

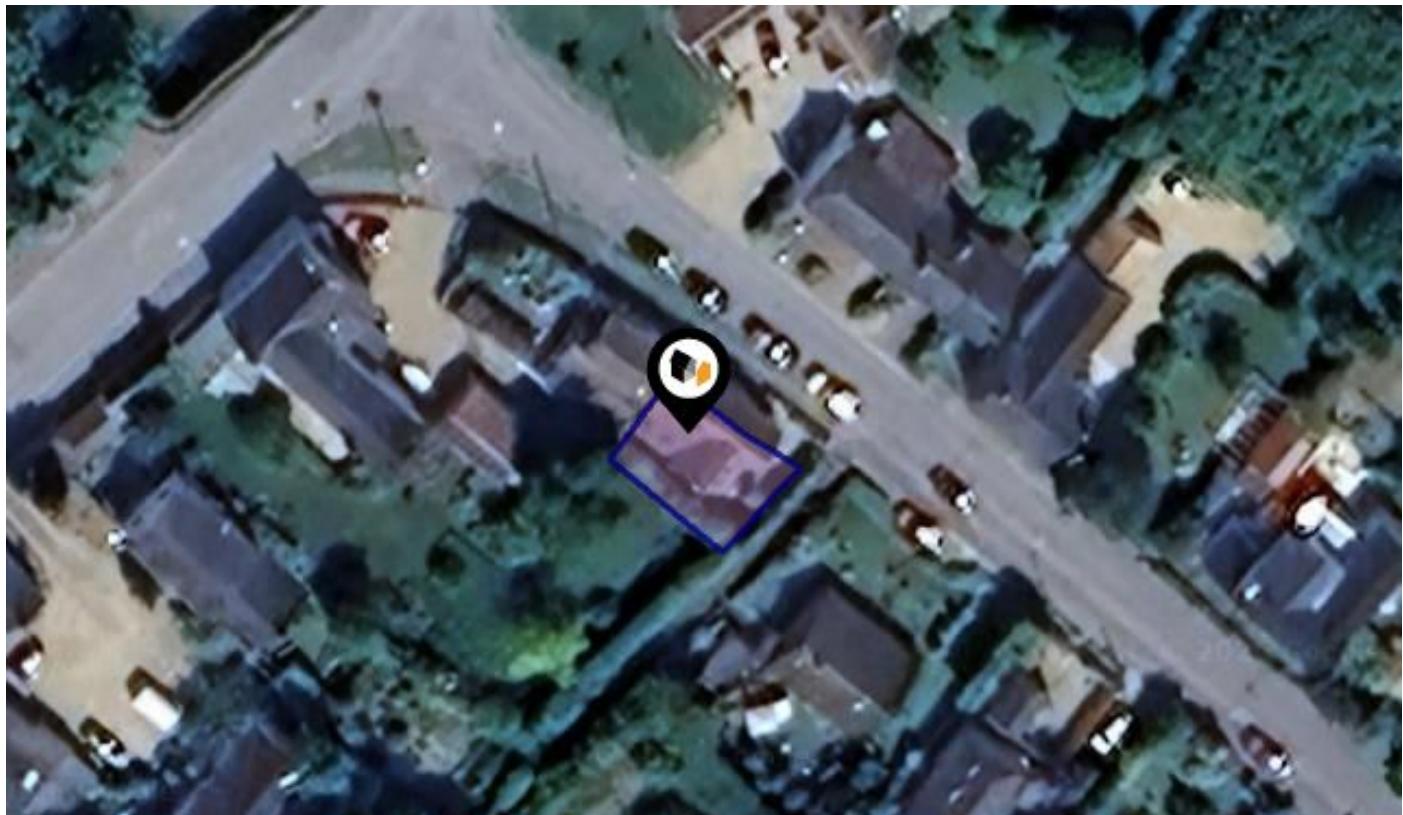


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 12th February 2026



CAGE HILL, SWAFFHAM PRIOR, CAMBRIDGE, CB25

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

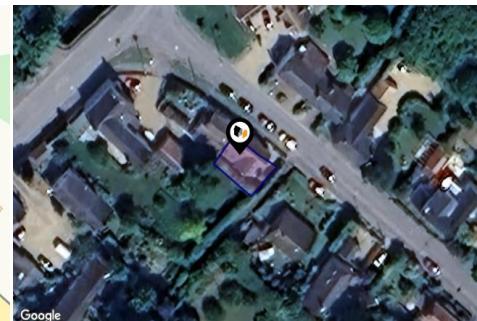
jessica@cookecurtis.co.uk

www.cookecurtis.co.uk



Powered by





Property

Type:	Semi-Detached
Bedrooms:	2
Floor Area:	1,496 ft ² / 139 m ²
Plot Area:	0.03 acres
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£2,110
Title Number:	CB432994

Tenure: Freehold

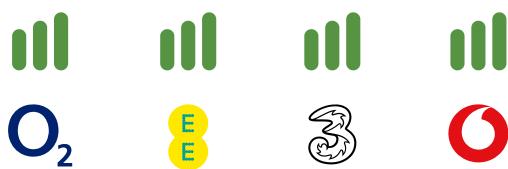
Local Area

Local Authority:	Cambridgeshire
Conservation Area:	Swaffham Prior
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	- mb/s

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

CC&C

Planning records for: *Cage Hill, Swaffham Prior, Cambridge, CB25*

Reference - 20/00269/VAR

Decision: Permitted

Date: 20th February 2020

Description:

Variation of condition 1 (Approved plans) of previously approved 19/00622/VAR To Vary Condition 1 (Approved plans) of previously approved 18/00850/FUL for 2 Storey Side and Rear Extension and alterations

Reference - 22/00454/LBC

Decision: Refused

Date: 18th February 2022

Description:

Proposed replacement roof to existing conservatory

Reference - 18/00850/FUL

Decision: Permitted

Date: 20th June 2018

Description:

2 Storey Side and Rear Extension and alterations

Reference - 19/00622/VAR

Decision: Permitted

Date: 29th April 2019

Description:

To Vary Condition 1 (Approved plans) of previously approved 18/00850/FUL for 2 Storey Side and Rear Extension and alterations

Planning History This Address

CC&C

Planning records for: ***Cage Hill, Swaffham Prior, Cambridge, CB25***

Reference - 19/00622/VAR

Decision: Permitted

Date: 29th April 2019

Description:

To Vary Condition 1 (Approved plans) of previously approved 18/00850/FUL for 2 Storey Side and Rear Extension and alterations

Reference - 22/00195/VAR

Decision: Refused

Date: 18th February 2022

Description:

Variation of condition 1 (Approved plans) of previously approved 20/00269/VAR for Variation of condition 1 (Approved plans) of previously approved 19/00622/VAR To Vary Condition 1 (Approved plans) of previously approved 18/00850/FUL for 2 storey side and rear extension and alterations

Reference - 18/00850/DISA

Decision: Decided

Date: 03rd October 2019

Description:

To discharge condition 4 (Soft Landscaping) of Decision dated 28.9.2018 for 2 Storey Side and Rear Extension and alterations

Reference - 18/00850/DISA

Decision: Decided

Date: 16th October 2019

Description:

To discharge condition 4 (Soft Landscaping) of Decision dated 28.9.2018 for 2 Storey Side and Rear Extension and alterations

Planning History This Address

CC&C

Planning records for: *Cage Hill, Swaffham Prior, Cambridge, CB25*

Reference - 20/00269/VAR

Decision: Permitted

Date: 20th February 2020

Description:

Variation of condition 1 (Approved plans) of previously approved 19/00622/VAR To Vary Condition 1 (Approved plans) of previously approved 18/00850/FUL for 2 Storey Side and Rear Extension and alterations

Planning records for: **16 Cage Hill Swaffham Prior Cambridge CB25 0JS**

Reference - 22/00440/TRE

Decision: Decided

Date: 12th April 2022

Description:

T1 Walnut - Reduce crown by up to 3m

Planning records for: **Land Adjacent 15 Cage Hill Swaffham Prior Cambridge CB25 0JS**

Reference - 10/00567/FUL

Decision: Withdrawn

Date: 08th July 2010

Description:

Demolition of existing garage and garden store and redevelopment of site for 2no. four bed houses with garages

Reference - 10/00567/FUL

Decision: Withdrawn

Date: 18th June 2010

Description:

Demolition of existing garage and garden store and redevelopment of site for 2no. four bed houses with garages

Planning records for: **Fencock 2 Cage Hill Swaffham Prior Cambridge CB25 0JS**

Reference - 13/00328/TRE

Decision: Decided

Date: 15th April 2013

Description:

T1 Walnut - Overall crown reduction (height and spread) by 2-3 metres, approx in line with previous pruning points. Shape and balance crown.

Planning records for: ***Fencock 2 Cage Hill Swaffham Prior Cambridge CB25 0JS***

Reference - 20/01500/TRE

Decision: Decided

Date: 11th November 2020

Description:

T1 Walnut - crown reduce height and spread on all sides by 1.5m to previous reduction points T2 Apple adjacent - reduce by 2m back to previous pruning points, remove broken limb T3 Sorbus - crown reduce height by 1-1.5m, crown reduce spread by 1-1.5m, remove lowest branch above lawn T4 Apple adjacent to patio - reduce height and spread by 1-1.5m back to previous pruning points

Reference - 20/01500/TRE

Decision: Decided

Date: 11th November 2020

Description:

T1 Walnut - crown reduce height and spread on all sides by 1.5m to previous reduction points T2 Apple adjacent - reduce by 2m back to previous pruning points, remove broken limb T3 Sorbus - crown reduce height by 1-1.5m, crown reduce spread by 1-1.5m, remove lowest branch above lawn T4 Apple adjacent to patio - reduce height and spread by 1-1.5m back to previous pruning points

Reference - 13/00328/TRE

Decision: Decided

Date: 15th April 2013

Description:

T1 Walnut - Overall crown reduction (height and spread) by 2-3 metres, approx in line with previous pruning points. Shape and balance crown.

Planning records for: ***4 Cage Hill Swaffham Prior Cambridge CB25 0JS***

Reference - 20/00310/FUL

Decision: Permitted

Date: 28th February 2020

Description:

First floor side extension

Planning records for: **9 Cage Hill Swaffham Prior CB25 0JS**

Reference - 16/01198/FUL

Decision: Permitted

Date: 16th September 2016

Description:

Proposed new dwelling

Reference - 16/01198/FUL

Decision: Permitted

Date: 12th September 2016

Description:

Proposed new dwelling

Reference - 15/00846/FUL

Decision: Permitted

Date: 16th July 2015

Description:

Proposed dwelling

Reference - 21/01065/TRE

Decision: Decided

Date: 19th July 2021

Description:

T1 Cherry - Crown reduce height by 1.5m crown reduce spread on all sides by up to 2m shape round

Planning records for: *Land Adjacent 9 Cage Hill Swaffham Prior Cambridge CB25 0JS*

Reference - 15/00846/FUL

Decision: Permitted

Date: 11th August 2015

Description:

Proposed dwelling

Planning records for: *14 Cage Hill Swaffham Prior Cambridge CB25 0JS*

Reference - 09/00656/CAC

Decision: Permitted

Date: 01st September 2009

Description:

Demolition of existing garage and construction of two storey side extension and single storey rear extension.

Reference - 09/00655/FUL

Decision: Permitted

Date: 21st September 2009

Description:

Demolition of existing garage and construction of two storey side extension and single storey rear extension.

Reference - 09/00656/CAC

Decision: Permitted

Date: 01st September 2009

Description:

Demolition of existing garage and construction of two storey side extension and single storey rear extension.

Planning records for: **14 Cage Hill Swaffham Prior Cambridge CB25 0JS**

Reference - 09/00655/FUL

Decision: Permitted

Date: 01st September 2009

Description:

Demolition of existing garage and construction of two storey side extension and single storey rear extension.

Planning records for: **The Croft 15 Cage Hill Swaffham Prior Cambridge CB25 0JS**

Reference - 20/00166/FUL

Decision: Permitted

Date: 03rd February 2020

Description:

Demolition of existing lobby building and replacement with single storey rear extension, removal of rear chimney, replacement of windows and doors to side and rear elevations, and replacement of rainwater goods

Reference - 20/00166/FUL

Decision: Permitted

Date: 03rd February 2020

Description:

Demolition of existing lobby building and replacement with single storey rear extension, removal of rear chimney, replacement of windows and doors to side and rear elevations, and replacement of rainwater goods

Reference - 14/01170/DISA

Decision: Decided

Date: 05th May 2015

Description:

To discharge condition (3) (Materials) (4) (Windows & Doors) (5) (Solar Panels) (6) (Rainwater Goods) (7) (Soft Landscaping) (8) (Maintenance of soft landscaping) (9) (Hard Landscaping) (10) (Boundary Treatment) (11) (Contamination) of decision dated 08.04.2015 for the Construction of 2 new dwellings, and associated works

Planning records for: **15 Cage Hill Swaffham Prior Cambridge CB25 0JS**

Reference - 14/01170/FUL

Decision: Permitted

Date: 17th November 2014

Description:

Construction of 2 new dwellings, and associated works

Reference - 14/01170/DISB

Decision: Decided

Date: 20th July 2016

Description:

Construction of 2 new dwellings, and associated works

Reference - 14/01170/DISB

Decision: Decided

Date: 20th July 2016

Description:

Construction of 2 new dwellings, and associated works

Reference - 14/01170/DISA

Decision: Decided

Date: 05th May 2015

Description:

To discharge condition (3) (Materials) (4) (Windows & Doors) (5) (Solar Panels) (6) (Rainwater Goods) (7) (Soft Landscaping) (8) (Maintenance of soft landscaping) (9) (Hard Landscaping) (10) (Boundary Treatment) (11) (Contamination) of decision dated 08.04.2015 for the Construction of 2 new dwellings, and associated works

Planning records for: ***The Croft 15 Cage Hill Swaffham Prior Cambridge CB25 0JS***

Reference - 14/00900/TRE

Decision: Decided

Date: 21st August 2014

Description:

T1 Walnut - Crown reduce by approx 3-4m. Crown reduce spread by approx 3-4m to shape and balance. T2 Walnut - Crown lift to clear approx 4m T3 Prunus (adjacent to drive) - Crown reduce spread all round by approximately 2m. Crown reduce height by approximately 1-1.5m to shape and balance. T3 Prunus (adjacent to drive) - Crown reduce spread all round by approximately 2m. Crown reduce height by approximately 1-1.5m to shape and balance. T3 Prunus (adjacent to drive) - Crown reduce spread all round by approximately 2m. Crown reduce height by approximately 1-1.5m to shape and balance. T3 Prunus - Crown reduce spread all round by approx 2m. Crown reduce height by approx 1-1.5m to shape and balance

Reference - 14/00900/TRE

Decision: Decided

Date: 21st August 2014

Description:

T1 Walnut - Crown reduce by approx 3-4m. Crown reduce spread by approx 3-4m to shape and balance. T2 Walnut - Crown lift to clear approx 4m T3 Prunus (adjacent to drive) - Crown reduce spread all round by approximately 2m. Crown reduce height by approximately 1-1.5m to shape and balance. T3 Prunus (adjacent to drive) - Crown reduce spread all round by approximately 2m. Crown reduce height by approximately 1-1.5m to shape and balance. T3 Prunus (adjacent to drive) - Crown reduce spread all round by approximately 2m. Crown reduce height by approximately 1-1.5m to shape and balance. T3 Prunus - Crown reduce spread all round by approx 2m. Crown reduce height by approx 1-1.5m to shape and balance

Planning records for: ***18 Cage Hill Swaffham Prior Cambridge CB25 0JS***

Reference - 07/01072/FUL

Decision: Permitted

Date: 14th September 2007

Description:

Single storey side extension.

Reference - 07/01072/FUL

Decision: Permitted

Date: 14th September 2007

Description:

Single storey side extension.

Planning records for: **20 Cage Hill Swaffham Prior Cambridge CB25 0JS**

Reference - 21/01431/FUL

Decision: Permitted

Date: 28th September 2021

Description:

Proposed erection of two storey side extension and single storey rear extension and associated works

Planning records for: **32 Cage Hill Swaffham Prior Cambridge CB25 0JS**

Reference - 14/00889/TCON

Decision: Decided

Date: 08th August 2014

Description:

To comply with Condition 10 (Tree Topping, Lopping & Felling) of Decision Notice 10/00913/FUL

Reference - 07/00241/FUL

Decision: Permitted

Date: 01st March 2007

Description:

Conservatory to side of property

Reference - 17/02191/TCON

Decision: Decided

Date: 19th December 2017

Description:

To comply with condition No. 10 of decision notice 10/00913/FUL.

Planning records for: **32 Cage Hill Swaffham Prior Cambridge CB25 0JS**

Reference - 14/00889/TCON

Decision: Decided

Date: 08th August 2014

Description:

To comply with Condition 10 (Tree Topping, Lopping & Felling) of Decision Notice 10/00913/FUL

Reference - 23/01156/TCON

Decision: Decided

Date: 19th October 2023

Description:

To comply with Condition 10 (Tree Topping, Lopping & Felling) of Decision Notice 10/00913/FUL

Reference - 10/00913/FUL

Decision: Permitted

Date: 04th November 2010

Description:

Extension and alterations of existing dwelling and new boundary fence

Planning records for: **39 Cage Hill Swaffham Prior Cambridge CB25 0JS**

Reference - 07/00882/FUL

Decision: Refused

Date: 30th July 2007

Description:

Single storey attached garage with utility room to rear.

Planning records for: **5 Cage Hill Swaffham Prior Cambridge CB25 0JS**

Reference - 17/01666/TRE

Decision: Decided

Date: 14th September 2017

Description:

T1 Norway Maple - Fell tree situated under overhead cables and close to building. Replacement tree already planted and established.

Reference - 17/01666/TRE

Decision: Decided

Date: 14th September 2017

Description:

T1 Norway Maple - Fell tree situated under overhead cables and close to building. Replacement tree already planted and established.

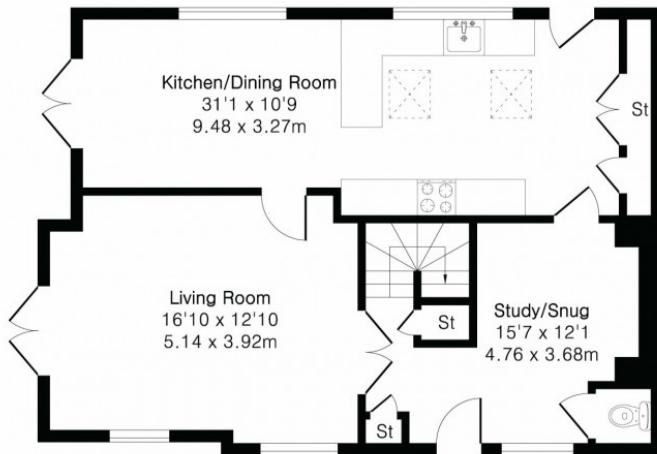


CAGE HILL, SWAFFHAM PRIOR, CAMBRIDGE, CB25

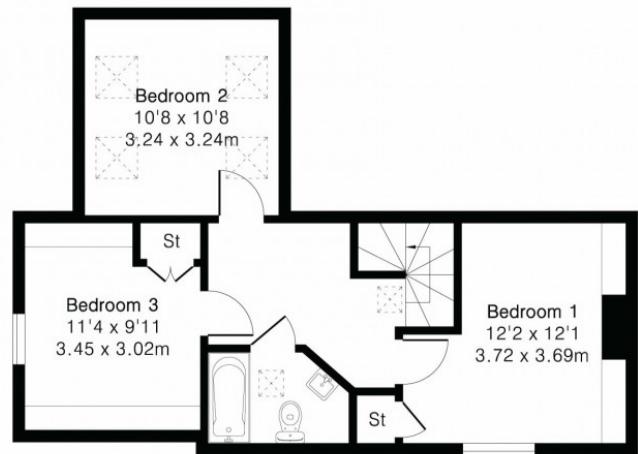
Approximate Gross Internal Area 1245 sq ft - 115 sq m

Ground Floor Area 736 sq ft - 68 sq m

First Floor Area 509 sq ft - 47 sq m



Ground Floor

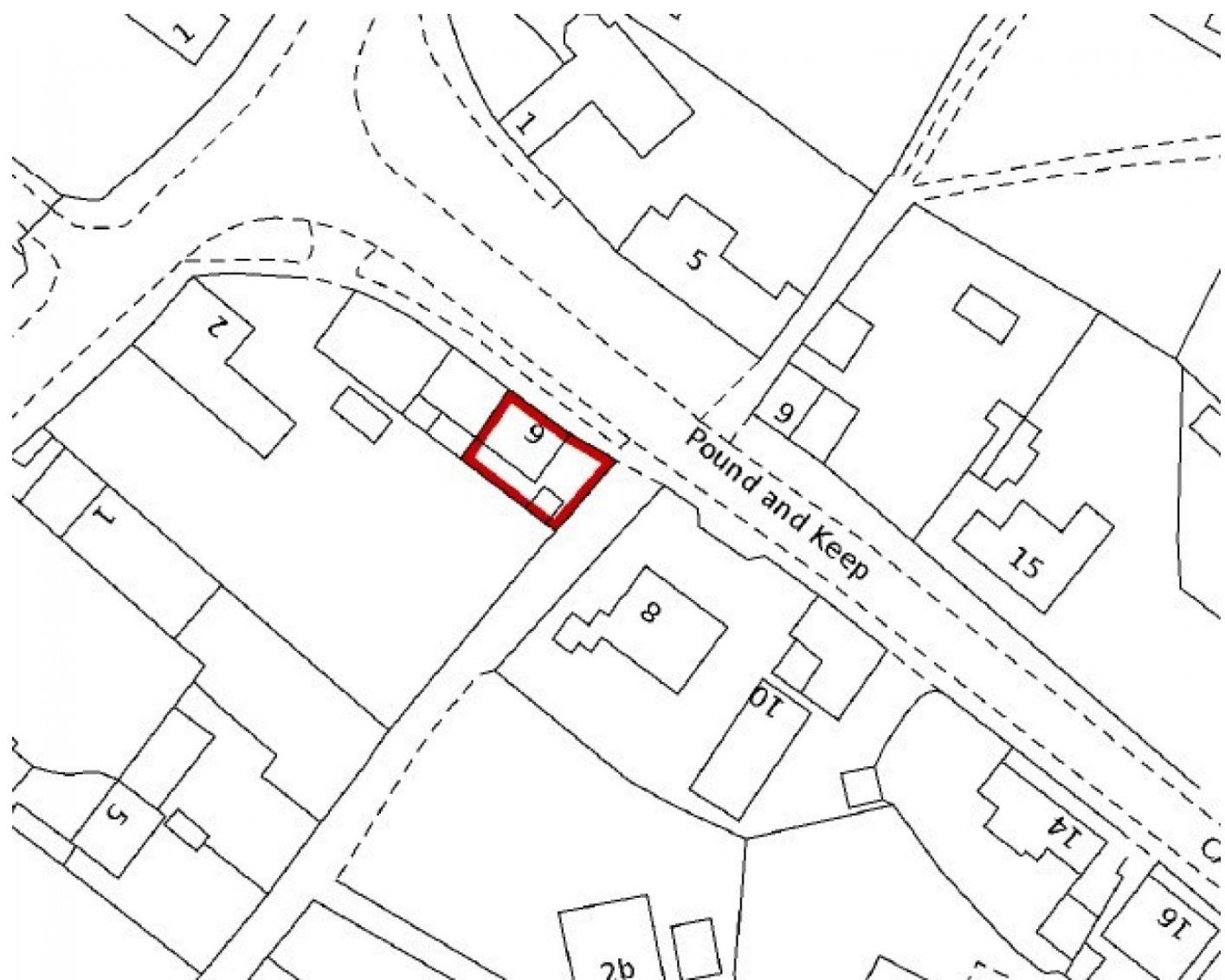


First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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

CAGE HILL, SWAFFHAM PRIOR, CAMBRIDGE, CB25



Cage Hill, Swaffham Prior, CB25

Energy rating

D

Valid until 12.06.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	RHI application
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Roof room(s), no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Air source heat pump, underfloor, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	139 m ²

Building Safety

Accessibility / Adaptations

Property completely refurbished 2018

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Brick/timber

Property Lease Information

Listed Building Information

Stamp Duty

Other

Air source heat pump
Underfloor heating upstairs and downstairs (water fed)
Air con upstairs and down

Other

Electricity Supply

Utility Warehouse

Gas Supply

Central Heating

Yes

Water Supply

Anglian Water

Drainage

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.

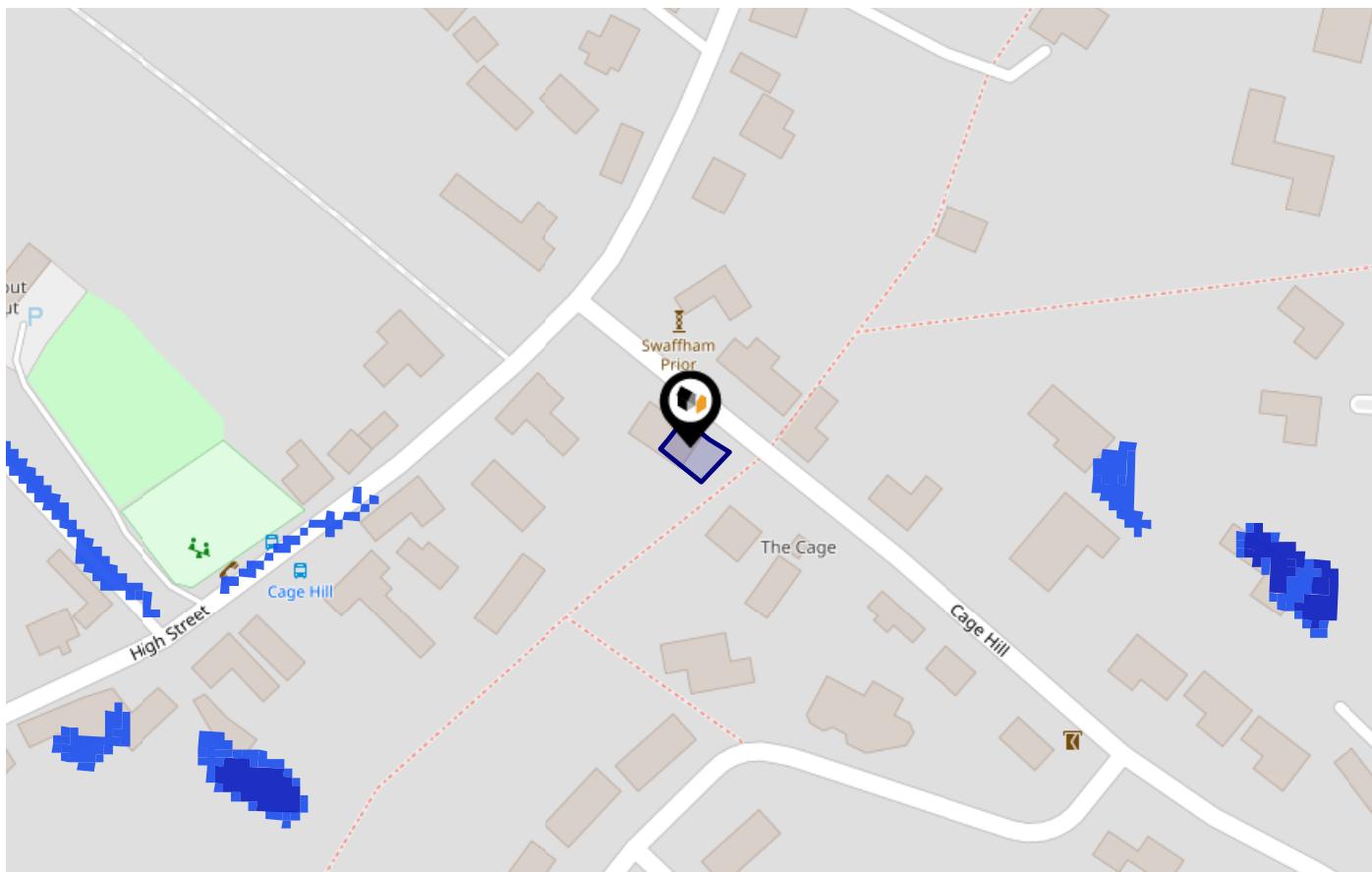
Important - Please read

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.

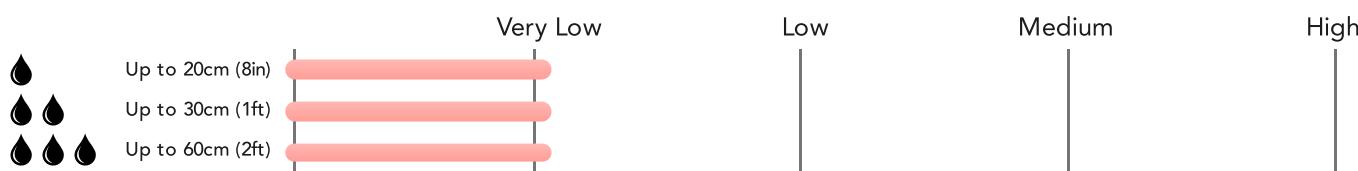


Risk Rating: Very low

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.

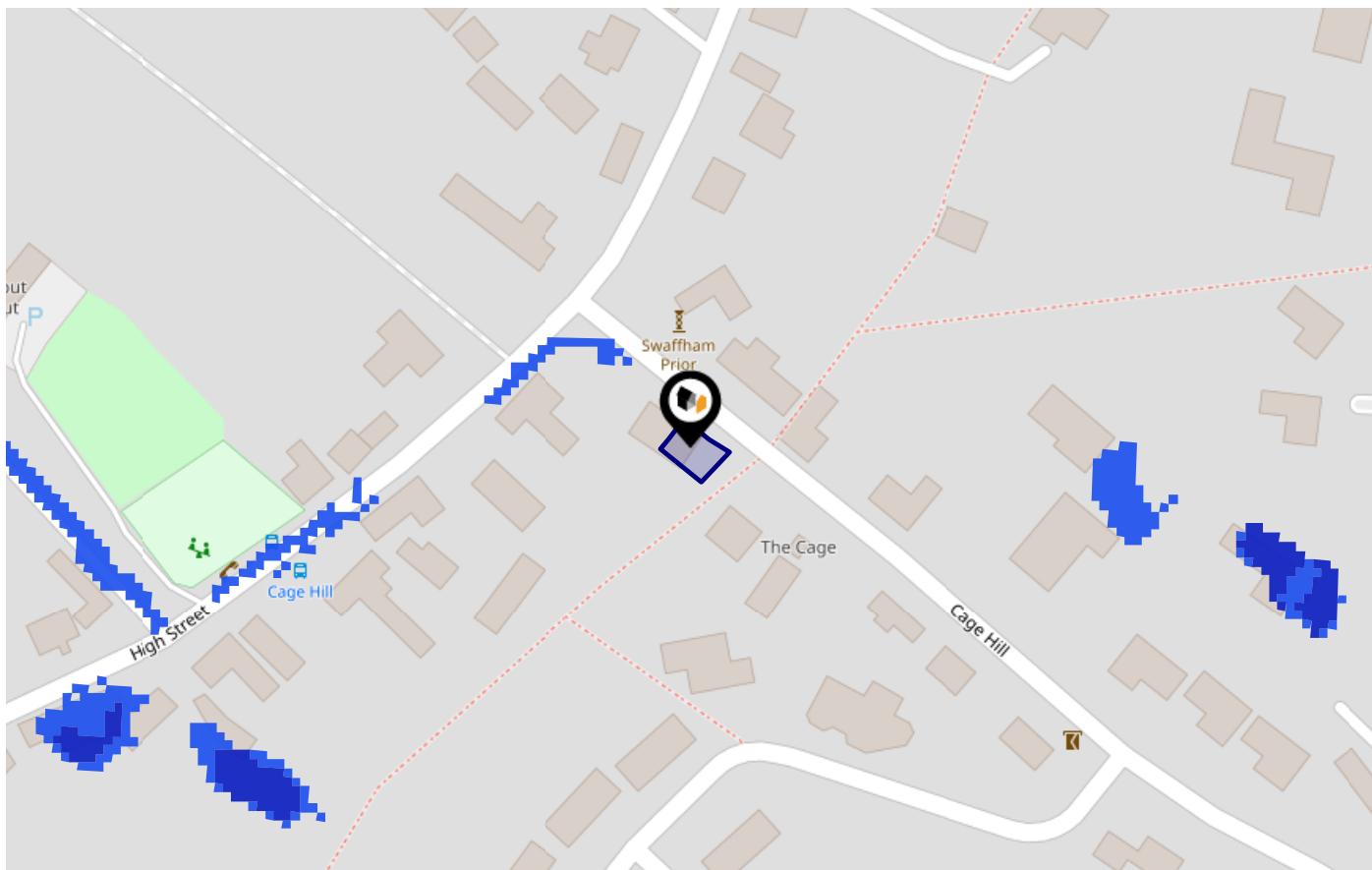
Chance of flooding to the following depths at this property:



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.

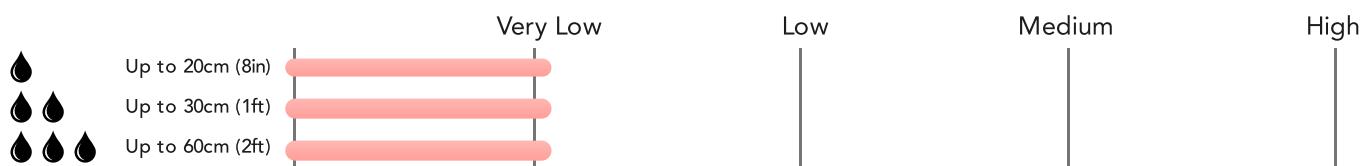


Risk Rating: Very low

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

Chance of flooding to the following depths at this property:

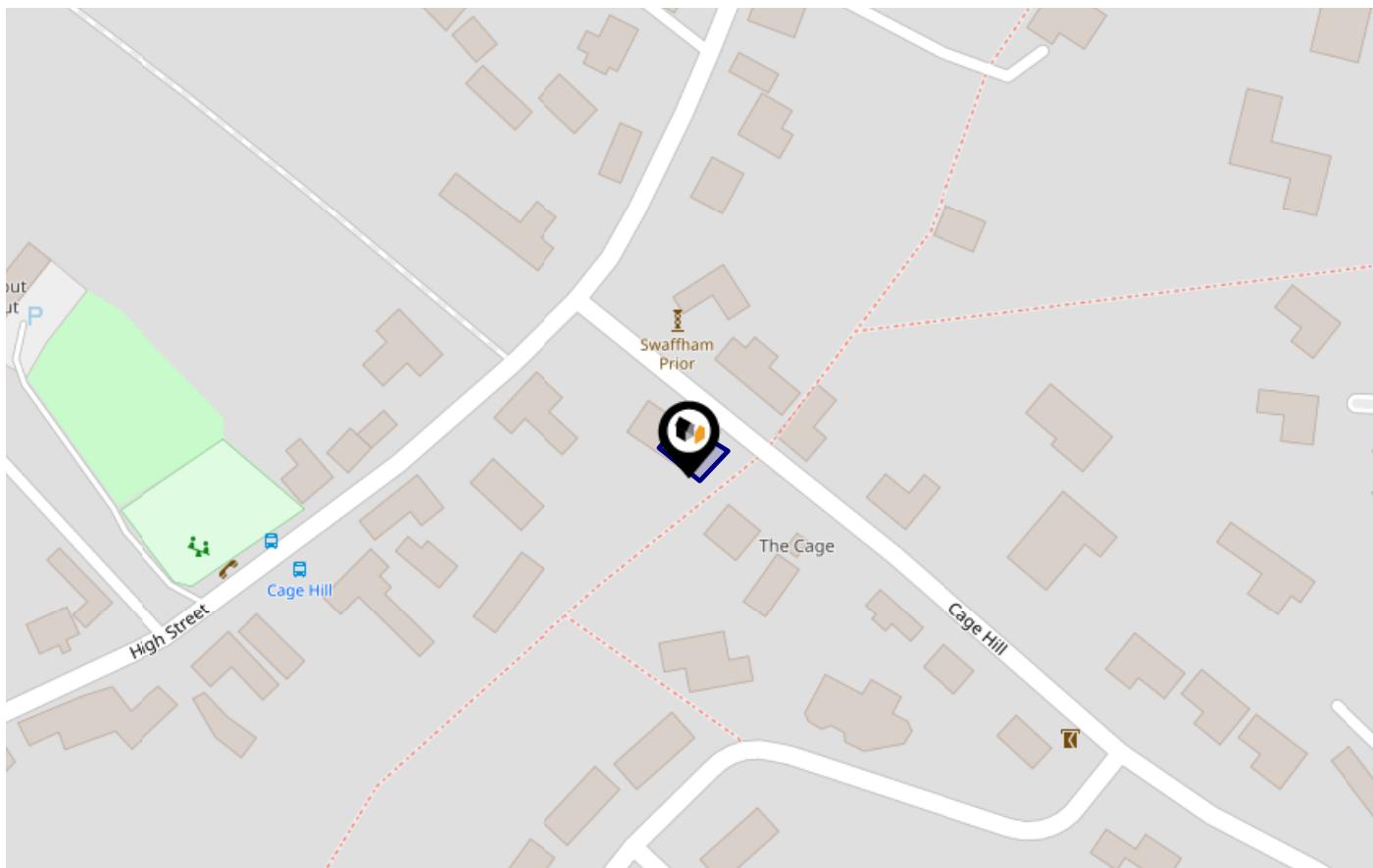


Flood Risk

Rivers & Seas - Flood Risk

CC&C

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

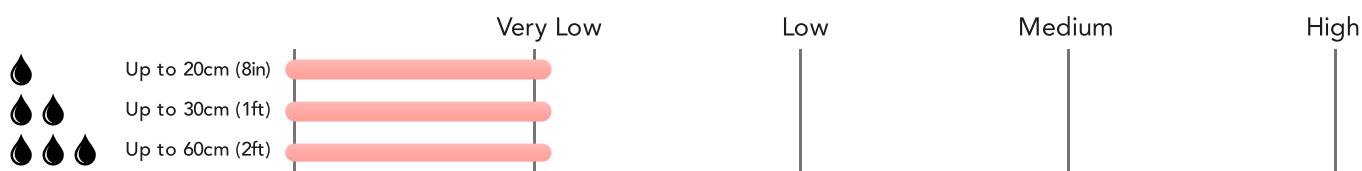


Risk Rating: Very low

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.
- 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.

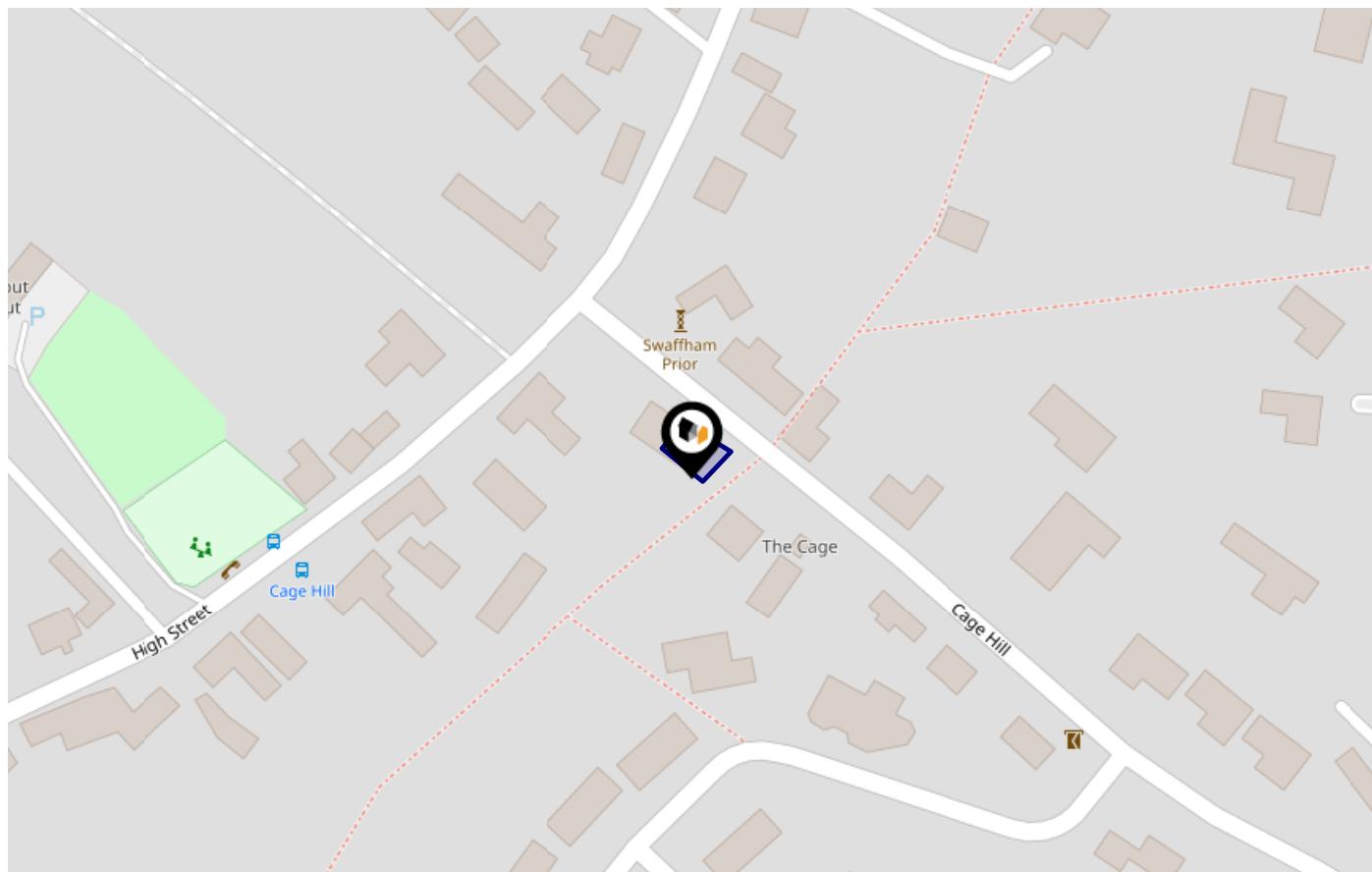
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

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.

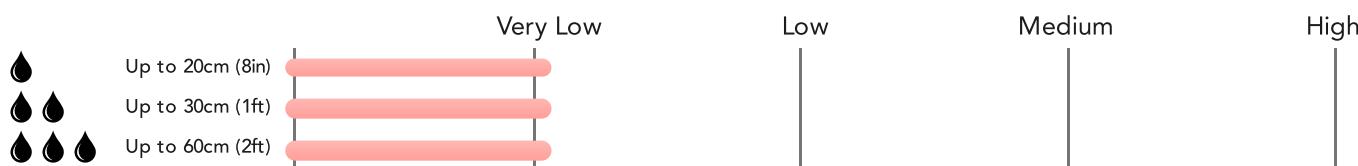


Risk Rating: Very low

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

Chance of flooding to the following depths at this property:

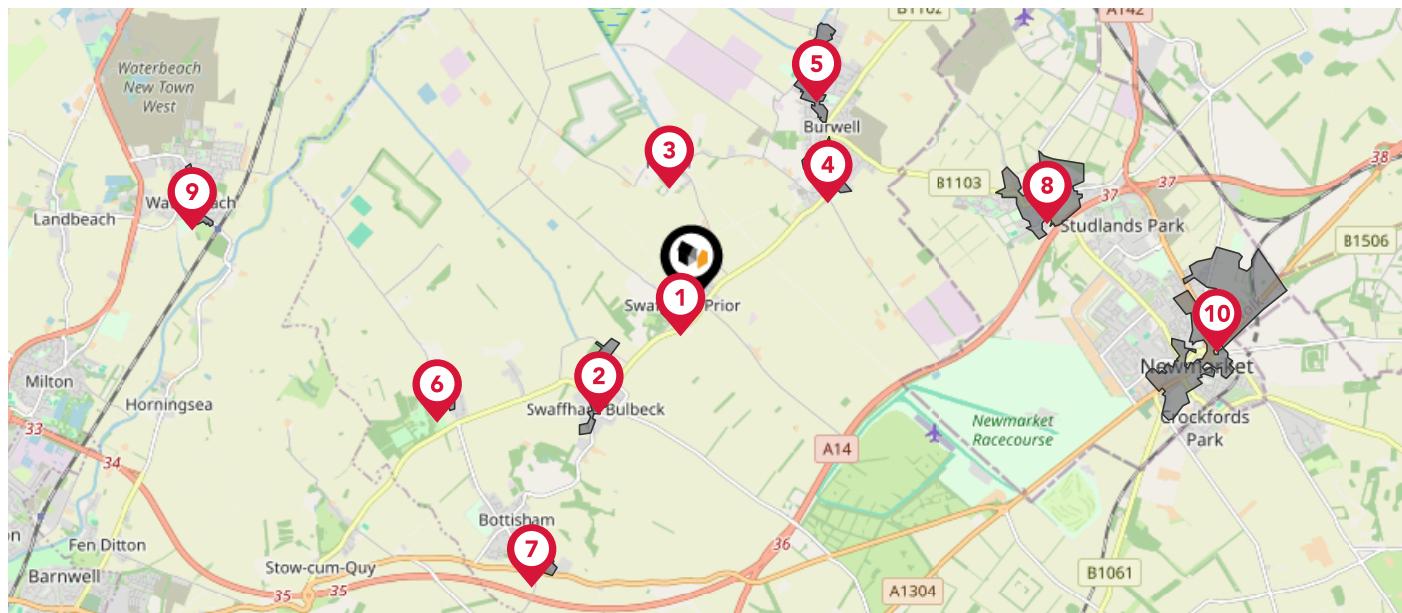


Maps

Conservation Areas

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

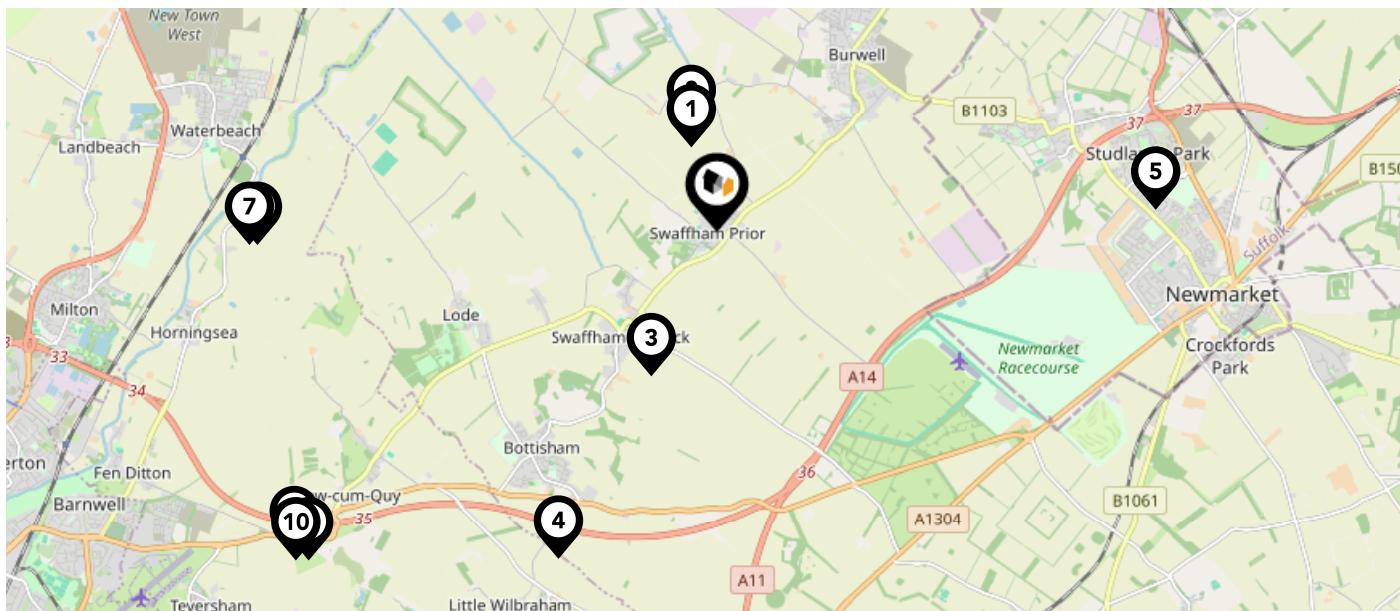
1	Swaffham Prior
2	Swaffham Bulbeck
3	Reach
4	Burwell High Town
5	Burwell North Street
6	Lode
7	Bottisham
8	Exning
9	Waterbeach
10	Newmarket

Maps

Landfill Sites

CC&C

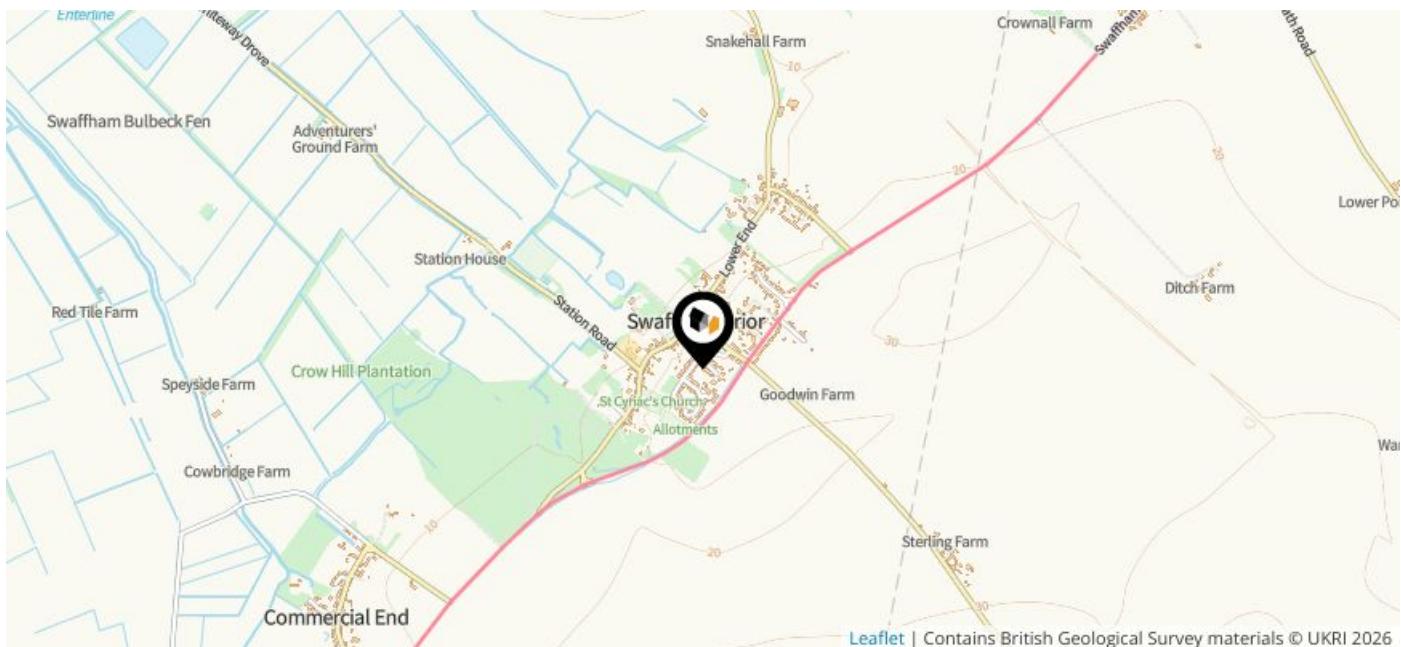
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	The Chalk Pit-Reach	Historic Landfill	<input type="checkbox"/>
2	Hill Farm-Reach	Historic Landfill	<input type="checkbox"/>
3	South of Swaffham Heath Road-Swaffham Bulbeck, Cambridgshire	Historic Landfill	<input type="checkbox"/>
4	Parsonage Farm-Bottisham	Historic Landfill	<input type="checkbox"/>
5	CI caravans, Car Park-Newmarket, Suffolk	Historic Landfill	<input type="checkbox"/>
6	C Hunter - Northfields Farm-Northfields Farm, Clayhithe, Cambridge, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
7	Clayhithe Cottages-Horningsea	Historic Landfill	<input type="checkbox"/>
8	EA/EPR/NP3790NX/A001	Active Landfill	<input checked="" type="checkbox"/>
9	Quy Mill Hotel-Quy	Historic Landfill	<input type="checkbox"/>
10	Quy Bridge-Quy	Historic Landfill	<input type="checkbox"/>

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.

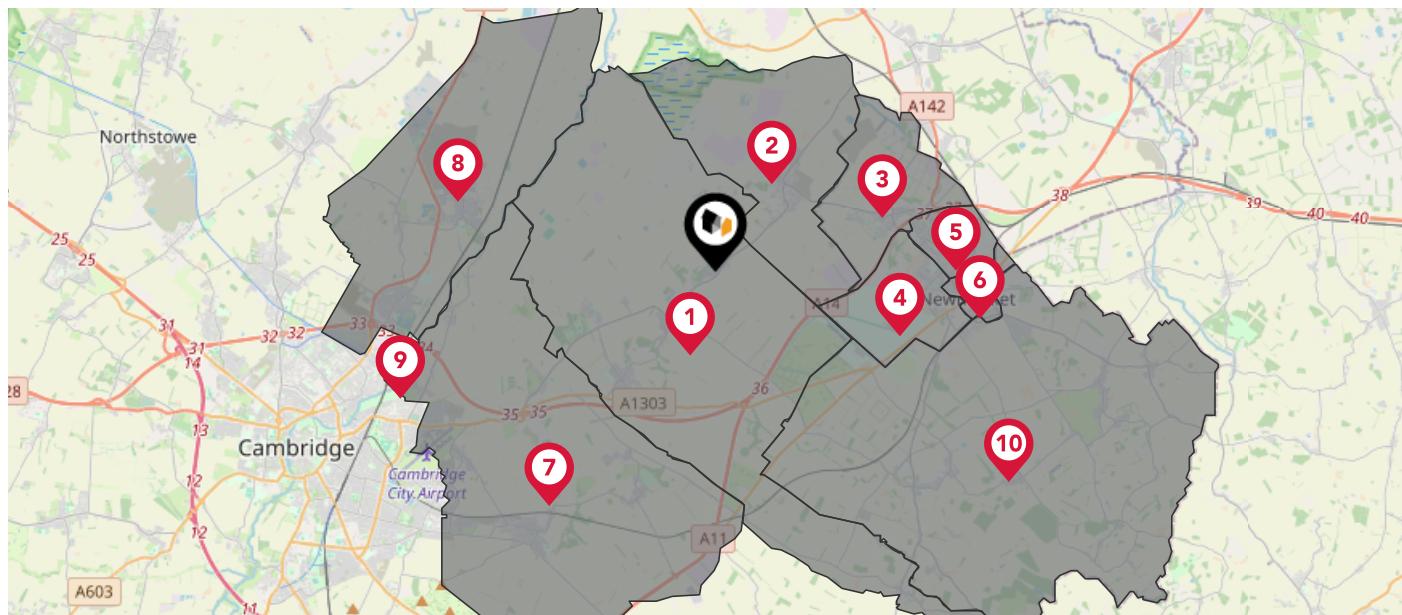
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

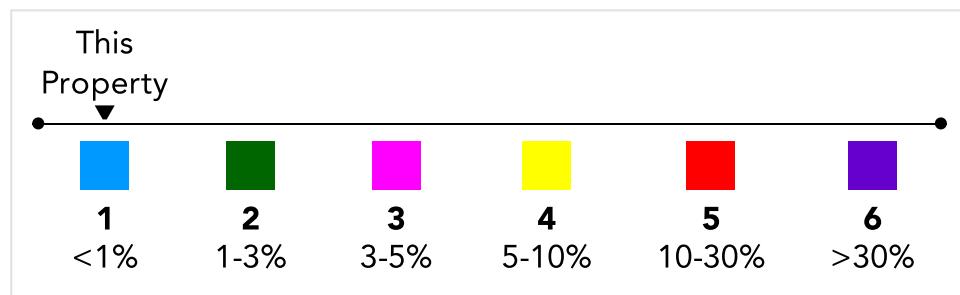
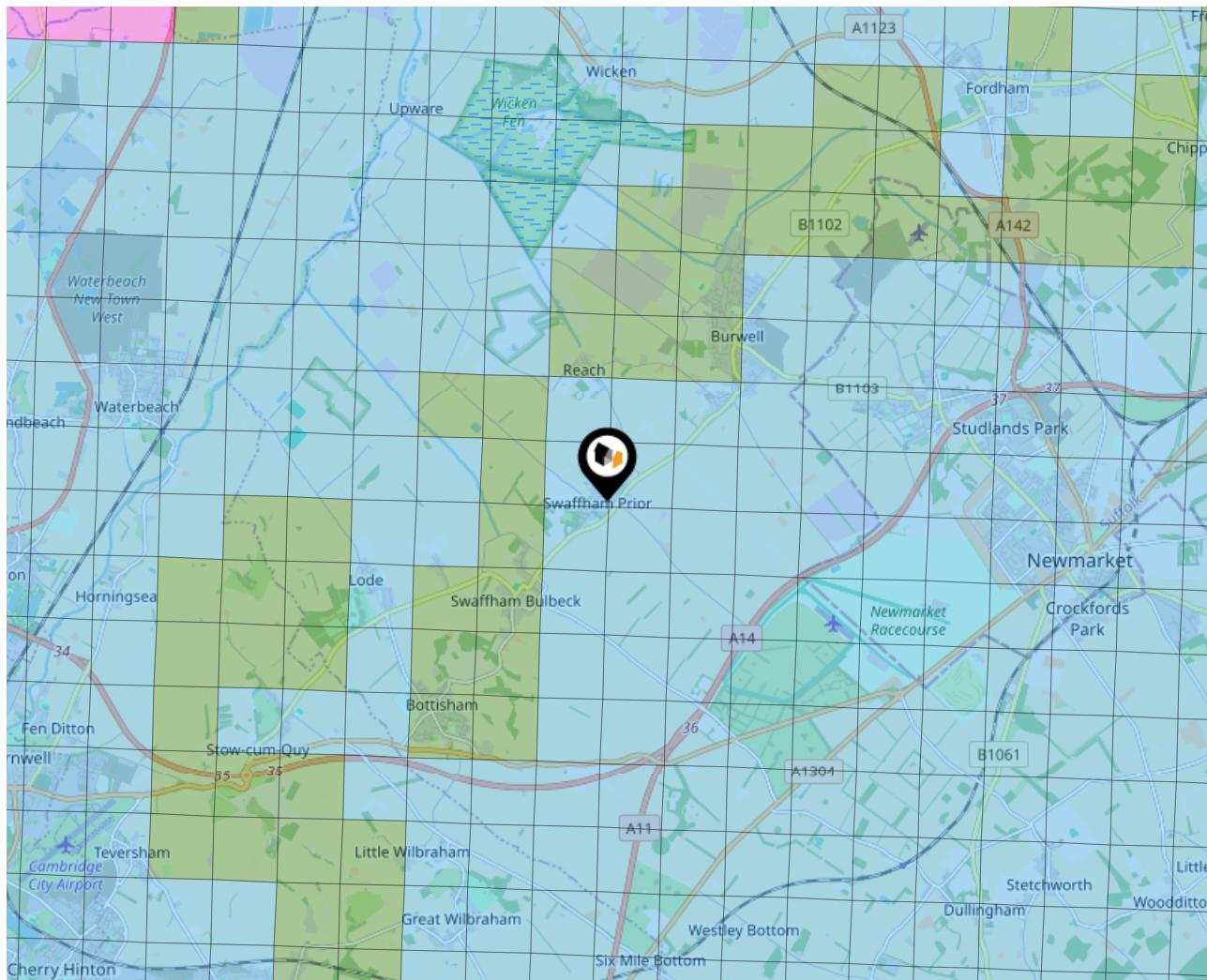


Nearby Council Wards

- 1 Bottisham Ward
- 2 Burwell Ward
- 3 Exning Ward
- 4 Newmarket West Ward
- 5 Newmarket North Ward
- 6 Newmarket East Ward
- 7 Fen Ditton & Fulbourn Ward
- 8 Milton & Waterbeach Ward
- 9 Milton & Waterbeach Ward
- 10 Woodditton Ward

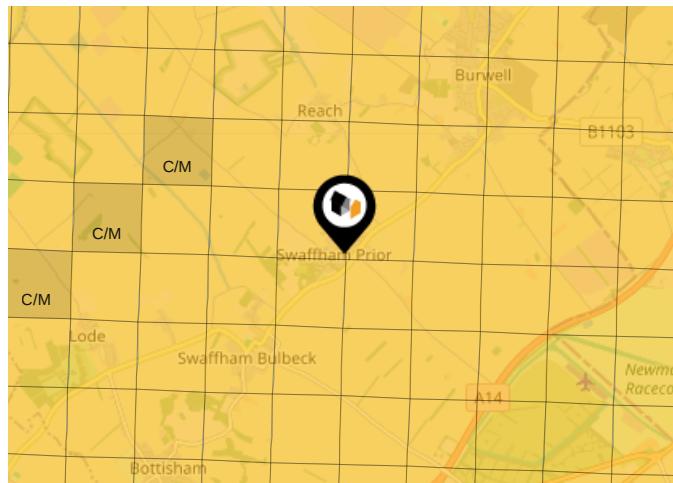
What is Radon?

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 CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE

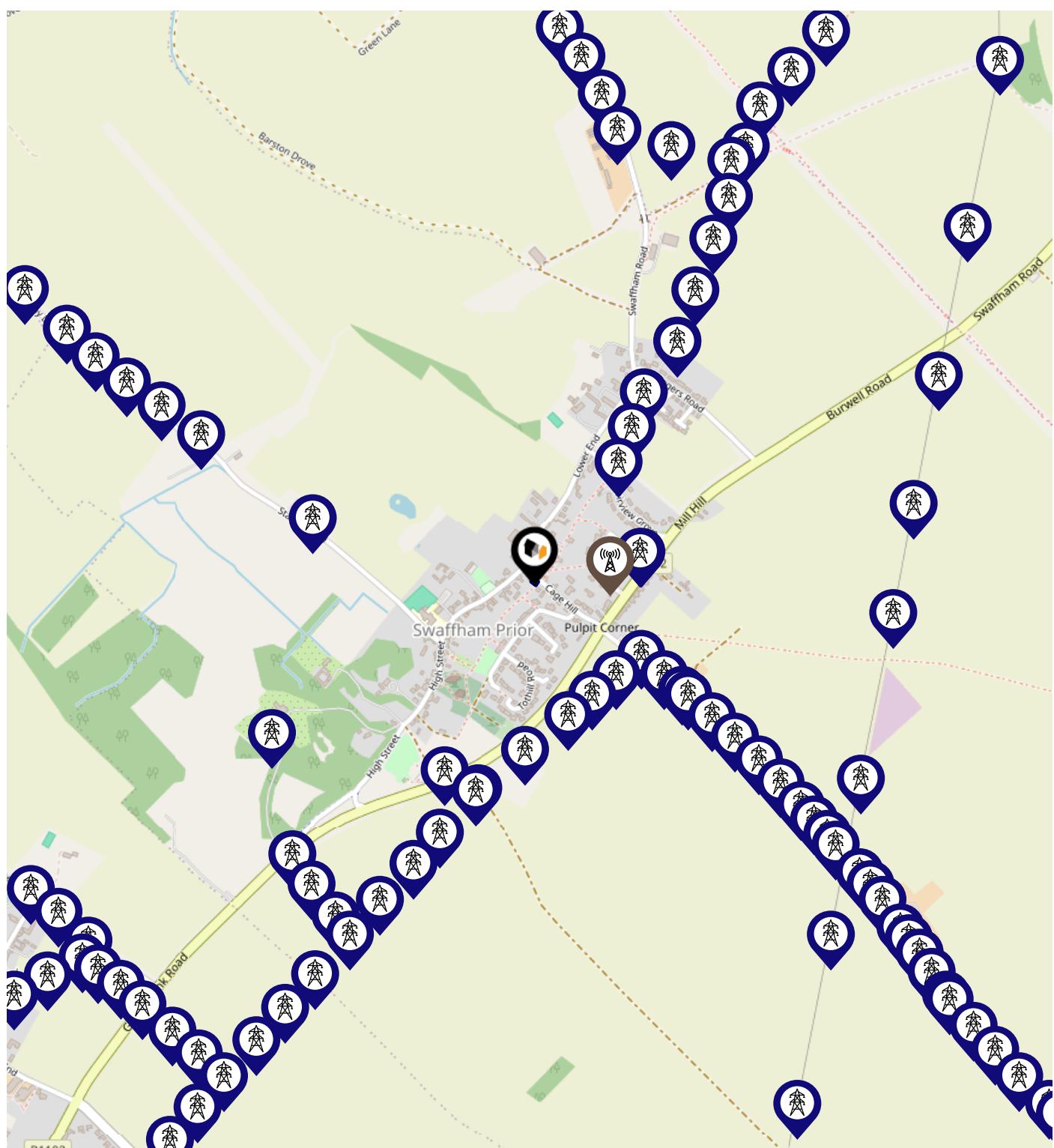


Primary Classifications (Most Common Clay Types)

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

CC&C



Key:

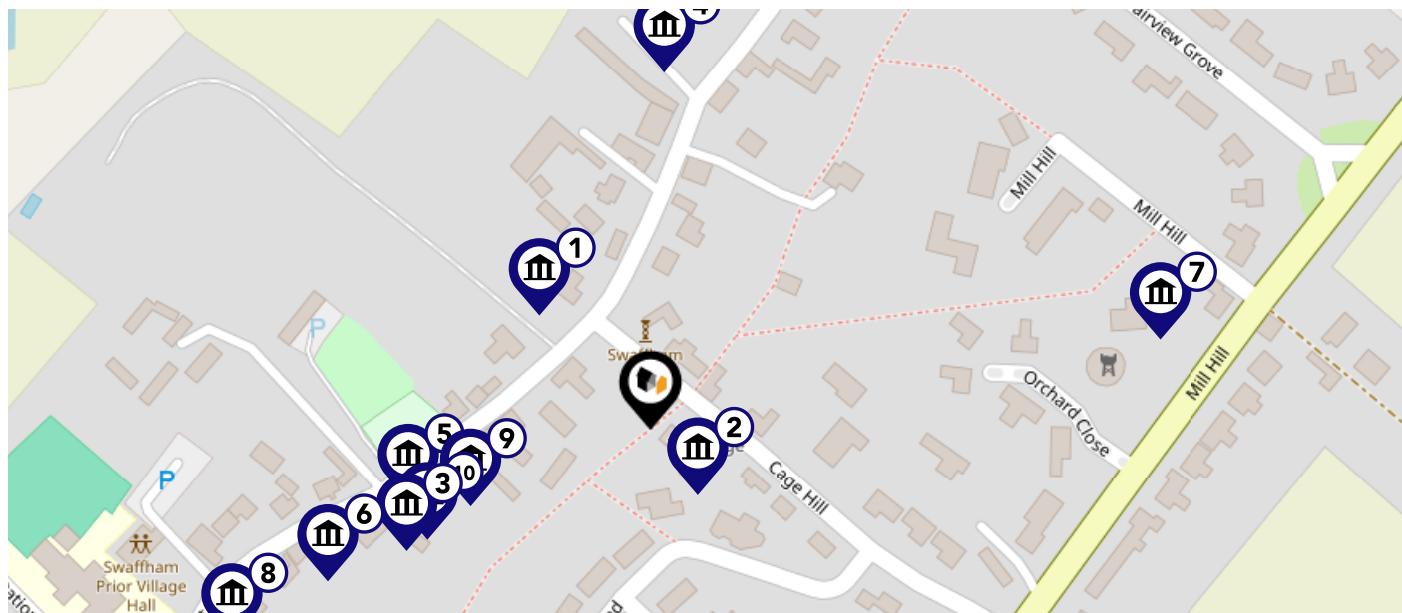
-  Power Pylons
-  Communication Masts

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...



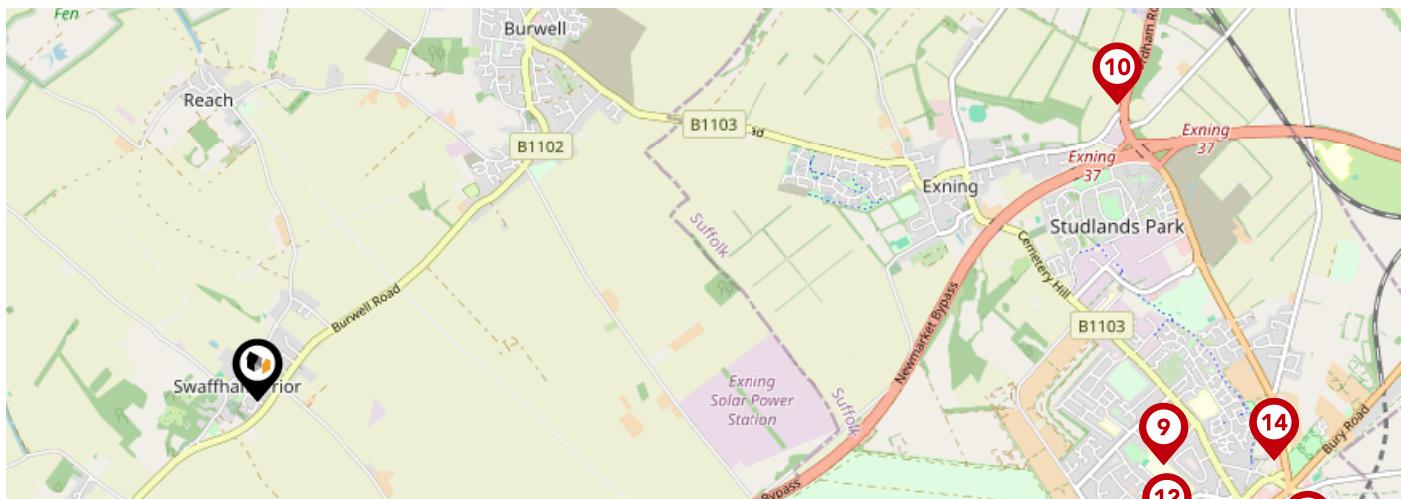
Listed Buildings in the local district		Grade	Distance
	1127042 - Stocks Farmhouse	Grade II	0.0 miles
	1127069 - Pound, Lock Up And Fire Engine House	Grade II	0.0 miles
	1331429 - 17 And 19, High Street	Grade II	0.1 miles
	1331450 - Ivy Farmhouse	Grade II	0.1 miles
	1300769 - K6 Telephone Kiosk	Grade II	0.1 miles
	1127033 - Old Barn House	Grade II	0.1 miles
	1165568 - Windmill, To Rear Of The Mill House	Grade II	0.1 miles
	1127036 - Knights Manor	Grade II	0.1 miles
	1165369 - Kent House	Grade II	0.1 miles
	1317346 - The Nook	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
1	Swaffham Prior Church of England Primary School Ofsted Rating: Good Pupils: 111 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Swaffham Bulbeck Church of England Primary School Ofsted Rating: Good Pupils: 93 Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Burwell Village College (Primary) Ofsted Rating: Good Pupils: 379 Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Bottisham Community Primary School Ofsted Rating: Good Pupils: 301 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bottisham Village College Ofsted Rating: Outstanding Pupils: 1452 Distance:2.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Exning Primary School Ofsted Rating: Outstanding Pupils: 225 Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Paddocks Primary School Ofsted Rating: Good Pupils: 194 Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Laureate Community Academy Ofsted Rating: Good Pupils: 248 Distance:3.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

CC&C

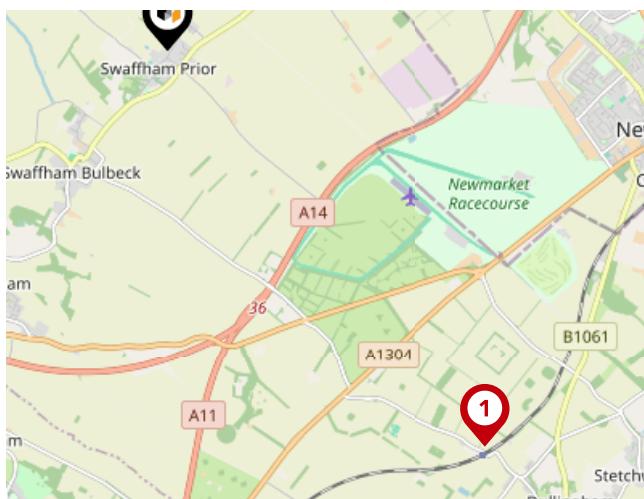


Nursery Primary Secondary College Private

9	Newmarket Academy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 831 Distance:4.12					
10	Cambian Dunbroch School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 4 Distance:4.13					
11	Great Wilbraham CofE Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 90 Distance:4.16					
12	Houldsworth Valley Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 354 Distance:4.18					
13	Fairstead House	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 209 Distance:4.62					
14	St Louis Catholic Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 321 Distance:4.62					
15	Waterbeach Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 516 Distance:4.71					
16	All Saints Church of England Primary School, Newmarket	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 195 Distance:4.82					

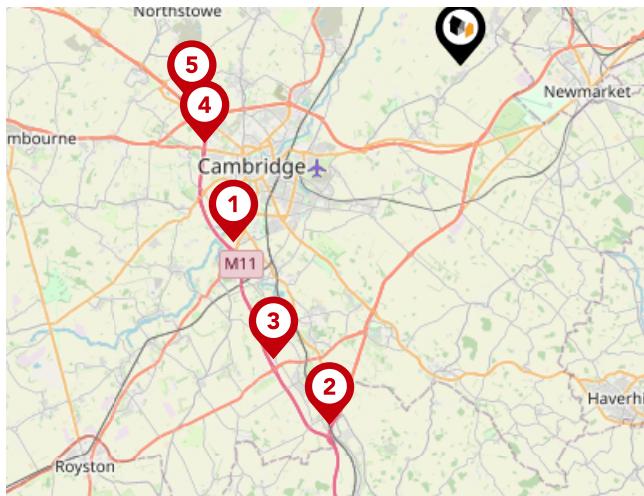
Area Transport (National)

CC&C



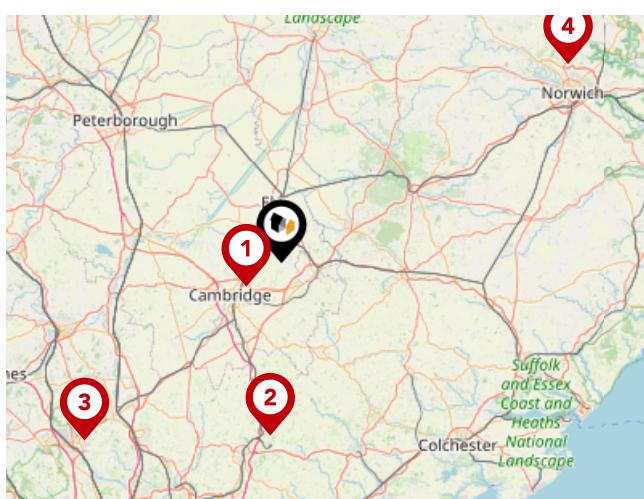
National Rail Stations

Pin	Name	Distance
1	Dullingham Rail Station	4.59 miles
2	Waterbeach Rail Station	4.34 miles
3	Entrance1	4.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	10.48 miles
2	M11 J9	13.92 miles
3	M11 J10	12.69 miles
4	M11 J13	9.77 miles
5	M11 J14	9.87 miles



Airports/Helpads

Pin	Name	Distance
1	Cambridge	6.18 miles
2	Stansted Airport	25.15 miles
3	Luton Airport	38.65 miles
4	Norwich International Airport	50.34 miles

Area Transport (Local)

CC&C



Bus Stops/Stations

Pin	Name	Distance
1	Cage Hill	0.06 miles
2	Orchard Close	0.15 miles
3	Orchard Close	0.16 miles
4	Vicarage Lane	0.27 miles
5	Lower End	0.35 miles

Cooke Curtis & Co

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