

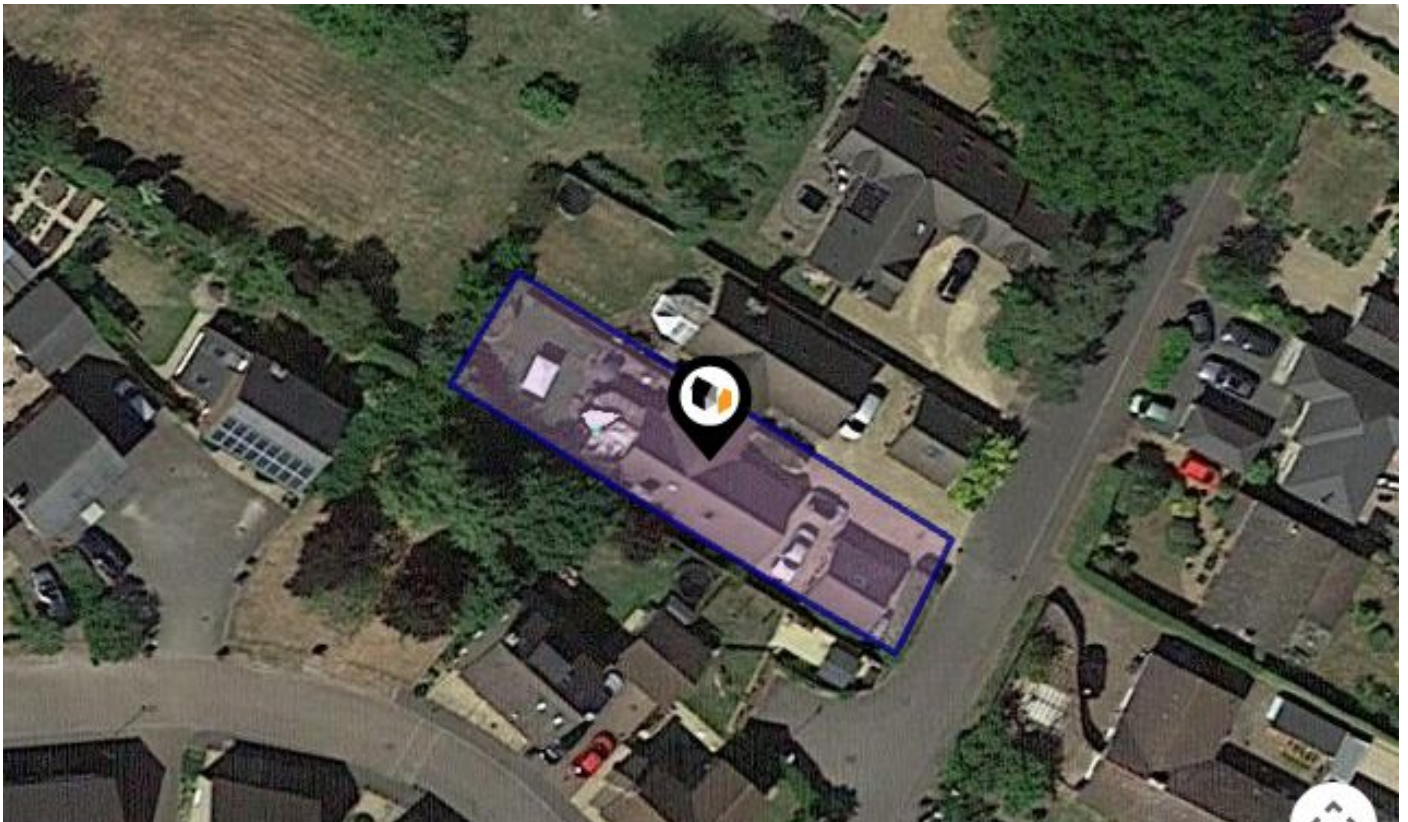


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MIR: Material Info

The Material Information Affecting this Property

Monday 15th September 2025



WEST DRIVE, HIGHFIELDS CALDECOTE, CAMBRIDGE, CB23

Cooke Curtis & Co

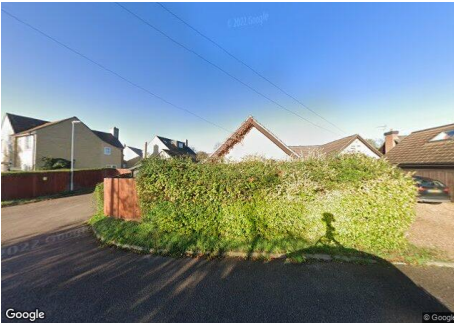
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,679 ft ² / 156 m ²		
Plot Area:	0.12 acres		
Year Built :	1991-1995		
Council Tax :	Band E		
Annual Estimate:	£2,951		
Title Number:	CB173530		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	4	1800
• Surface Water	Low	mb/s	mb/s
			

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

Planning records for: **12A West Drive Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NY**

Reference - S/2619/14/VC	
Decision:	Decided
Date:	29th October 2014
Description:	Removal Condition 7 of S/1282/08/F - (No First Floor Accomodation)

Planning records for: **64A West Drive Highfields Caldecote Caldecote Cambridgeshire CB23 7NY**

Reference - 23/04628/CLUED	
Decision:	Decided
Date:	04th December 2023
Description:	Certificate of lawfulness under S191 for an existing use for a structure that has been used as a dwellinghouse (Class C3) in excess of 10 years along with residential garden space surrounding the dwelling, which has been in use as associated residential curtilage in excess of 10 years and a shed within the garden area.

Planning records for: **32A West Drive Highfields Caldecote Caldecote Cambridge CB23 7NY**

Reference - S/2068/19/DC	
Decision:	Decided
Date:	07th June 2019
Description:	Discharge of conditions 8 (surface water drainage) and 10 (boundary treatment) of planning permission S/0424/18/FL for Four-bedroom Dwelling

Planning records for: **Land At The Back Of 20 West Drive Highfields Caldecote Caldecote CB23 7NY**

Reference - 21/00677/CONDA	
Decision:	Awaiting decision
Date:	21st July 2022
Description:	Submission of details required by conditions 5 (Construction Environmental Management Plan), 6 (Surface Water Drainage), 7 (Contamination), 14 (Energy Statement) and 15 (Water Efficiency) of outline planning permission 21/00677/OUT

Planning records for: ***Land At The Back Of 20 West Drive Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NY***

Reference - 22/03213/S73	
Decision:	Decided
Date:	14th July 2022
Description:	S73 Variation of condition 1 (Approved plans) of reserved matters application 22/00826/REM (Reserved matters application for access, appearance, landscaping, layout and scale following outline planning permission 21/00677/OUT (Outline planning permission for a 1.5 storey dwelling with all matters reserved)) change the design of the dwelling to insert an additional window.

Planning records for: ***1 West Drive Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NY***

Reference - S/0092/17/FL	
Decision:	Decided
Date:	11th January 2017
Description:	Proposed First floor extension with dormer windrows front and rear

Planning records for: ***5A West Drive Highfields Caldecote Caldecote CB23 7NY***

Reference - 21/02595/CL2PD	
Decision:	Decided
Date:	03rd June 2021
Description:	Certificate of lawfulness under S192 for a proposed loft conversion with side dormer to the existing roof with 2 obscure glazed side facing windows and insertion of 3 roof windows in the opposite roof slope

Reference - 21/02593/HFUL	
Decision:	Decided
Date:	03rd June 2021
Description:	Loft Conversion with side dormer and rear window in existing roof gable.

Planning records for: **12 West Drive Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NY**

Reference - S/1282/08/F	
Decision:	Decided
Date:	24th July 2008
Description:	Bungalow & garage

Planning records for: **13 West Drive Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NY**

Reference - S/4046/18/FL	
Decision:	Decided
Date:	24th October 2018
Description:	Demolition of existing bungalow and construction of new dwelling. Temporary site accommodation (Retrospective)

Planning records for: **16 West Drive Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NY**

Reference - S/1251/17/FL	
Decision:	Decided
Date:	05th April 2017
Description:	Erection of new build 1.5 storey bungalow style single family dwelling and double garage outbuilding to back lands site

Reference - S/1426/05/F	
Decision:	Decided
Date:	19th July 2005
Description:	Extension

Planning records for: **19 West Drive Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NY**

Reference - S/1131/15/FL	
Decision:	Decided
Date:	02nd May 2015
Description:	Renovation of vertical surfaces of the dormers. Removal of existing hung tile finish application of 100mm insulation and render finish to match existing extension. Application of 80mm external insulation board to the existing brick elevations of the dwelling. Application of render finish over insulation boards to match existing extension

Planning records for: **Land At The Back Of 20 West Drive Highfields Caldecote Caldecote CB23 7NY**

Reference - 22/03338/HFUL	
Decision:	Decided
Date:	21st July 2022
Description:	Single storey rear extension

Reference - 21/01873/CONDB	
Decision:	Decided
Date:	14th July 2022
Description:	Submission of details required by condition 5 (Drainage) of planning permission 21/01873/FUL

Reference - 21/00677/OUT	
Decision:	Awaiting decision
Date:	14th February 2021
Description:	Outline planning permission for a 1.5 storey dwelling with all matters reserved

Planning records for: *Land At The Back Of 20 West Drive Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NY*

Reference - 22/00826/REM
Decision: Decided
Date: 18th February 2022
Description: Reserved matters application for access, appearance, landscaping, layout and scale following outline planning permission 21/00677/OUT (Outline planning permission for a 1.5 storey dwelling with all matters reserved).

Reference - 21/00677/CONDB
Decision: Decided
Date: 16th March 2023
Description: Submission of details required by condition 6 (Surface Water Drainage) of outline planning permission 21/00677/OUT

Reference - 20/02566/OUT
Decision: Awaiting decision
Date: 01st June 2020
Description: Outline planning for 1 No. 1.5 storey dwelling with all matters reserved.

Reference - 22/00826/CONDA
Decision: Decided
Date: 16th March 2023
Description: Submission of details required by condition 3 (Secure Cycle Parking) of planning permission 22/00826/REM

Planning records for: *Land Adjacent To 22 West Drive Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NY*

Reference - 20/02131/CONDA
Decision: Decided
Date: 18th November 2020
Description: Submission of details required for conditions 3 (Surface and Foul Water Drainage), 4 (Carbon Emissions) and 5 (Hard and Soft Landscaping Scheme) of planning permission 20/02131/FUL

Reference - S/2154/05/F
Decision: Decided
Date: 10th November 2005
Description: Dwelling and Garage

Reference - S/1862/07/F
Decision: Decided
Date: 28th September 2007
Description: Dwelling

Reference - S/2347/18/OL
Decision: Decided
Date: 20th June 2018
Description: Outline planning permission for a single storey dwelling with all matters reserved.

Planning records for: **22 West Drive Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NY**

Reference - 20/02131/FUL	
Decision:	Decided
Date:	21st April 2020
Description:	Erection of one 1.5 storey dwelling and associated works

Planning records for: **24 West Drive Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NY**

Reference - S/1678/10	
Decision:	Decided
Date:	30th September 2010
Description:	Two Storey Front Extension and Second Floor Rear Extension (Extension of Time Limit for Implementation under Planning Permission S/0355/08/F).

Reference - S/0355/08/F	
Decision:	Decided
Date:	28th February 2008
Description:	Extensions

Reference - S/0801/13/FL	
Decision:	Decided
Date:	17th April 2013
Description:	Revision to Planning permission reference S/0801/13/FL - Two storey front extension first floor rear extension dormer windows and raised roof pitch

Planning records for: *Site Adjacent To 27 West Drive Highfields Caldecote Caldecote Cambridgeshire CB23 7NY*

Reference - 25/00232/FUL	
Decision:	Awaiting decision
Date:	22nd January 2025
Description:	Erection of 3no dwellings and retention of pedestrian right of way.

Planning records for: *Land To The Rear Of 32 West Drive Highfields Caldecote Cambridge CB23 7NY*

Reference - S/2640/19/DC	
Decision:	Decided
Date:	19th July 2019
Description:	Discharge of conditions 7 (arboricultural method statement and tree protection strategy) 8 (surface water drainage and foul water drainage) 10(boundary treatment) and 11 (hard and soft landscaping) of planning permission S/0424/18/FL for four-bedroom dwelling

Reference - S/0424/18/FL	
Decision:	Decided
Date:	05th February 2018
Description:	Four-bedroom Dwelling

Reference - S/3617/17/FL	
Decision:	Decided
Date:	10th October 2017
Description:	Demolition of a tandem garage replaced with a four bedroom detached dwelling with intergrated double garage

Planning records for: **36 West Drive Highfields Caldecote Caldecote CB23 7NY**

Reference - 20/03814/HFUL	
Decision:	Decided
Date:	14th September 2020
Description:	Single storey rear extension

Planning records for: **42 West Drive Highfields Caldecote Caldecote Cambridgeshire CB23 7NY**

Reference - 21/03681/CONDC	
Decision:	Decided
Date:	26th April 2023
Description:	Submission of details required by condition 11 (Preliminary Ecological Assessment) of planning permission 21/03681/FUL

Reference - 22/03363/CONDB	
Decision:	Decided
Date:	09th June 2023
Description:	Submission of details required by Conditions 3 (Details for the buffer planting on north eastern boundary), 24 (Location of Fire Hydrants) and 25 (Arboricultural Method Statement including Tree Protection Plan) pursuant to Planning Reference No. 22/03363/FUL.

Reference - 21/03681/FUL	
Decision:	Decided
Date:	11th August 2021
Description:	Demolition of existing dwelling and buildings and erection of 3 dwellings

Planning records for: **42 West Drive Highfields Caldecote Caldecote CB23 7NY**

Reference - 23/0495/TTPO
Decision: Decided
Date: 22nd May 2023
Description: T.1 Beech - TPO 0023 (2002) - Fell to ground level dead beech T.2 Lime - Reduce height by 3M and remove dead wood to allow more light to rear garden of no.1 selwynT.3 Lime - Reduce height by 3M and remove dead woodT.4 Lime - Reduce height by 3M and remove dead wood due to sparse top canopy.
Reference - 21/01335/FUL
Decision: Withdrawn
Date: 23rd March 2021
Description: Demolition of existing dwelling and buildings and erection of 3 dwellings
Reference - 21/03681/CONDG
Decision: Decided
Date: 24th May 2023
Description: Submission of details required by condition 10 (Construction Environmental Management Plan) of planning permission 21/03681/FUL
Reference - S/0971/18/CONDM
Decision: Awaiting decision
Date: 26th April 2023
Description: Submission of details required by condition 5 (construction method statement) of planning permission S/0971/18/OL

Planning records for: **42 West Drive Highfields Caldecote Caldecote CB23 7NY**

Reference - 21/03681/CONDI
Decision: Decided
Date: 27th October 2023
Description: Submission of details required by condition 8 (surface water drainage and foul water drainage) of planning permission 21/03681/FUL

Reference - 23/1299/TTCA
Decision: Decided
Date: 27th October 2023
Description: Ash tree on the boundary of 15 School Lane and the field to the rear locally known as Home Meadow. It is the only tree on the rear of 15 School Lane property boundary. Reduce overhanging branches by up to 2 metres.

Reference - 21/03681/CONDH
Decision: Decided
Date: 09th June 2023
Description: Submission of details required by conditions 12 (biodiversity enhancement) and 13 (lighting design strategy for biodiversity) of planning application 21/03681/FUL

Reference - 21/03681/CONDB
Decision: Decided
Date: 29th March 2023
Description: Submission of details required by condition 15 (water efficiency specification) of planning permission 21/03681/FUL

Planning records for: **42 West Drive Highfields Caldecote Caldecote Cambridgeshire CB23 7NY**

Reference - 21/03681/CONDE	
Decision:	Decided
Date:	12th May 2023
Description:	Submission of details required by condition 18 (Arboricultural Method Statement and Tree Protection Strategy) of planning permission 21/03681/FUL

Reference - 22/05503/CONDA	
Decision:	Decided
Date:	24th March 2023
Description:	Submission of details required by condition 5 (Landscape plan) of planning permission 22/05503/HFUL

Reference - 21/03681/CONDF	
Decision:	Decided
Date:	22nd May 2023
Description:	Submission of details required by condition 14 (energy statement) of planning permission 21/03681/FUL

Reference - 21/03681/CONDD	
Decision:	Decided
Date:	05th May 2023
Description:	Submission of details required by condition 3 (Hard and Soft Landscape) of planning permission 21/03681/FUL

Planning records for: **42 West Drive Highfields Caldecote Caldecote CB23 7NY**

Reference - 21/03681/CONDA	
Decision:	Decided
Date:	24th March 2023
Description:	Submission of details required by condition 17 (Secure Storage of Bicycles) of planning permission 21/03681/FUL

Planning records for: **43 West Drive Highfields Caldecote Caldecote Cambridgeshire CB23 7NY**

Reference - 24/02025/HFUL	
Decision:	Decided
Date:	28th May 2024
Description:	Demolition of existing conservatory and erection of single storey rear extension

Planning records for: **55 West Drive Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NY**

Reference - S/3088/16/LD	
Decision:	Decided
Date:	14th November 2016
Description:	Lawful development certificate for existing alterations to dwelling

Planning records for: **60 West Drive Highfields Caldecote Caldecote Cambridgeshire CB23 7NY**

Reference - 25/02833/HFUL	
Decision:	Awaiting decision
Date:	18th July 2025
Description:	Single storey rear extension following demolition of existing conservatory and installation of new window to side elevation.

Planning records for: **74 West Drive Highfields Caldecote Caldecote Cambridgeshire CB23 7NY**

Reference - 23/02595/HFUL	
Decision:	Decided
Date:	05th July 2023
Description:	Single storey glass roof to front.

Planning records for: **78 West Drive Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NY**

Reference - S/1245/14/FL	
Decision:	Decided
Date:	30th May 2014
Description:	Single storey side extension. Installation of domestic oil fuel tank

Planning records for: **86 West Drive Highfields Caldecote Caldecote Cambridgeshire CB23 7NY**

Reference - S/0981/09/F	
Decision:	Decided
Date:	07th July 2009
Description:	Alteration Extensions and Raising of Roof to Convert to Two Storey Dwelling

Reference - S/0571/10/F	
Decision:	Decided
Date:	12th April 2010
Description:	Dwelling

Planning records for: **86 West Drive Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NY**

Reference - S/1293/10	
Decision:	Decided
Date:	03rd August 2010
Description:	Non-Material Amendment changing double garage into games room

Reference - S/1737/10	
Decision:	Decided
Date:	12th October 2010
Description:	Dwelling

Planning records for: **90 West Drive Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NY**

Reference - 25/01211/OUT	
Decision:	Awaiting decision
Date:	27th March 2025
Description:	Outline application for erection of a detached self build dwelling with all matters reserved except for access following demolition of triple garage at No. 90 West Drive with access via existing private driveway.

Planning records for: **96 West Drive Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NY**

Reference - S/0352/15/NM	
Decision:	Decided
Date:	13th February 2015
Description:	Application for a non-material amendment to planning permission reference S/1004/14/FL for a two storey front extension.

Planning records for: **96 West Drive Highfields Caldecote Caldecote Cambridge Cambridgeshire CB23 7NY**

Reference - S/0376/17/FL	
Decision:	Decided
Date:	03rd February 2017
Description:	Re-submission of previously approved 2 storey front extension to 96 West Drive Caldecote ref: S/1004/14/FL with addition of Front Porch Dormers and Detached Garage

Reference - S/1004/14/FL	
Decision:	Decided
Date:	02nd May 2014
Description:	Two storey front extension

Planning records for: **101 West Drive Highfields Caldecote Caldecote Cambridgeshire CB23 7NY**

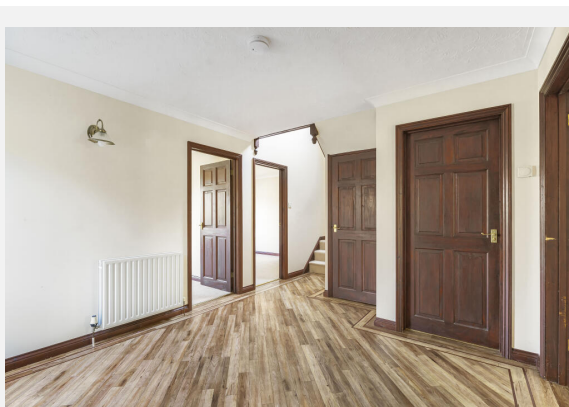
Reference - S/0586/09/F	
Decision:	Decided
Date:	28th April 2009
Description:	Erection of dwelling following demolition of existing

Reference - S/0608/09/O	
Decision:	Decided
Date:	05th May 2009
Description:	Outline application for erection of 1 dwelling following demolition of existing bungalow









**WEST DRIVE, HIGHFIELDS CALDECOTE, CAMBRIDGE,
CB23**

Approximate Gross Internal Area 1842 sq ft - 171 sq m

Ground Floor Area 1241 sq ft – 115 sq m

First Floor Area 601 sq ft – 56 sq m

Garage Ground Floor Area 272 sq ft – 25 sq m

Garage Mezzanine Area 151 sq ft – 14 sq m



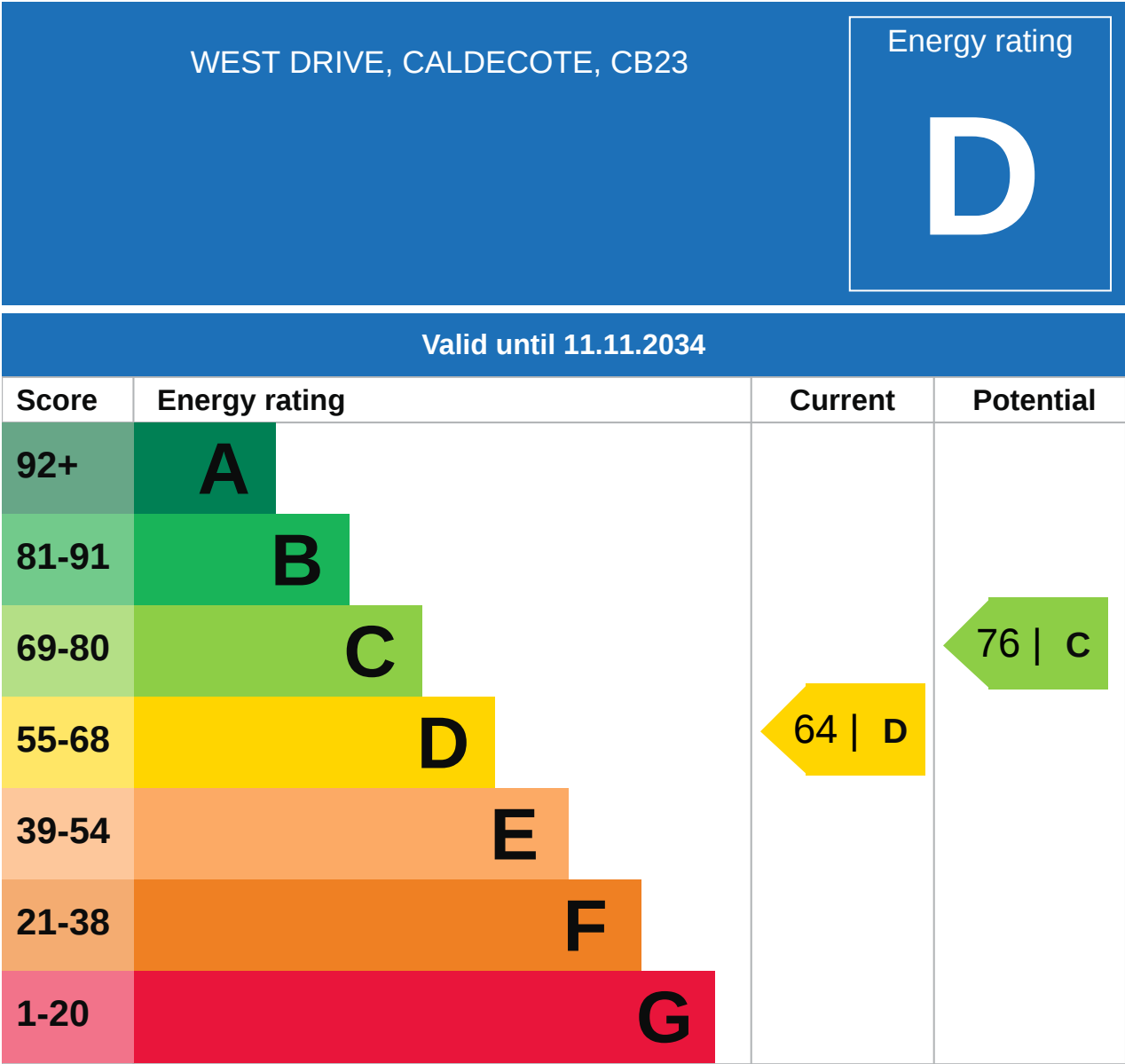
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



COOKE CURTIS & CO

WEST DRIVE, HIGHFIELDS CALDECOTE, CAMBRIDGE,
CB23





Additional EPC Data

Property Type:	Semi-detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, oil
Main Heating Energy:	Average
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	Room heaters, wood logs
Total Floor Area:	156 m ²

Other

Signs of Movement in the conservatory which is currently being repaired by the current owners. There are no signs of Subsidence anywhere else in the property.



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



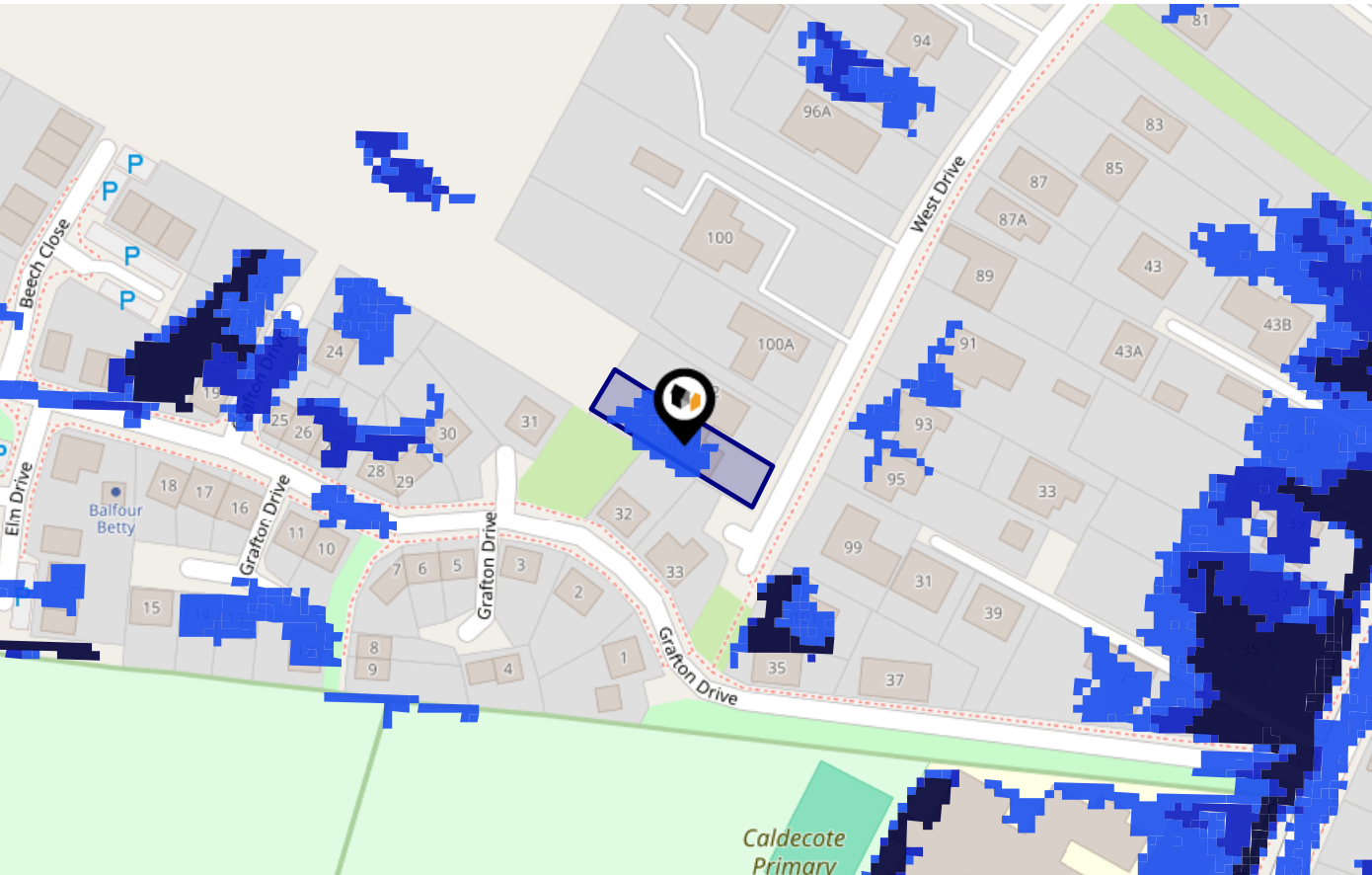
/cookecurtisco

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.

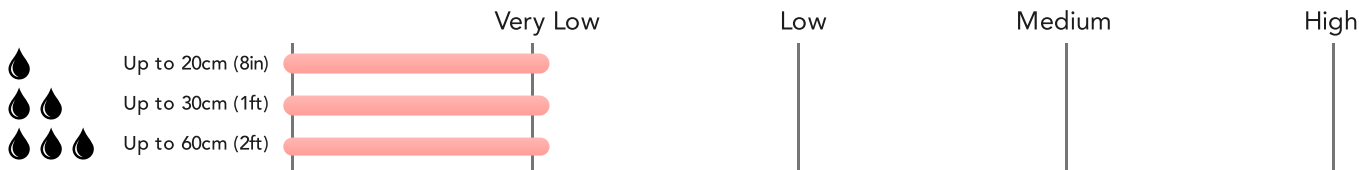


Risk Rating: Low

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:

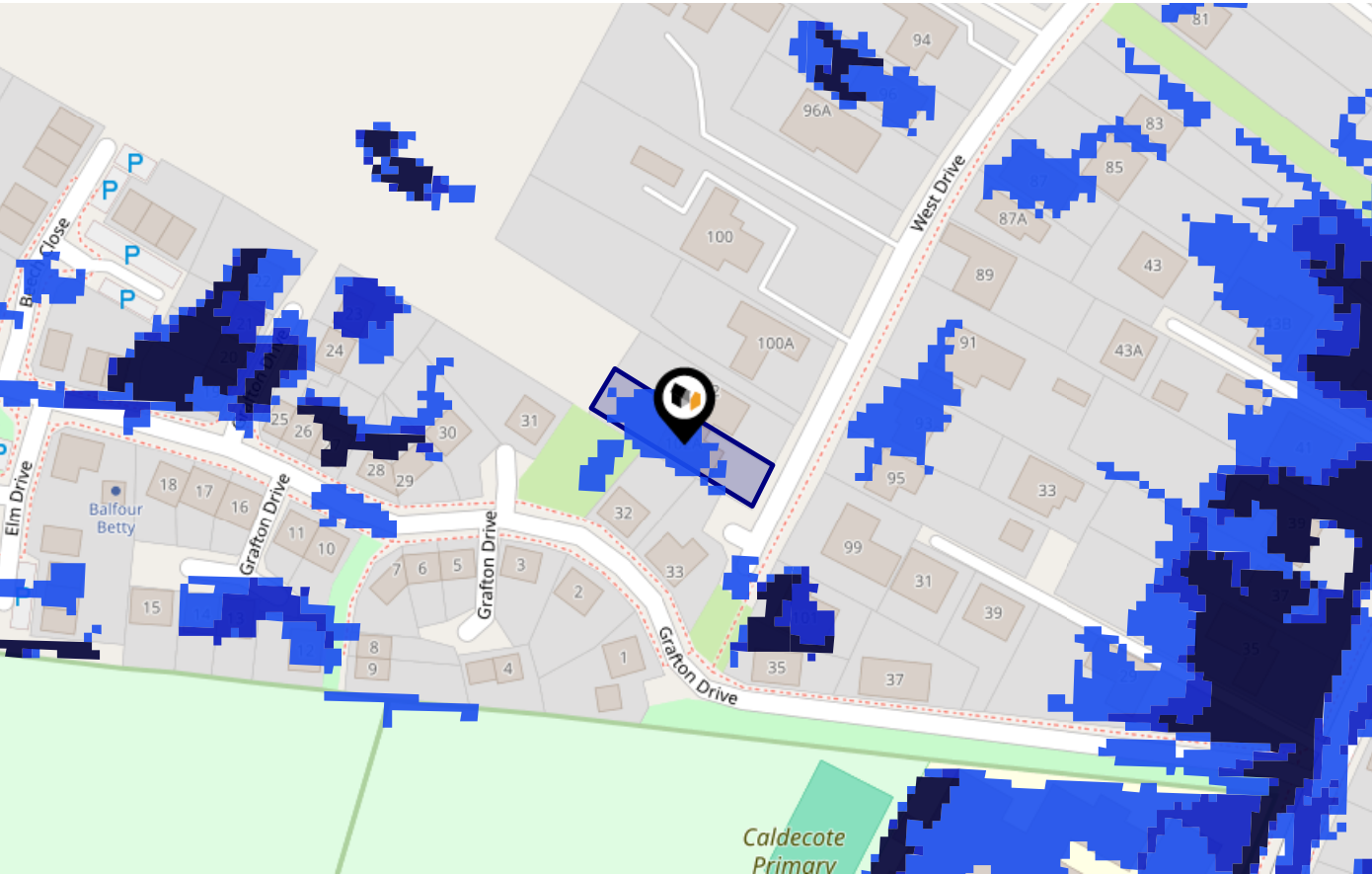


Flood Risk

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.

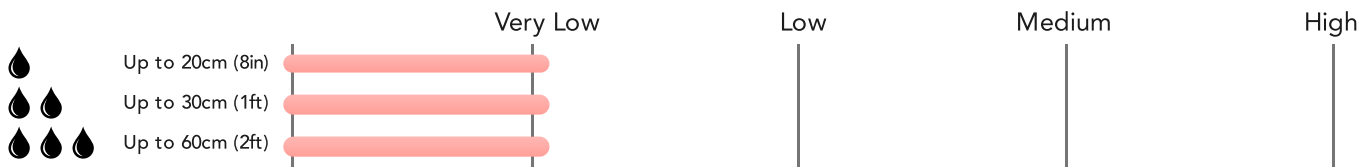


Risk Rating: Low

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

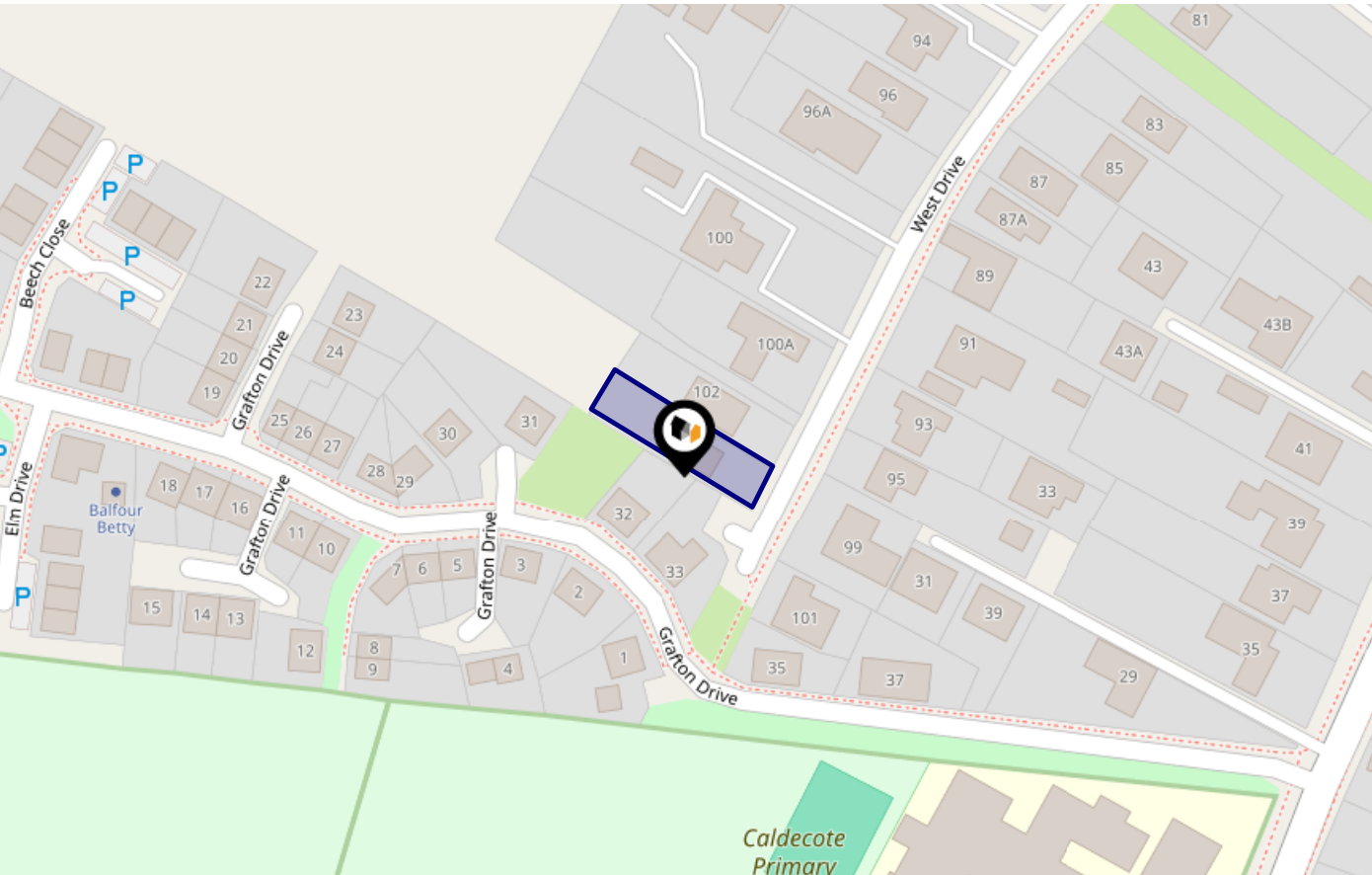


Flood Risk

Rivers & Seas - Flood Risk



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

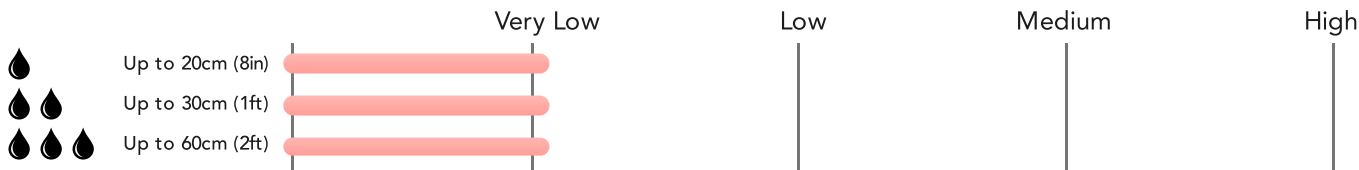


Risk Rating: Very low

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:

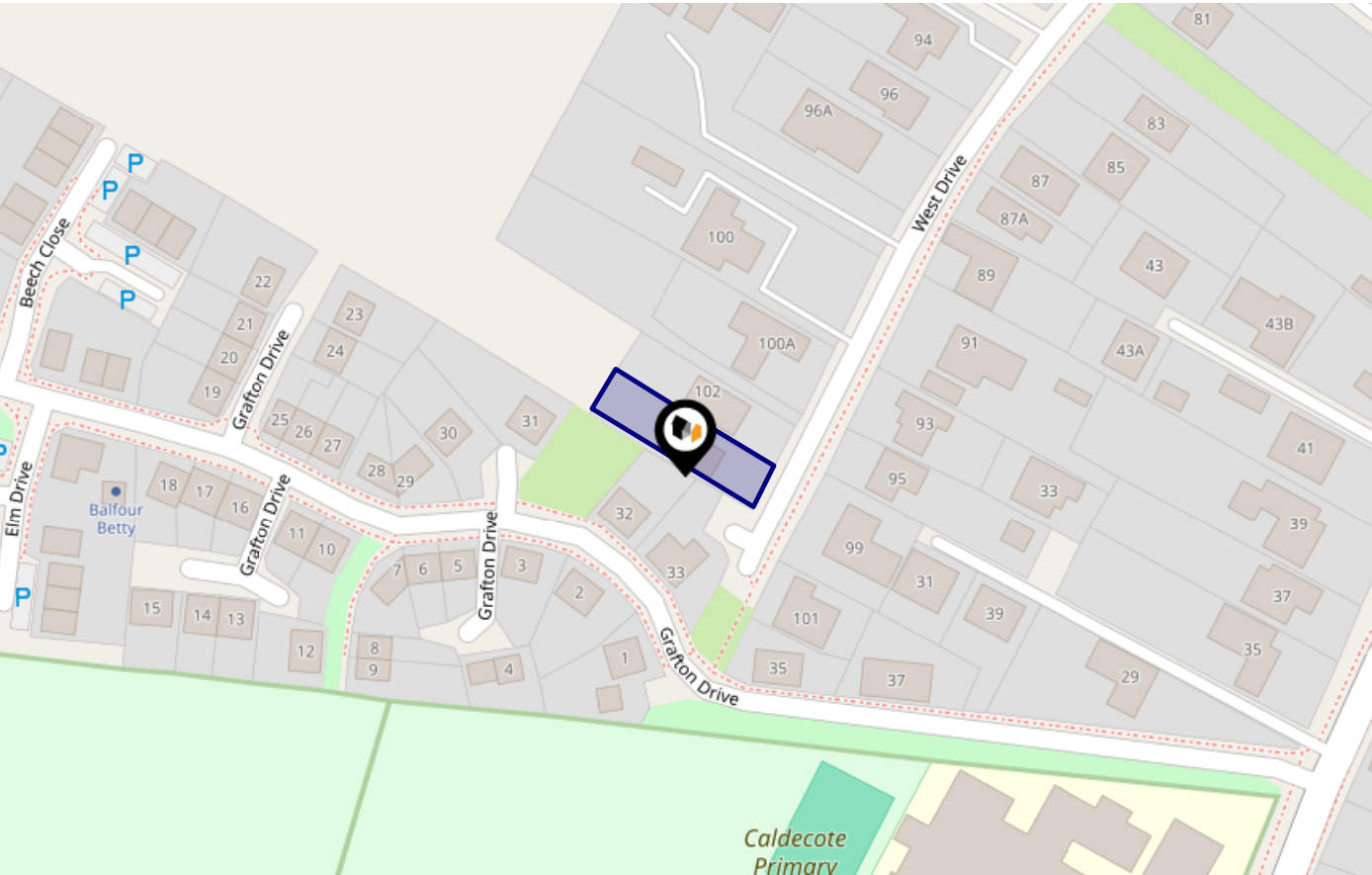


Flood Risk

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.

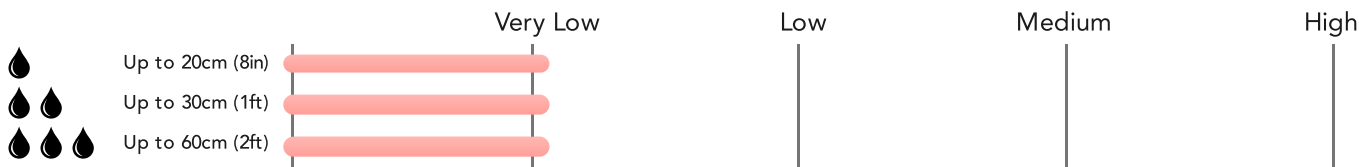


Risk Rating: Very low

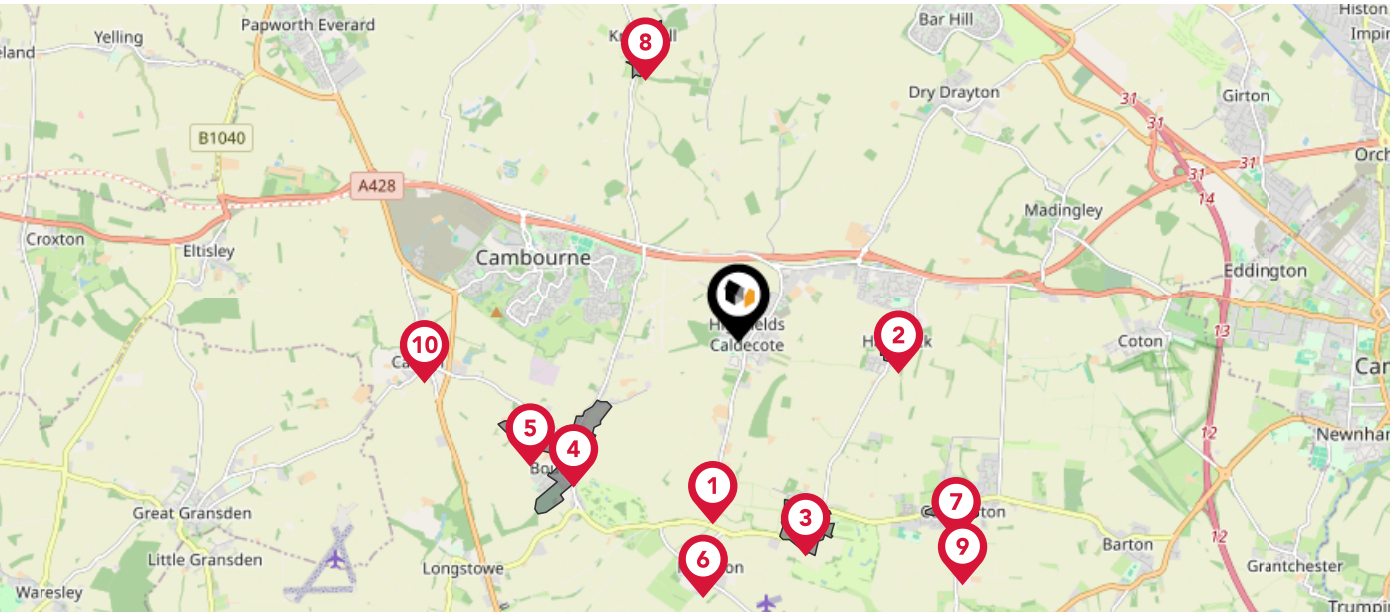
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



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.



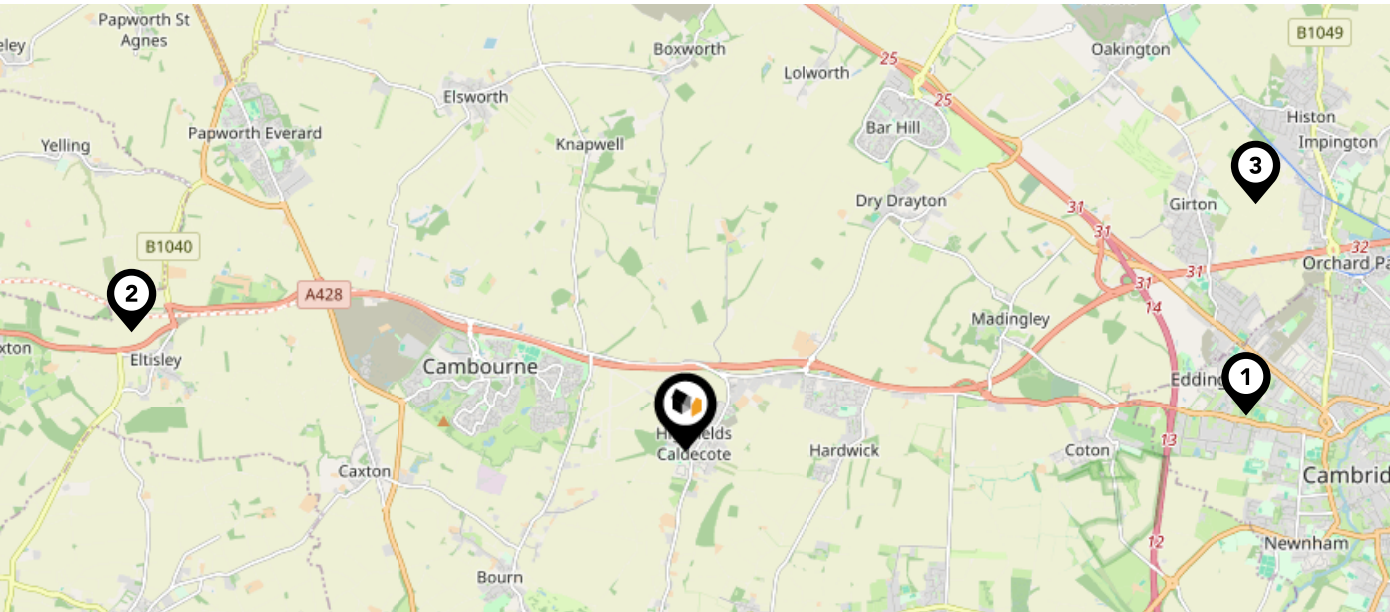
Nearby Conservation Areas	
1	Caldecote
2	Hardwick
3	Toft
4	Bourn Village and Hall
5	Bourn Caxton End
6	Kingston
7	Comberton Village
8	Knapwell
9	Comberton St Mary's
10	Caxton

Maps

Landfill Sites



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	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
2	EA/EPR/NP3290ND/A001	Active Landfill
3	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



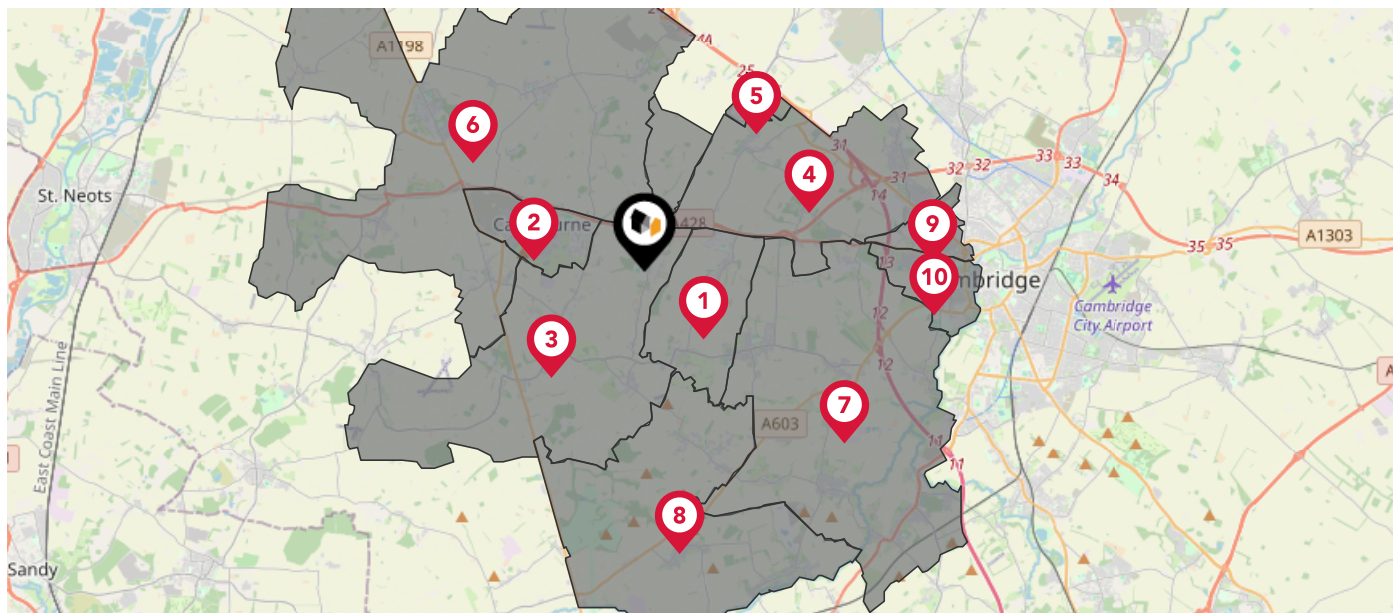
Mine Entry

- ✕ 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



Cambourne Ward



Caldecote Ward



Girton Ward



Bar Hill Ward



Caxton & Papworth Ward



Harston & Comberton Ward



Barrington Ward



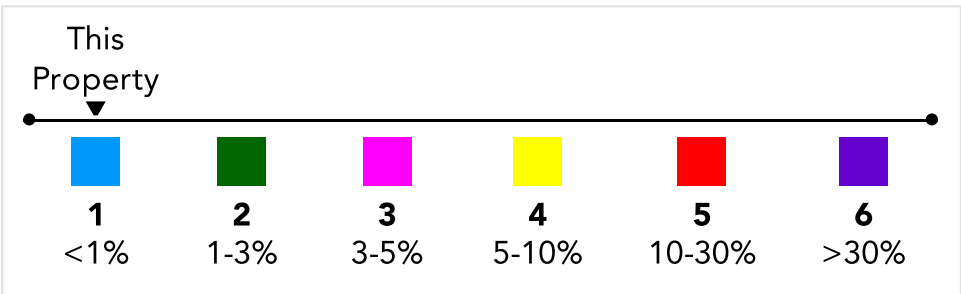
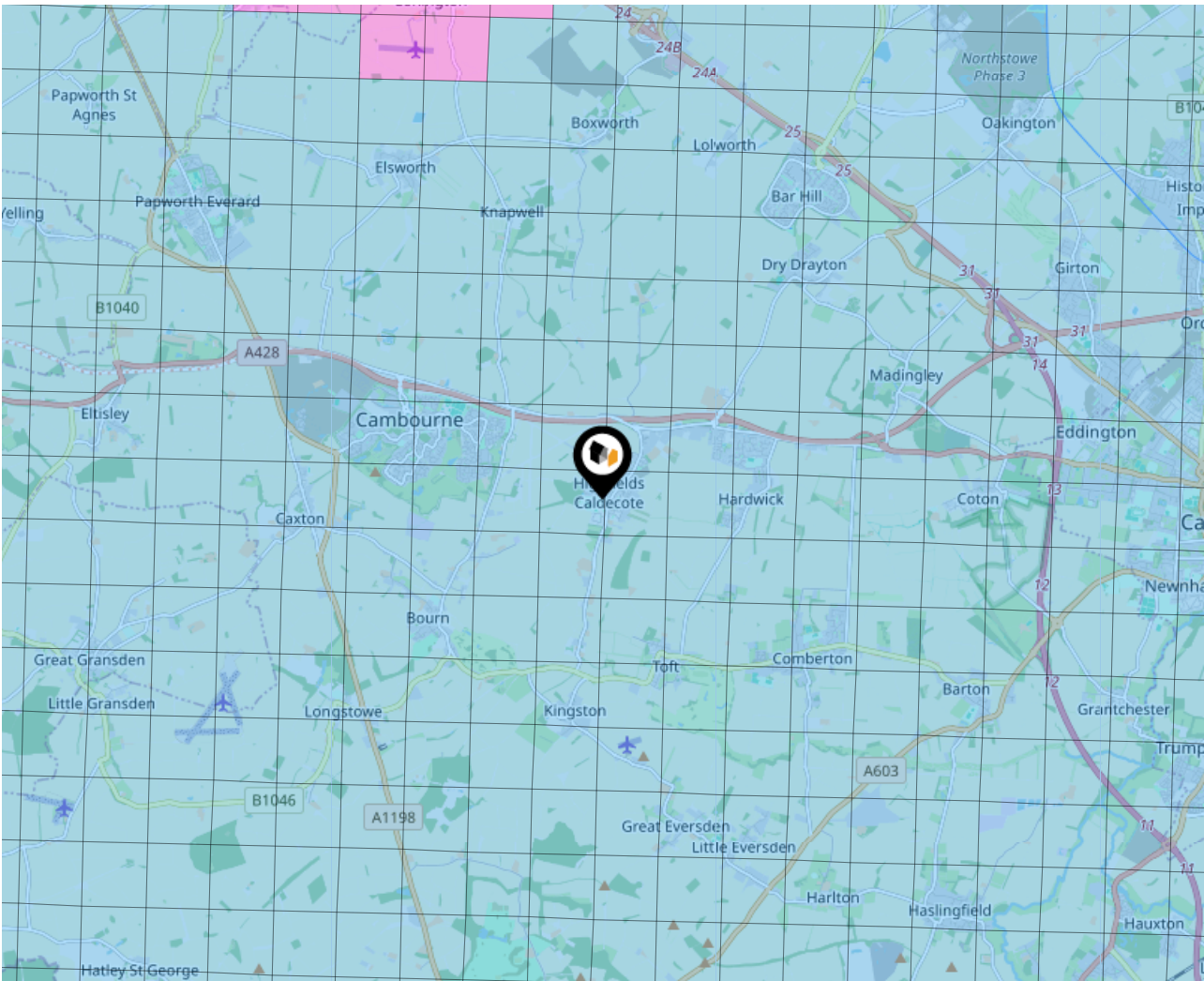
Castle Ward



Newnham Ward

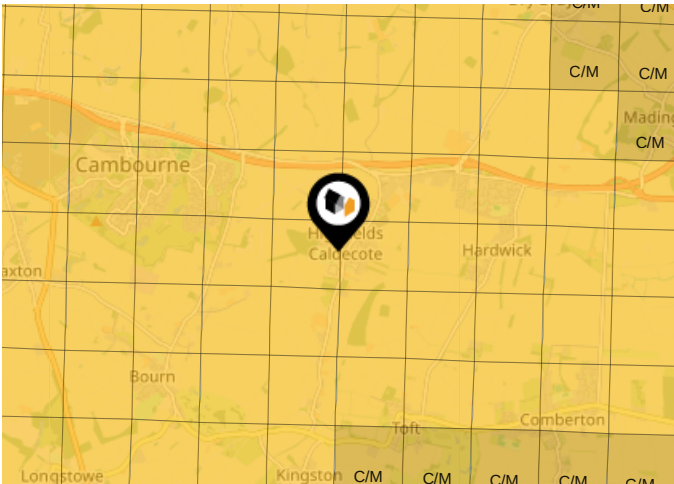
What is Radon?

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:	VARIABLE	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

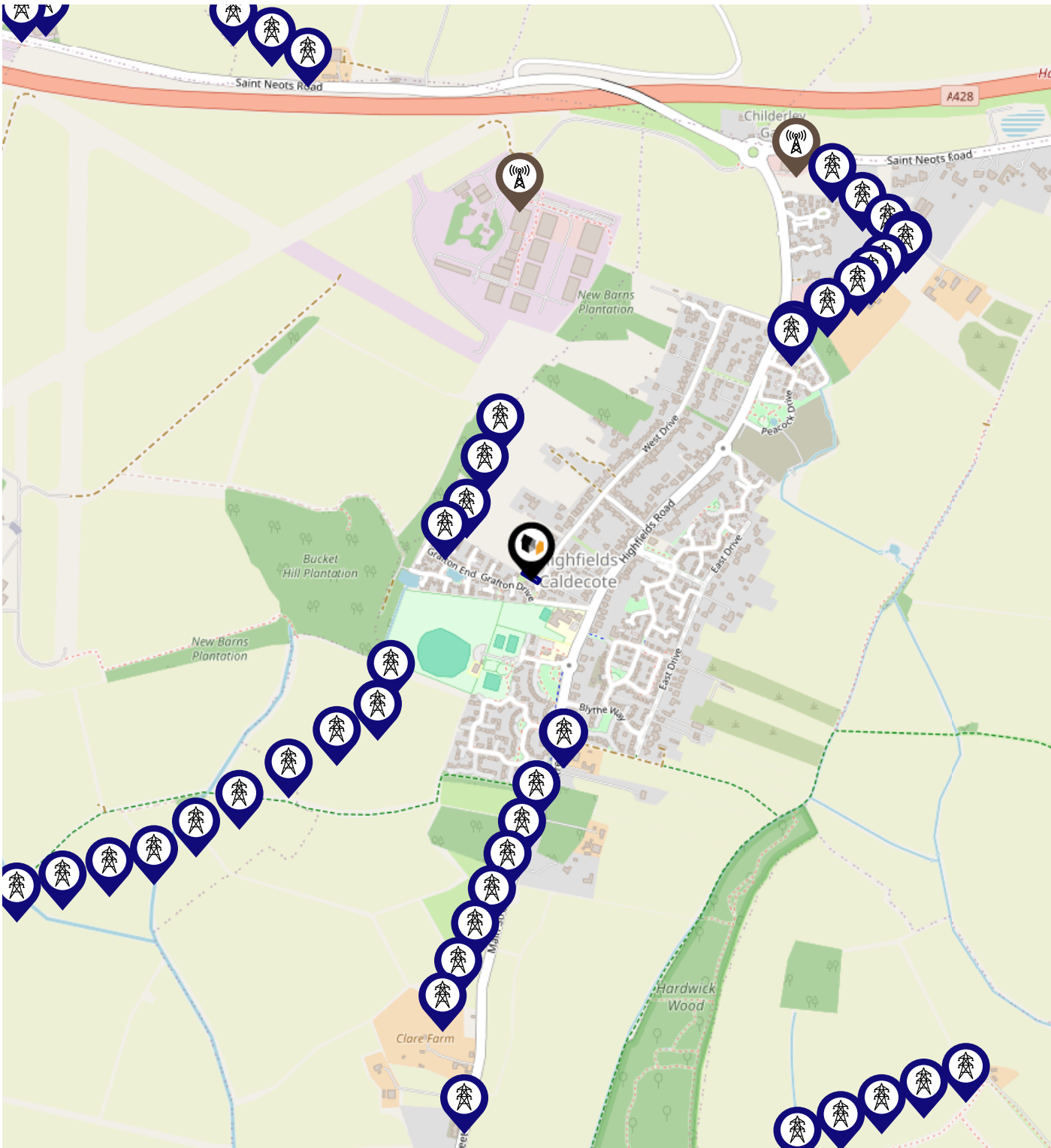


Primary Classifications (Most Common Clay Types)

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:

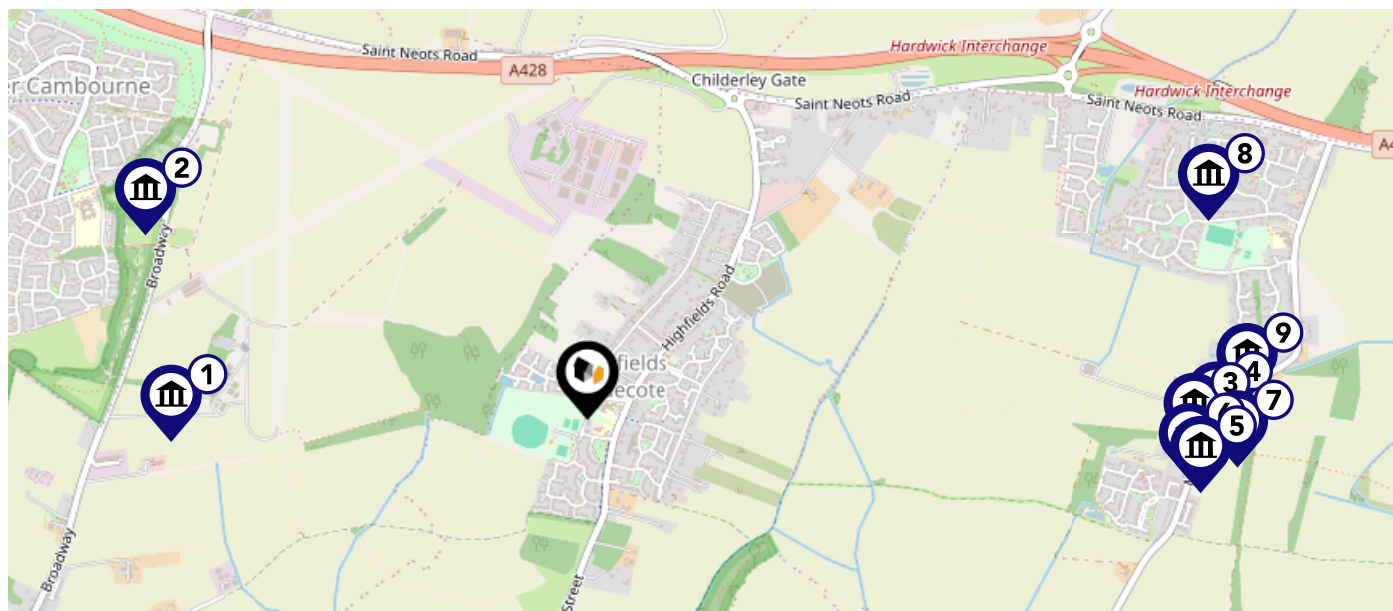
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings

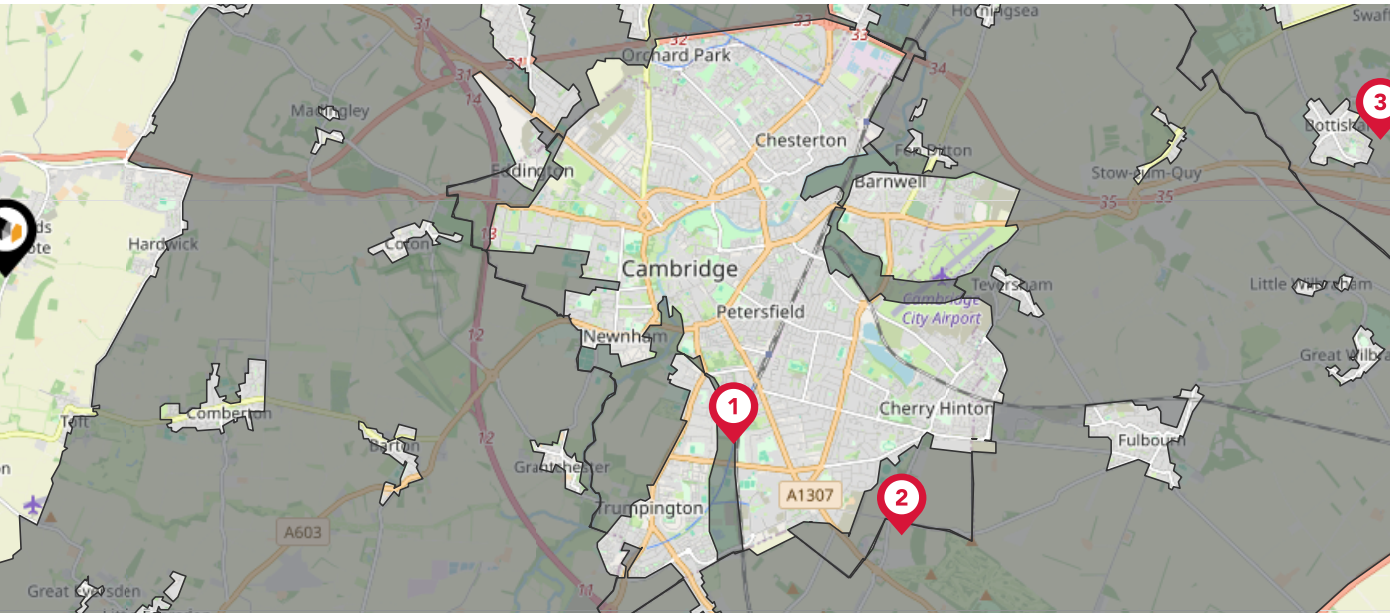


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

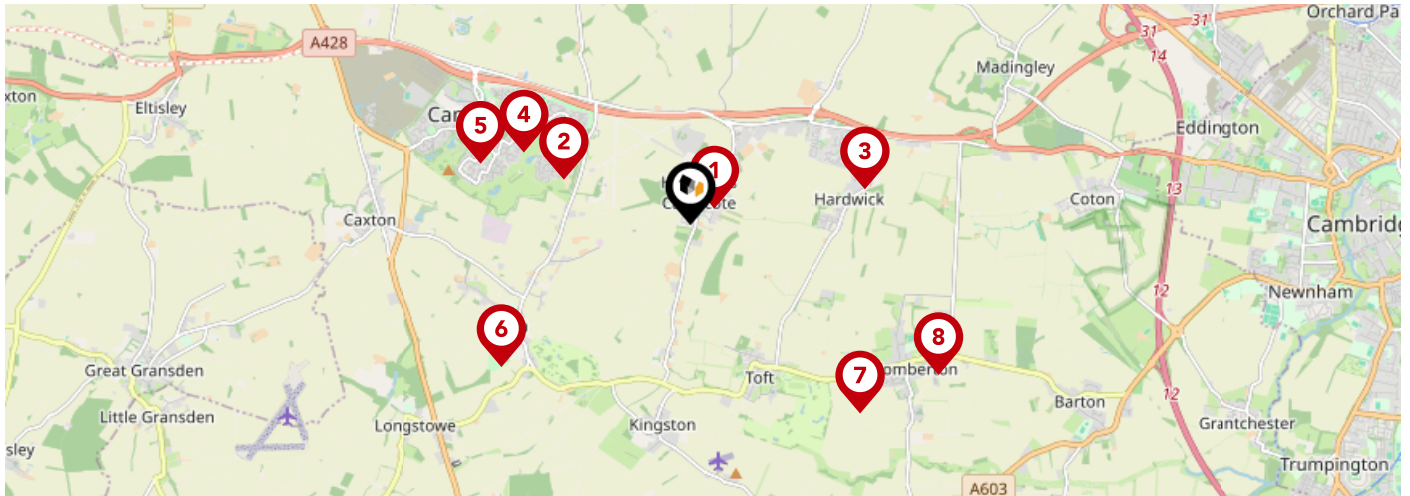


Listed Buildings in the local district		Grade	Distance
	1162324 - Barns To North Of The Grange	Grade II	0.9 miles
	1331374 - Great Common Farmhouse	Grade II	1.1 miles
	1163557 - Parish Church Of St Mary	Grade II	1.4 miles
	1331399 - Village Pump South East Of Parish Church	Grade II	1.4 miles
	1163577 - Chequers	Grade II	1.4 miles
	1127182 - The Blue Lion	Grade II	1.4 miles
	1127184 - Victoria Farm Cottage	Grade II	1.5 miles
	1163604 - Pump On South East Corner Of Small Green	Grade II	1.5 miles
	1127183 - Old Victoria Farmhouse	Grade II	1.5 miles

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



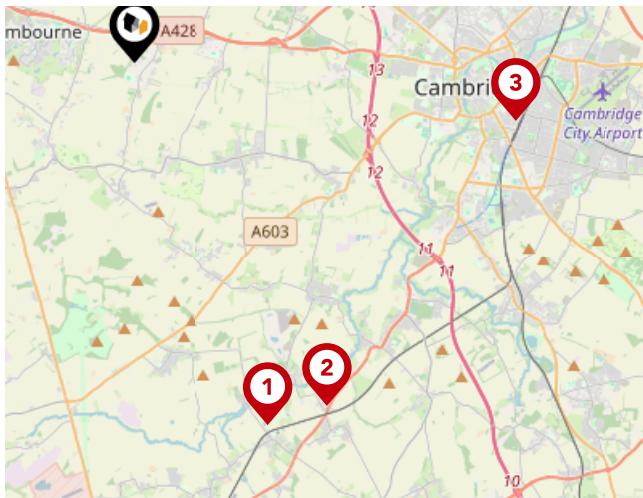
- Nearby Green Belt Land
- 1 Cambridge Green Belt - South Cambridgeshire
 - 2 Cambridge Green Belt - Cambridge
 - 3 Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
	Caldecote Primary School Ofsted Rating: Good Pupils: 203 Distance:0.26	☐	☒	☐	☐	☐
	The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 396 Distance:1.22	☐	☒	☐	☐	☐
	Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 531 Distance:1.62	☐	☒	☐	☐	☐
	Jeavons Wood Primary School Ofsted Rating: Good Pupils: 421 Distance:1.65	☐	☒	☐	☐	☐
	Monkfield Park Primary School Ofsted Rating: Good Pupils: 408 Distance:1.99	☐	☒	☐	☐	☐
	Bourn CofE Primary Academy Ofsted Rating: Good Pupils: 208 Distance:2.15	☐	☒	☐	☐	☐
	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:2.31	☐	☐	☒	☐	☐
	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:2.63	☐	☒	☐	☐	☐

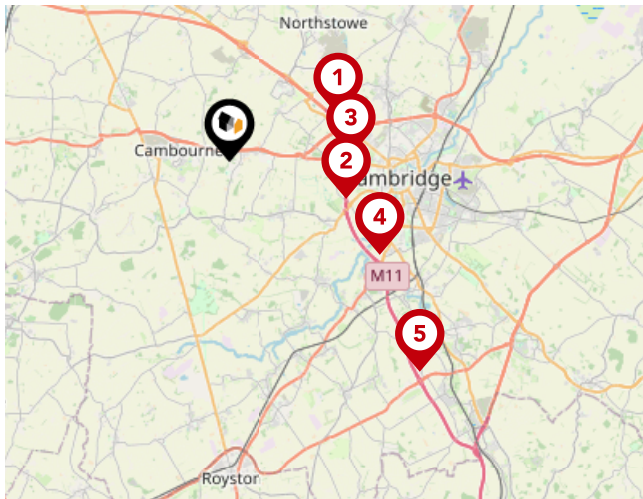


		Nursery	Primary	Secondary	College	Private
	Cambourne Village College Ofsted Rating: Outstanding Pupils: 1380 Distance:2.63	☐	☐	☒	☐	☐
	Dry Drayton CofE (C) Primary School Ofsted Rating: Good Pupils: 68 Distance:2.89	☐	☒	☐	☐	☐
	Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:3.44	☐	☒	☐	☐	☐
	Bar Hill Community Primary School Ofsted Rating: Good Pupils: 285 Distance:3.65	☐	☒	☐	☐	☐
	Elsworth CofE VA Primary School Ofsted Rating: Good Pupils: 124 Distance:3.88	☐	☒	☐	☐	☐
	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:4	☐	☒	☐	☐	☐
	University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 668 Distance:4.46	☐	☒	☐	☐	☐
	The Newton Community Primary School Ofsted Rating: Good Pupils: 52 Distance:4.82	☐	☒	☐	☐	☐



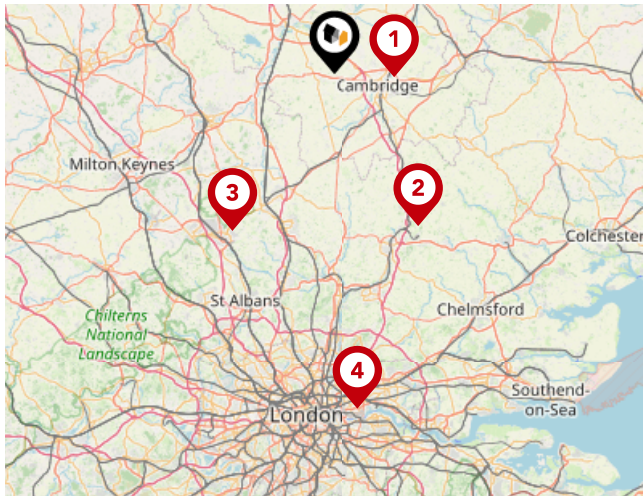
National Rail Stations

Pin	Name	Distance
1	Shepreth Rail Station	7.02 miles
2	Foxton Rail Station	7.16 miles
3	Cambridge Rail Station	7 miles



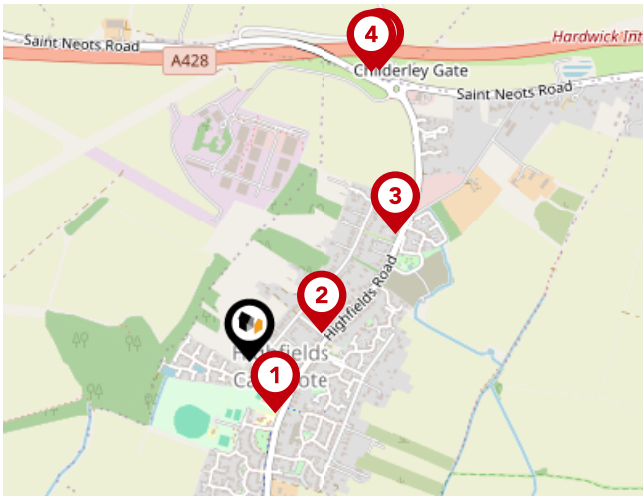
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J14	4.31 miles
2	M11 J12	4.47 miles
3	M11 J13	4.4 miles
4	M11 J11	6.45 miles
5	M11 J10	10.36 miles



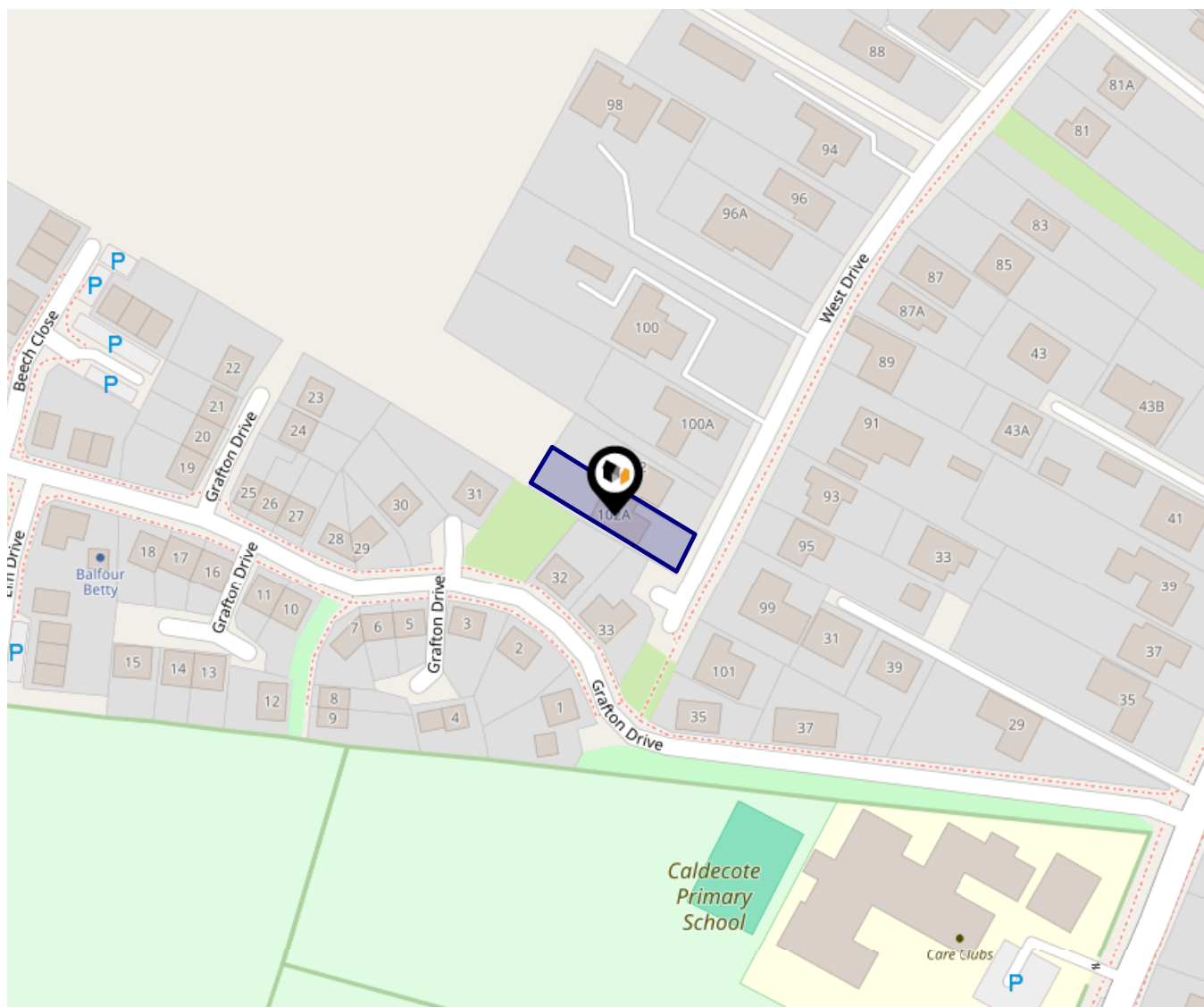
Airports/Helipads

Pin	Name	Distance
1	Cambridge	8.52 miles
2	Stansted Airport	25.2 miles
3	Luton Airport	27.27 miles
4	Silvertown	48.95 miles



Bus Stops/Stations

Pin	Name	Distance
1	Furlong Way	0.13 miles
2	Bossert's Way	0.18 miles
3	West Drive	0.44 miles
4	Highfields Road	0.71 miles
5	Highfields Road	0.73 miles



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

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

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

Cooke Curtis & Co

Data Quality

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



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