description:	Side and rear extension

Planning records for: **4 Church Close Whittlesford Cambridgeshire CB22 4NY**

Reference - 23/00739/HFUL	
Decision:	Decided
Date:	27th February 2023
Description:	Single storey side and rear extensions to bungalow and detached garden room.

Reference - 22/05536/HFUL	
Decision:	Withdrawn
Date:	22nd December 2022
Description:	First floor extensions to roof with box dormer, single storey rear extension, two storey side extension and detached garden room.

Planning records for: **6 Church Close Whittlesford Cambridge Cambridgeshire CB22 4NY**

Reference - S/1251/10	
Decision:	Decided
Date:	30th July 2010
Description:	Workshop/Summer House

Reference - S/3779/18/FL	
Decision:	Decided
Date:	05th October 2018
Description:	Erection of porch to front elevation.

Planning records for: **8 Church Close Whittlesford CB22 4NY**

Reference - 21/1582/TTCA	
Decision:	Decided
Date:	23rd November 2021
Description:	(G1) 2x Apple Diseased and in decline - remove to ground level.

Planning records for: **10 Church Close Whittlesford Cambridge Cambridgeshire CB22 4NY**

Reference - S/1799/10	
Decision:	-
Date:	20th October 2010
Description:	Roof extension single-storey rear extension and addition to porch.

Reference - 25/02459/HFUL	
Decision:	Decided
Date:	23rd June 2025
Description:	Single storey side extension.

Reference - S/0740/11	
Decision:	Decided
Date:	08th April 2011
Description:	Roof extension single-storey rear extension and addition to porch.

Planning records for: **11 Church Close Whittlesford Cambridge Cambridgeshire CB22 4NY**

Reference - S/0214/08/F	
Decision:	Decided
Date:	05th February 2008
Description:	Conservatory

Reference - S/3741/18/DC	
Decision:	Decided
Date:	03rd October 2018
Description:	Discharge of Condition 4 (Arboicultural Method Statement & Tree Protection) of Planning Permission S/3245/17/FL

Reference - S/3956/18/FL	
Decision:	Decided
Date:	18th October 2018
Description:	Dormer window on rear elevation

Reference - S/2879/17/FL	
Decision:	Withdrawn
Date:	16th August 2017
Description:	One and half storey extension and dormer window modifications within existing roof

Planning records for: **11 Church Close Whittlesford CB22 4NY**

Reference - 21/00556/HFUL	
Decision:	Awaiting decision
Date:	09th February 2021
Description:	Installation of 20 No. solar PV panels split across the front south east facing roof of the main property (14) and adjoining garage (6).

Reference - S/3245/17/FL	
Decision:	Decided
Date:	18th September 2017
Description:	One and half storey side extension

Planning records for: **12 Church Close Whittlesford CB22 4NY**

Reference - 21/1698/TTPO	
Decision:	Decided
Date:	13th December 2021
Description:	(T1) Oak- remove major deadwood.- reduce lower easterly over shed by 1.5 meters.- crown raise to 3 meters in height.To maintain this tree in its current location.

Planning records for: **13 Church Close Whittlesford Cambridge Cambridgeshire CB22 4NY**

Reference - 20/2018/TTPO	
Decision:	Awaiting decision
Date:	23rd September 2020
Description:	TPO 0008 (1969) G2: Fell to ground level 1 Beech tree in rear garden. The trunk from this tree is severely rotten and the whole tree is leaning towards the house. There has been serious damage previously to this tree

Planning records for: **13 Church Close Whittlesford CB22 4NY**

Reference - 20/04215/HFUL	
Decision:	Decided
Date:	13th October 2020
Description:	Single storey side and rear extensions

Reference - 20/2235/TTPO	
Decision:	Decided
Date:	23rd October 2020
Description:	5 Day Notice - TPO 0008 (1969) G2: T1 Beech to fell (due to extensive and advanced decay). Replant with Ilex aquifolium, container grown specimen between 1 and 2 metres tall.

Reference - S/0362/08/F	
Decision:	Decided
Date:	29th February 2008
Description:	Extension.

Planning records for: **Cemetery On Church Lane Near 18A Church Close Whittlesford Cambridge Cambridgeshire CB22 4NY**

Reference - S/0245/18/TC	
Decision:	Decided
Date:	23rd January 2018
Description:	Tree works as per application

Planning records for: **18A Church Close Whittlesford CB22 4NY**

Reference - 20/1437/TTPO	
Decision:	Decided
Date:	09th June 2020
Description:	TPO 0008 (1969) G3: Fell 1 Scots Pine - The proposed works relates to a mid-size Scots Pine (approx. 15m) which has been completely dead for some considerable time. It is situated on the boundary of our property and we are now concerned that due to the brittleness of the wood that it may be a risk to ourselves and the public (a public footpath passes right next to the tree). We are proposing to plant a replacement tree e.g. Hawthorn, in front of where the existing tree is positioned. We are currently obtaining quotes for these works, including Acacia Tree Surgery in Waterbeach.
Reference - S/1759/17/TP	
Decision:	Decided
Date:	17th May 2017
Description:	Tree works
Reference - S/1905/17/TC	
Decision:	Decided
Date:	31st May 2017
Description:	Fell 2 trees - See sketch map for tree works specification
Reference - S/2698/17/FL	
Decision:	Decided
Date:	01st August 2017
Description:	New house in replacement of existing and site re-arrangement

Planning records for: **18A Church Close Whittlesford Cambridge Cambridgeshire CB22 4NY**

Reference - S/3042/15/FL
<p>Decision: Decided</p>
<p>Date: 20th November 2015</p>
<p>Description: Erection of one 3x bed dwelling along with car parking and associated landscaping.</p>
Reference - S/4091/18/VC
<p>Decision: Decided</p>
<p>Date: 29th October 2018</p>
<p>Description: Variation of condition 2 (Approved plans) of planning permission S/2698/17/FL</p>
Reference - S/4508/17/DC
<p>Decision: Decided</p>
<p>Date: 15th December 2017</p>
<p>Description: Discharge of conditions 3 (Materials) 4 (Hard and soft landscape) 6 (Boundary treatment) 9 (Foul water drainage) 10 (Surface water drainage) and 11 (Traffic management) of planning permission S/2698/17/FL</p>
Reference - S/2974/18/VC
<p>Decision: Decided</p>
<p>Date: 27th July 2018</p>
<p>Description: Variation of condition 2 (approved plans) of planning consent S/2698/17/FL for new house in replacement of existing and site re-arrangement</p>

Planning records for: **18A Church Close Whittlesford Cambridge Cambridgeshire CB22 4NY**

Reference - S/2174/18/DC	
Decision:	Decided
Date:	07th June 2018
Description:	Discharge of conditions 3 (Materials) of planning permission S/2698/17/FL

Reference - S/1776/17/TC	
Decision:	Decided
Date:	18th May 2017
Description:	Tree Works Conservation Trees. Please see application and attachments for full details

Planning records for: **19 Church Close Whittlesford Cambridge Cambridgeshire CB22 4NY**

Reference - S/0126/11	
Decision:	Decided
Date:	26th January 2011
Description:	Porch Extension & Alterations.

Reference - 21/03981/HFUL	
Decision:	Decided
Date:	02nd September 2021
Description:	Single storey side and front extensions

Planning records for: **20 Church Close Whittlesford Cambridge Cambridgeshire CB22 4NY**

Reference - S/0239/16/FL	
Decision:	Decided
Date:	28th January 2016
Description:	LOFT CONVERSION WITH DORMER WRAP AROUND SINGLE STOREY SIDE AND REAR EXTENSION AND PORCH

Reference - S/0095/17/FL	
Decision:	Decided
Date:	09th January 2017
Description:	Loft Conversion with Dormer Wrap Around Single Storey Side and Rear Extension and Porch

Reference - S/2883/15/FL	
Decision:	Decided
Date:	10th November 2015
Description:	Loft conversion with dormer wrap around single storey side and rear extension and porch

Planning records for: **21 Church Close Whittlesford Cambridge Cambridgeshire CB22 4NY**

Reference - S/0413/16/FL	
Decision:	Decided
Date:	12th February 2016
Description:	Side & rear & front porch extensions inc demolition of existing garage extension & conservatory

Planning records for: **21 Church Close Whittlesford Cambridge Cambridgeshire CB22 4NY**

Reference - S/2631/17/VC	
Decision:	Decided
Date:	24th July 2017
Description:	Removal of condition 4 of planning permission S/0413/16/FL

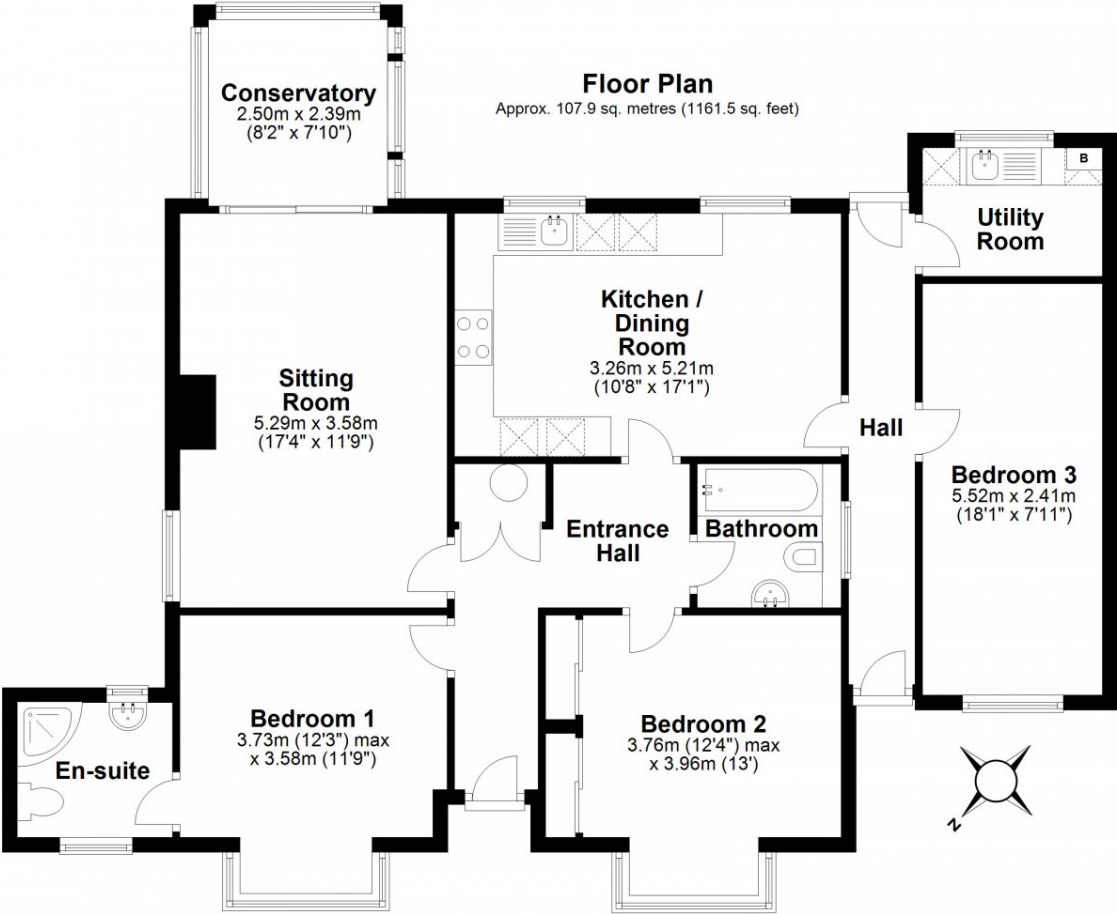
Planning records for: **24 Church Close Whittlesford Cambridge Cambridgeshire CB22 4NY**

Reference - S/0666/14/FL	
Decision:	Decided
Date:	20th March 2014
Description:	Single Storey Extension to form Garage Utility and Garden Room

Reference - 23/03222/HFUL	
Decision:	Decided
Date:	21st August 2023
Description:	14 solar panels to south facing roof.

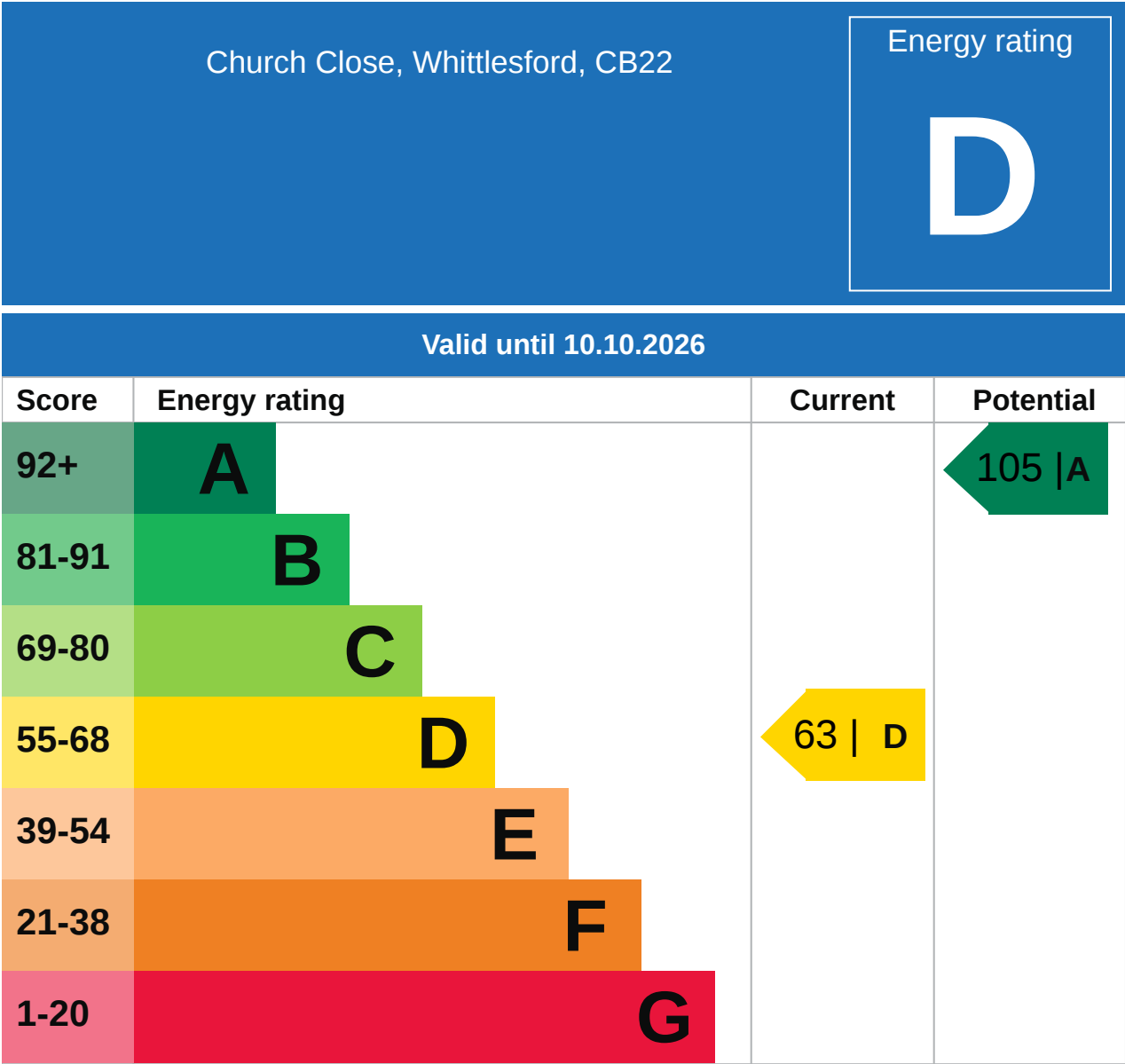


CHURCH CLOSE, WHITTLESFORD, CAMBRIDGE, CB22



Total area: approx. 107.9 sq. metres (1161.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	75 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Standard

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Gas Supply

Central Heating

Yes

Water Supply

Drainage



Cooke Curtis & Co

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

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

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

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

Testimonial 1



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

Testimonial 2



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

Testimonial 3



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

Testimonial 4



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



/cookecurtisco



/cookecurtisco

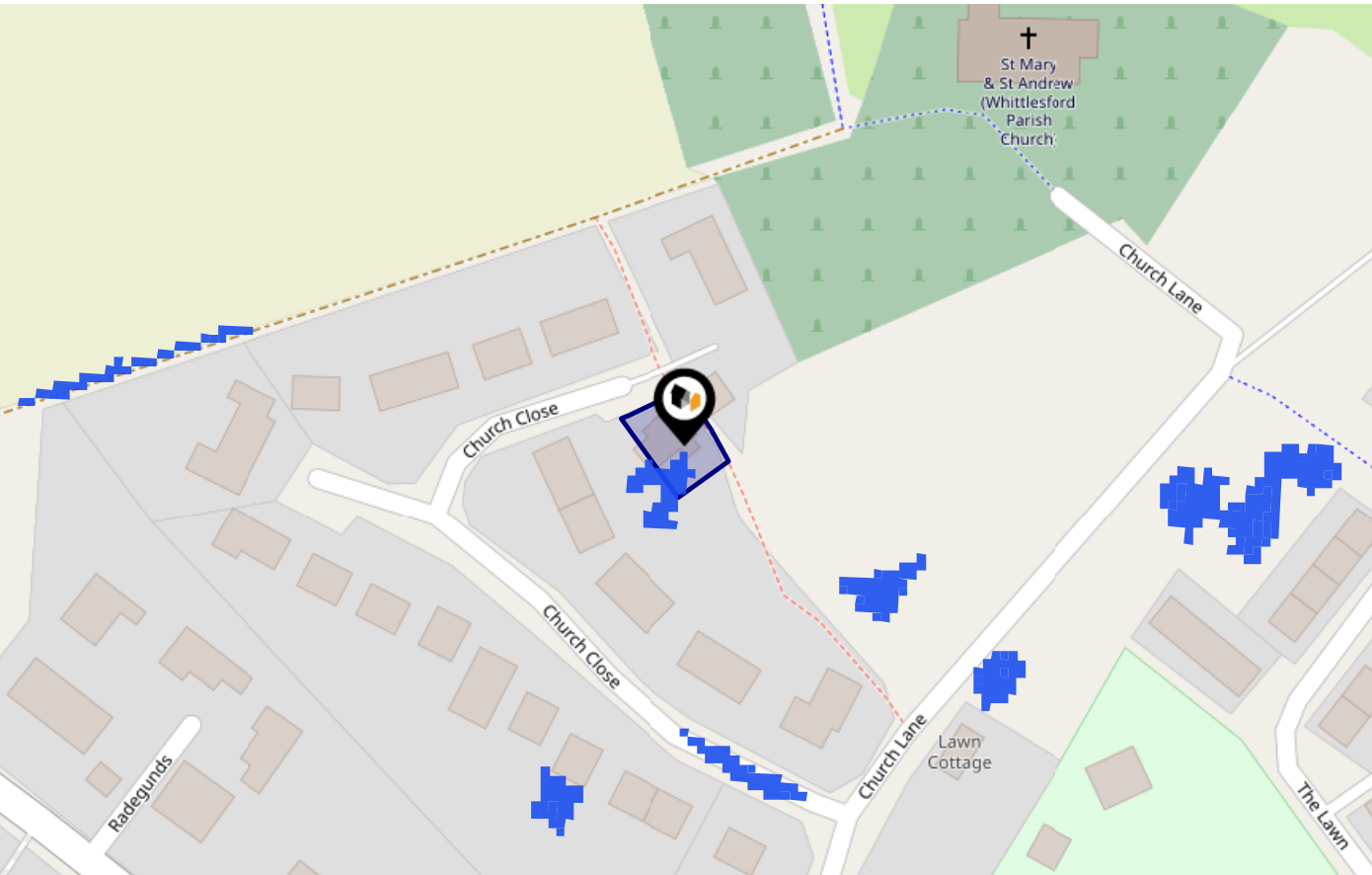
Important - Please read

Flood Risk

Surface Water - Flood Risk



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

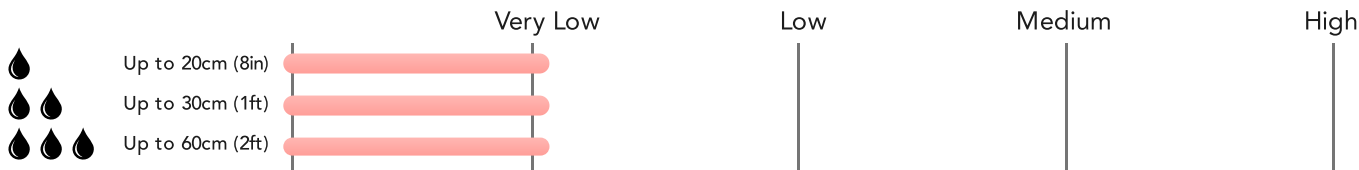


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

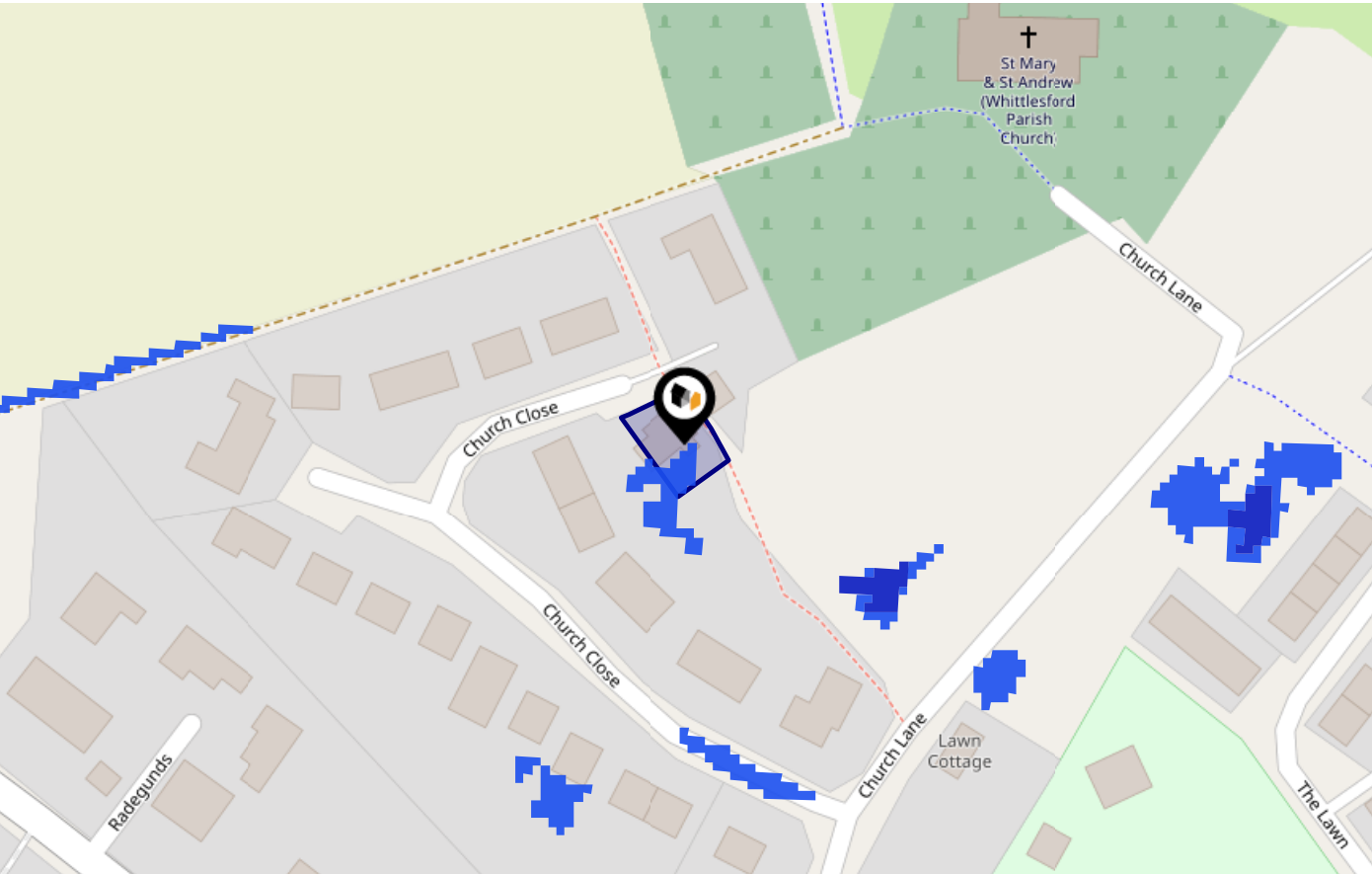


Flood Risk

Surface Water - Climate Change



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

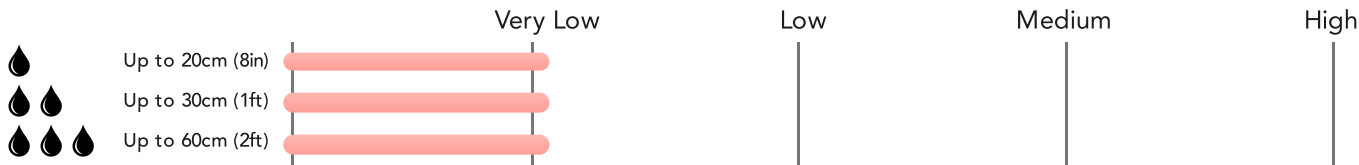


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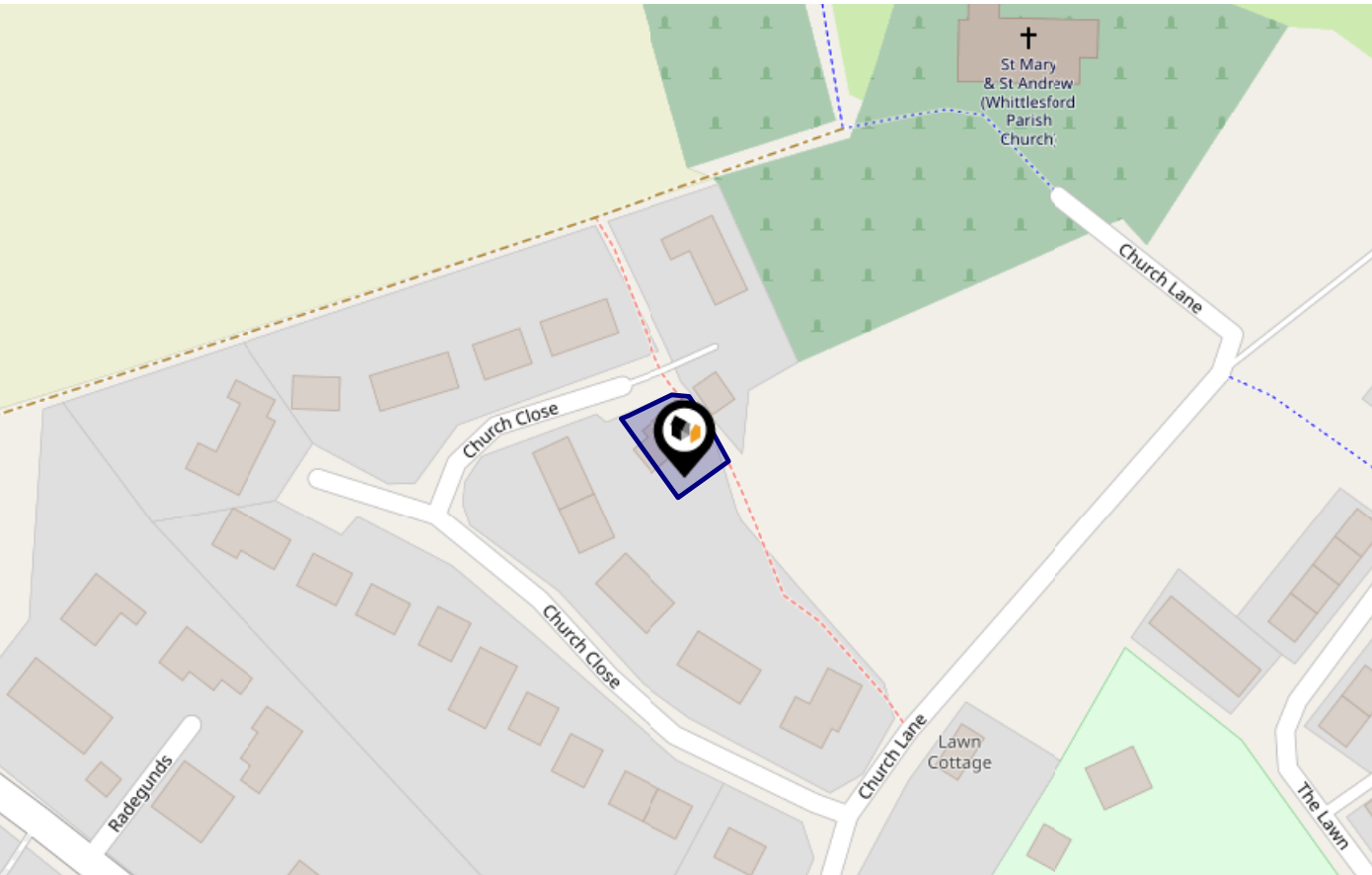


Flood Risk

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.

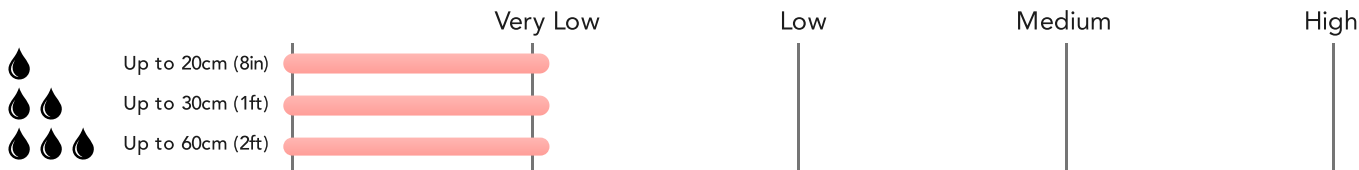


Risk Rating: Very low

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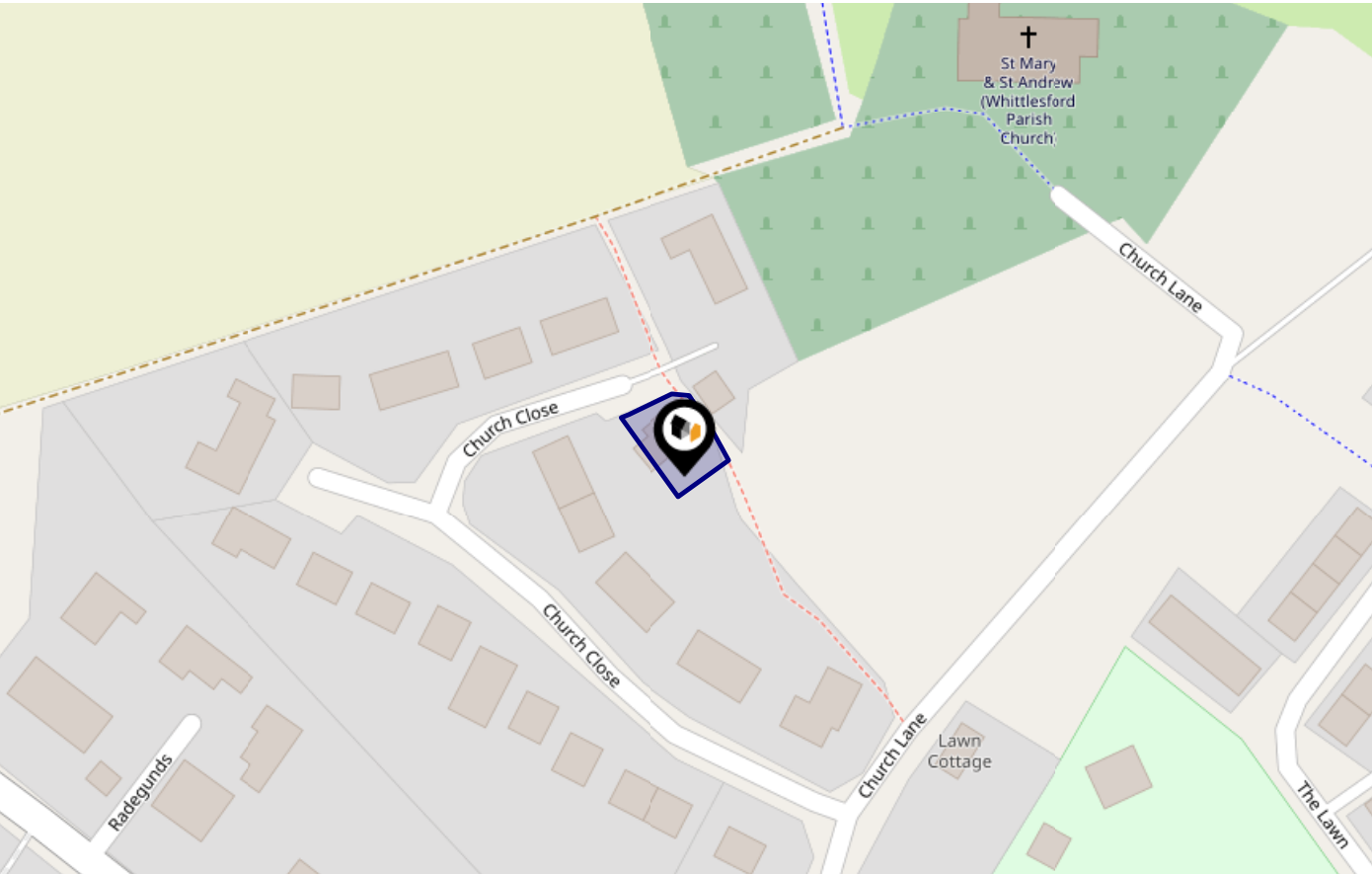


Flood Risk

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.

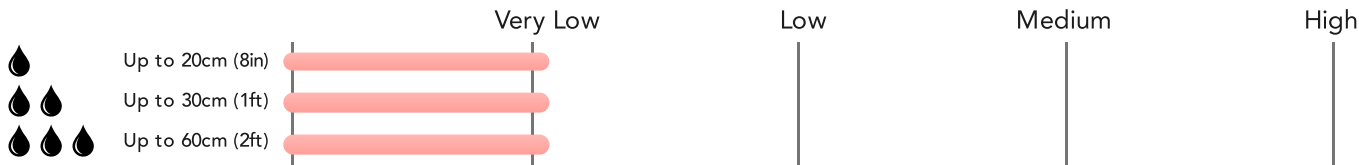


Risk Rating: Very low

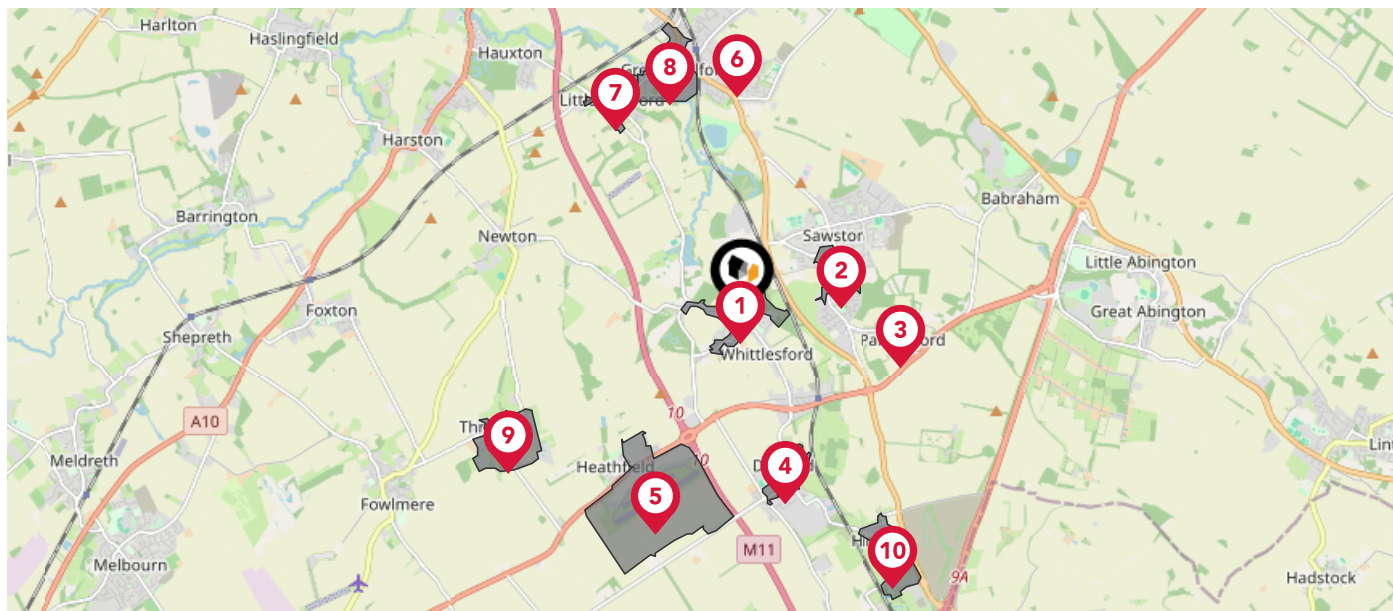
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Chance of flooding to the following depths at this property:



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



Whittlesford



Sawston



Pampisford



Duxford



Duxford Airfield



Stapleford



Little Shelford



Great Shelford



Thriplow



Hinxton

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

This map displays nearby coal mine entrances and their classifications.



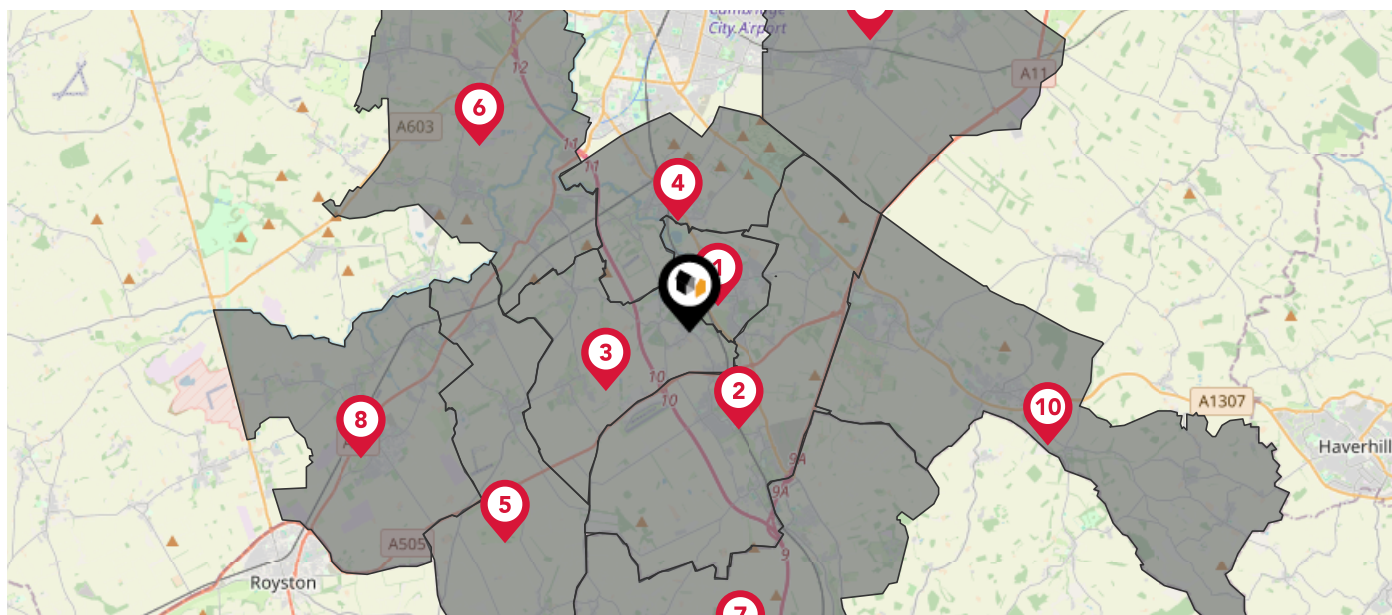
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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

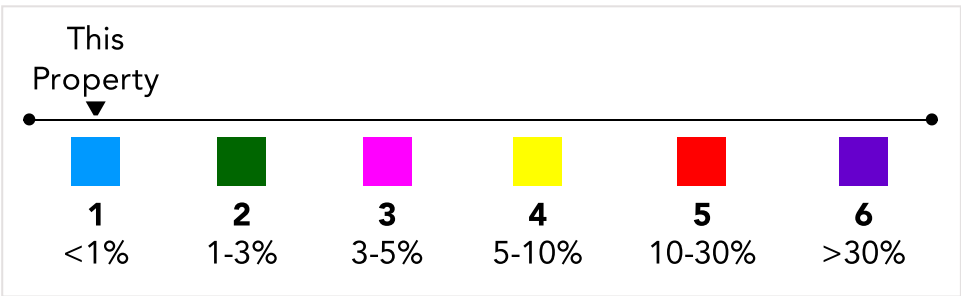
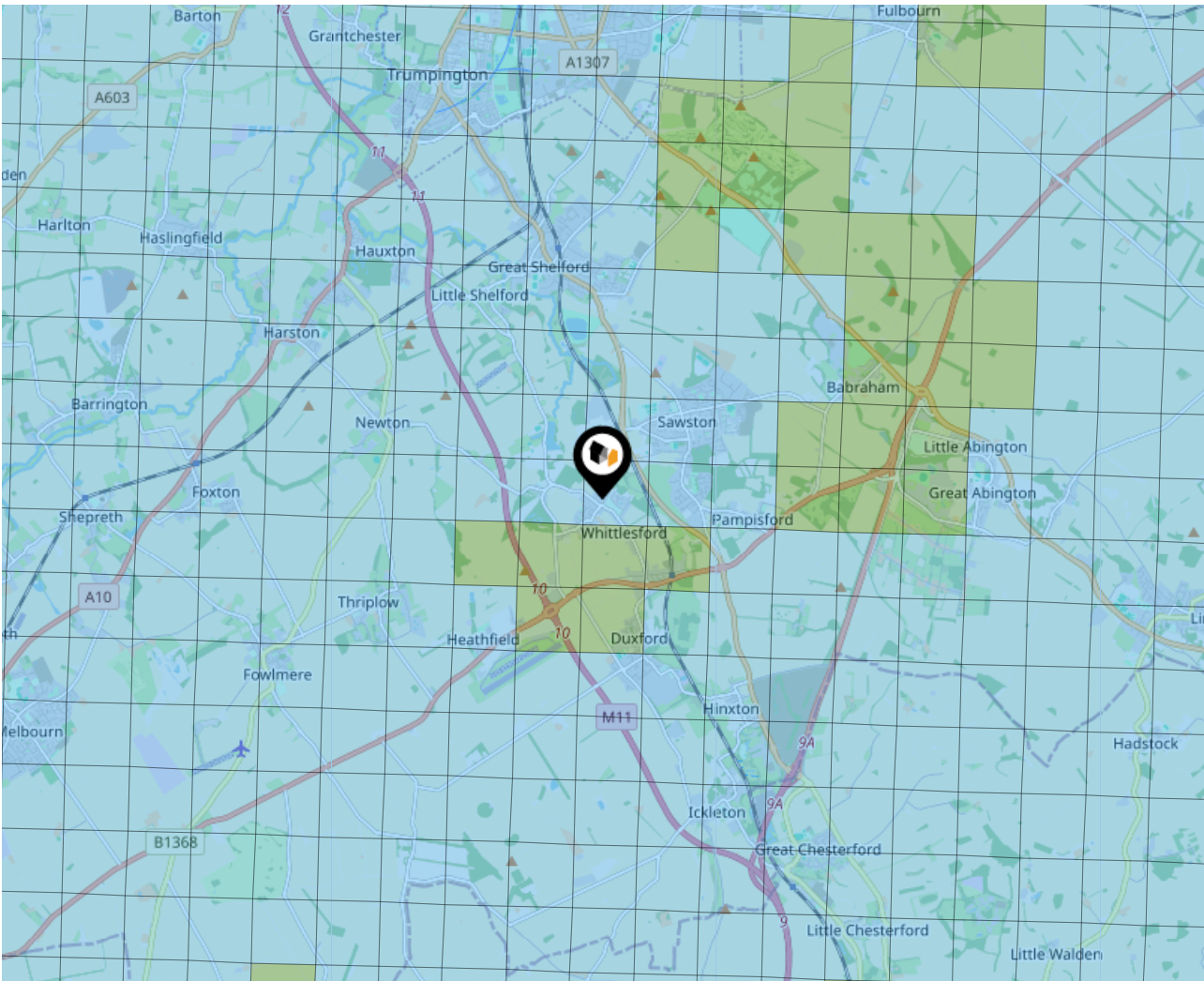


Nearby Council Wards

- | | |
|----|---|
| 1 | Sawston Ward |
| 2 | Duxford Ward |
| 3 | Whittlesford Ward |
| 4 | Shelford Ward |
| 5 | Foxton Ward |
| 6 | Harston & Comberton Ward |
| 7 | Littlebury, Chesterford & Wenden Lofts Ward |
| 8 | Melbourn Ward |
| 9 | Fen Ditton & Fulbourn Ward |
| 10 | Linton Ward |

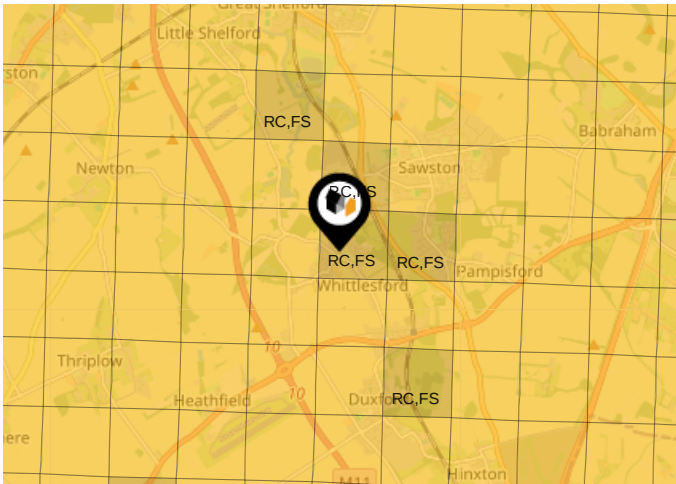
What is Radon?

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)		

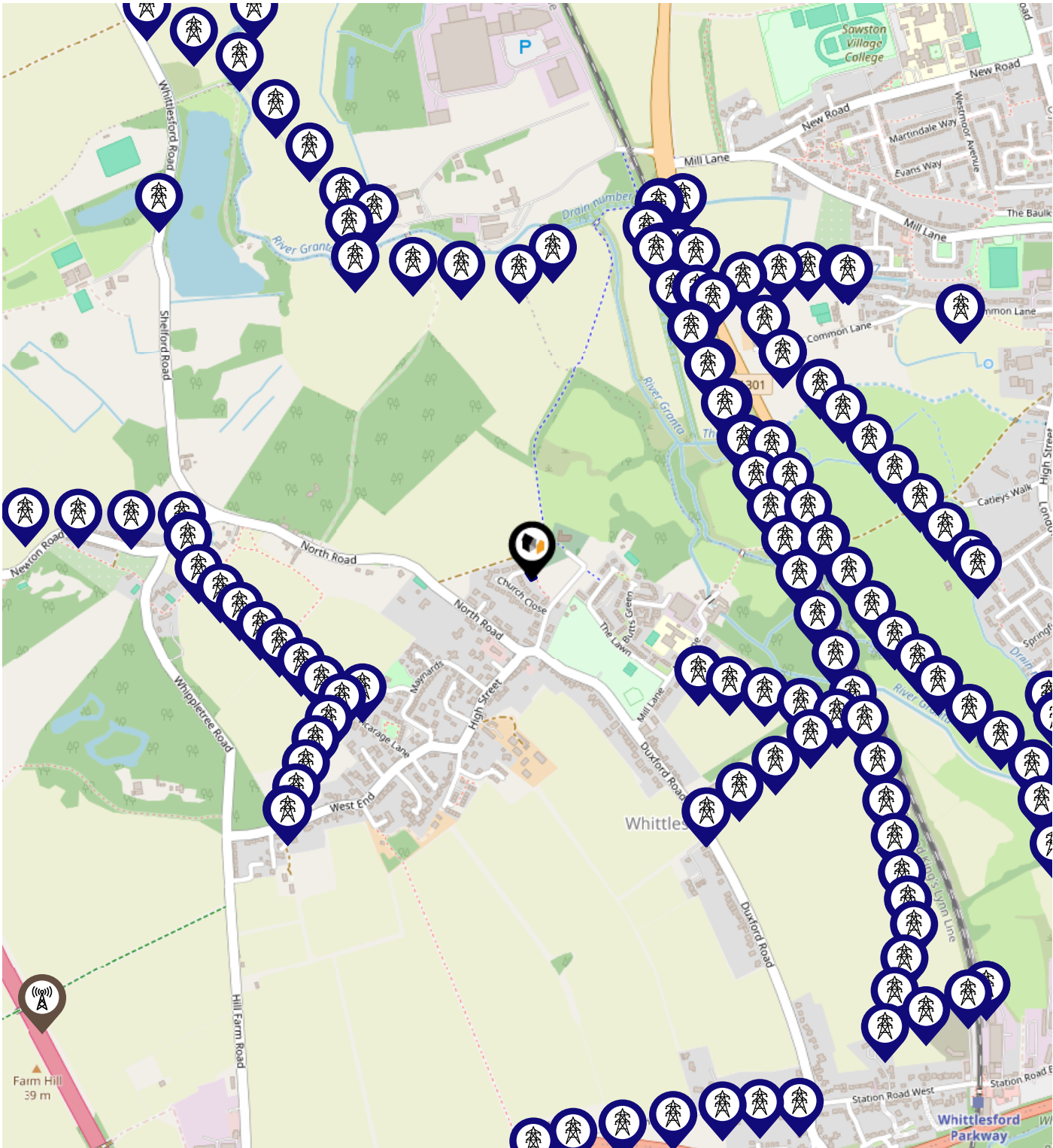


Primary Classifications (Most Common Clay Types)



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

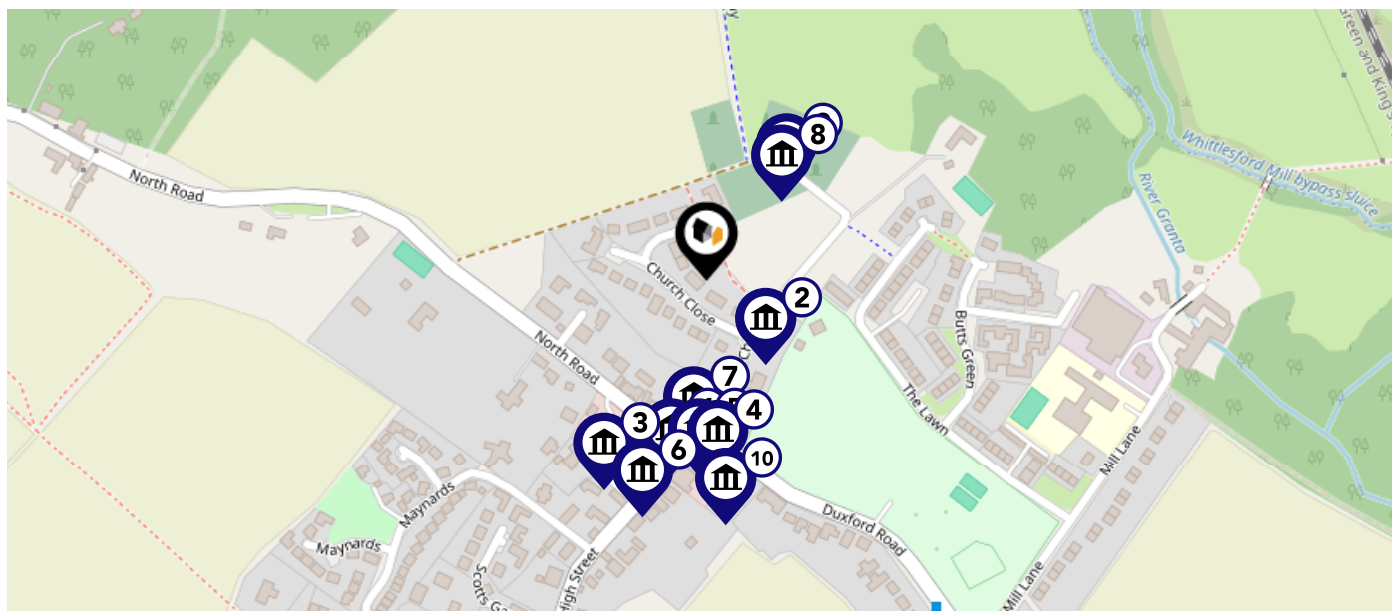
Masts & Pylons













Key:

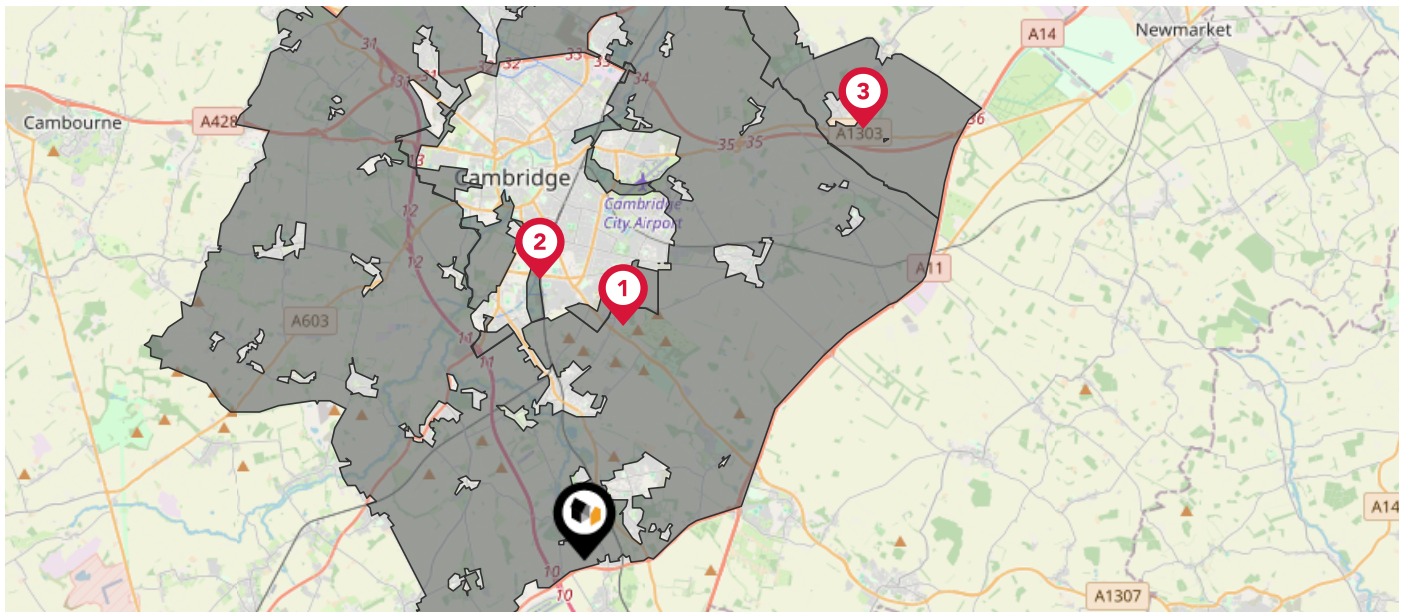
-  Power Pylons
-  Communication Masts

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
 1165789 - The Guildhall	Grade II	0.1 miles
 1128015 - Lawn Cottage	Grade II	0.1 miles
 1128021 - Tickells Arms Public House	Grade II	0.1 miles
 1425040 - Whittlesford Cross	Grade II	0.1 miles
 1264959 - K6 Telephone Kiosk	Grade II	0.1 miles
 1165696 - 4, High Street	Grade II	0.1 miles
 1165669 - Storeys Cottage	Grade II	0.1 miles
 1330975 - Chest Tomb To South Of South Aisle Centre Bay Of St Marys And St Andrews Parish Church	Grade II	0.1 miles
 1128014 - Parish Church Of St Mary And St Andrew	Grade I	0.1 miles
 1165681 - The Shrubberies	Grade II	0.1 miles

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

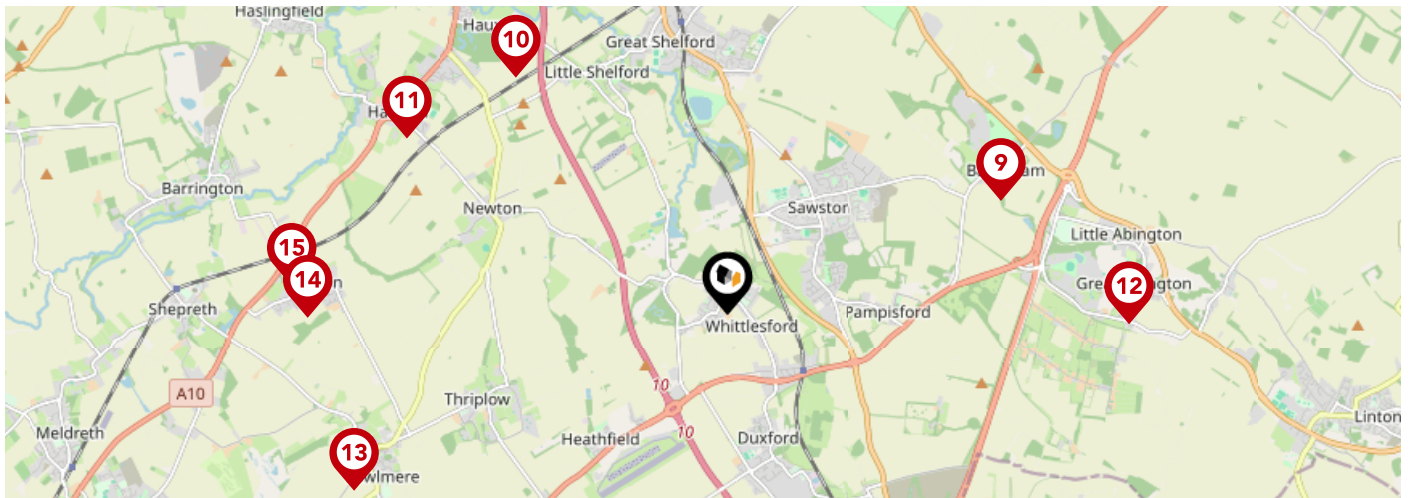










Nearby Green Belt Land

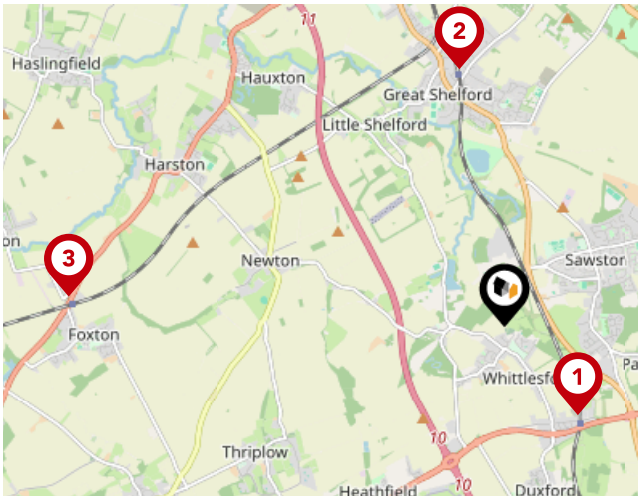
- 1 Cambridge Green Belt - Cambridge
- 2 Cambridge Green Belt - South Cambridgeshire
- 3 Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:2.7	<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:2.9	<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:3.33	<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:3.65	<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:3.76	<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:3.83	<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:3.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



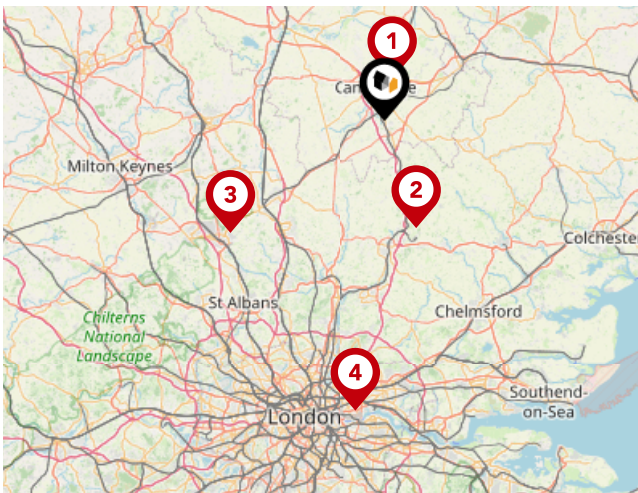
National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	1.04 miles
2	Shelford (Cambs) Rail Station	2.39 miles
3	Foxton Rail Station	3.98 miles



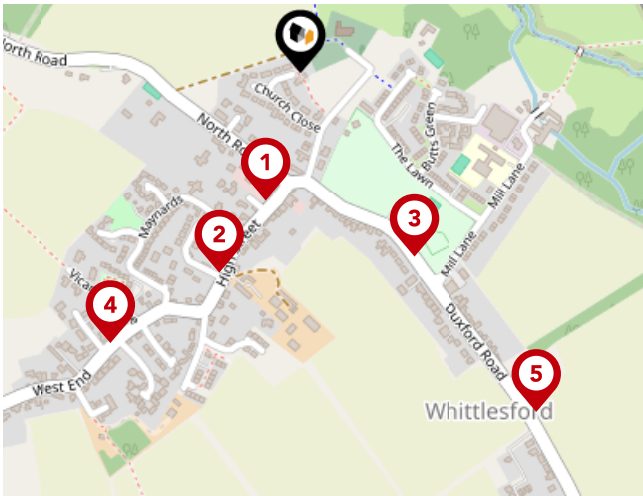
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	1.25 miles
2	M11 J9	3.83 miles
3	M11 J11	3.7 miles
4	M11 J12	6.07 miles
5	M11 J13	7.38 miles



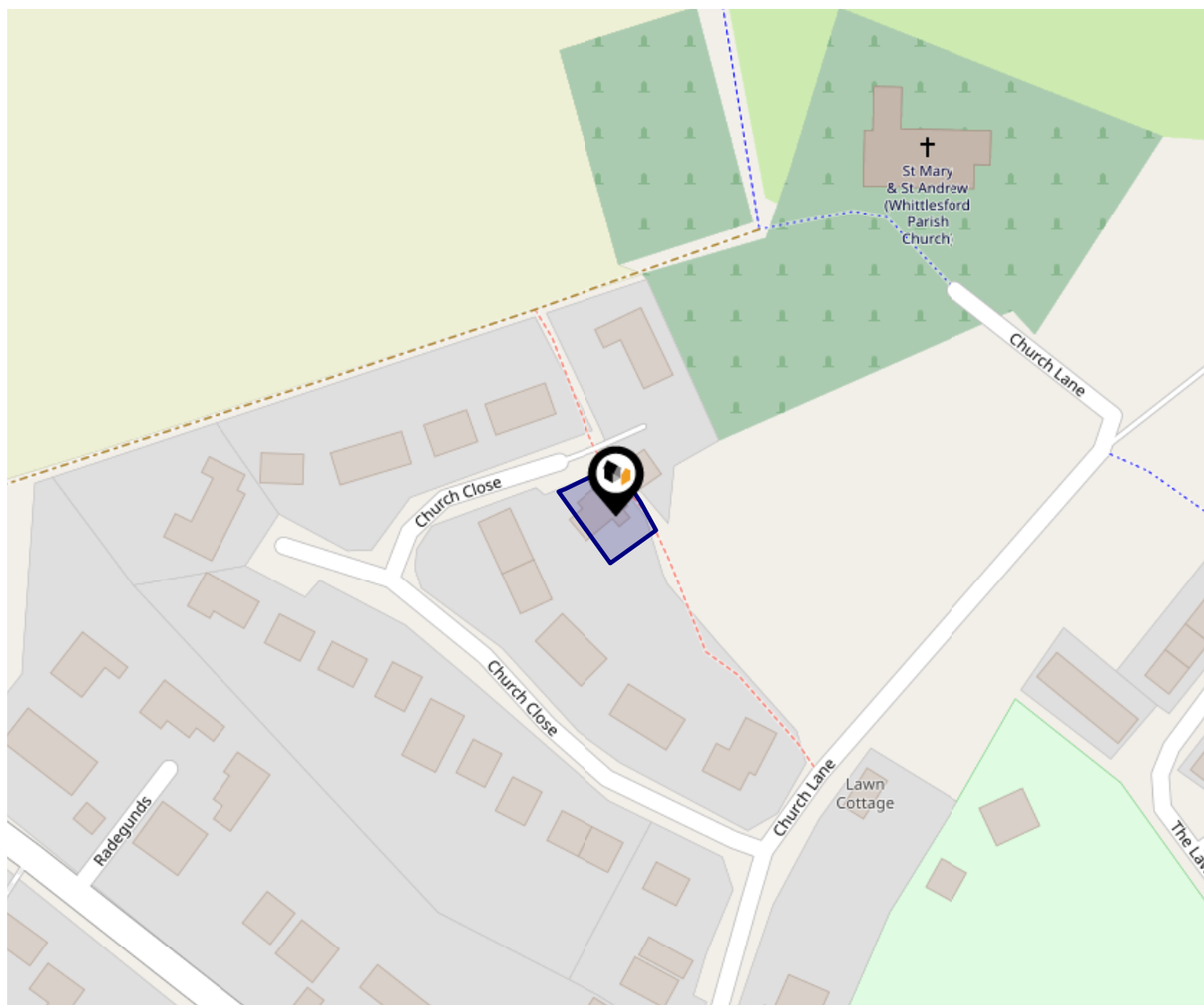
Airports/Helipads

Pin	Name	Distance
1	Cambridge	6.37 miles
2	Stansted Airport	16.23 miles
3	Luton Airport	27.73 miles
4	Silvertown	42.53 miles








Bus Stops/Stations

Pin	Name	Distance
1	Old School Lane	0.15 miles
2	Scotts Gardens	0.25 miles
3	Mill Lane	0.25 miles
4	Ascham Lane	0.38 miles
5	Millfield Farm	0.47 miles



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

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

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

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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