

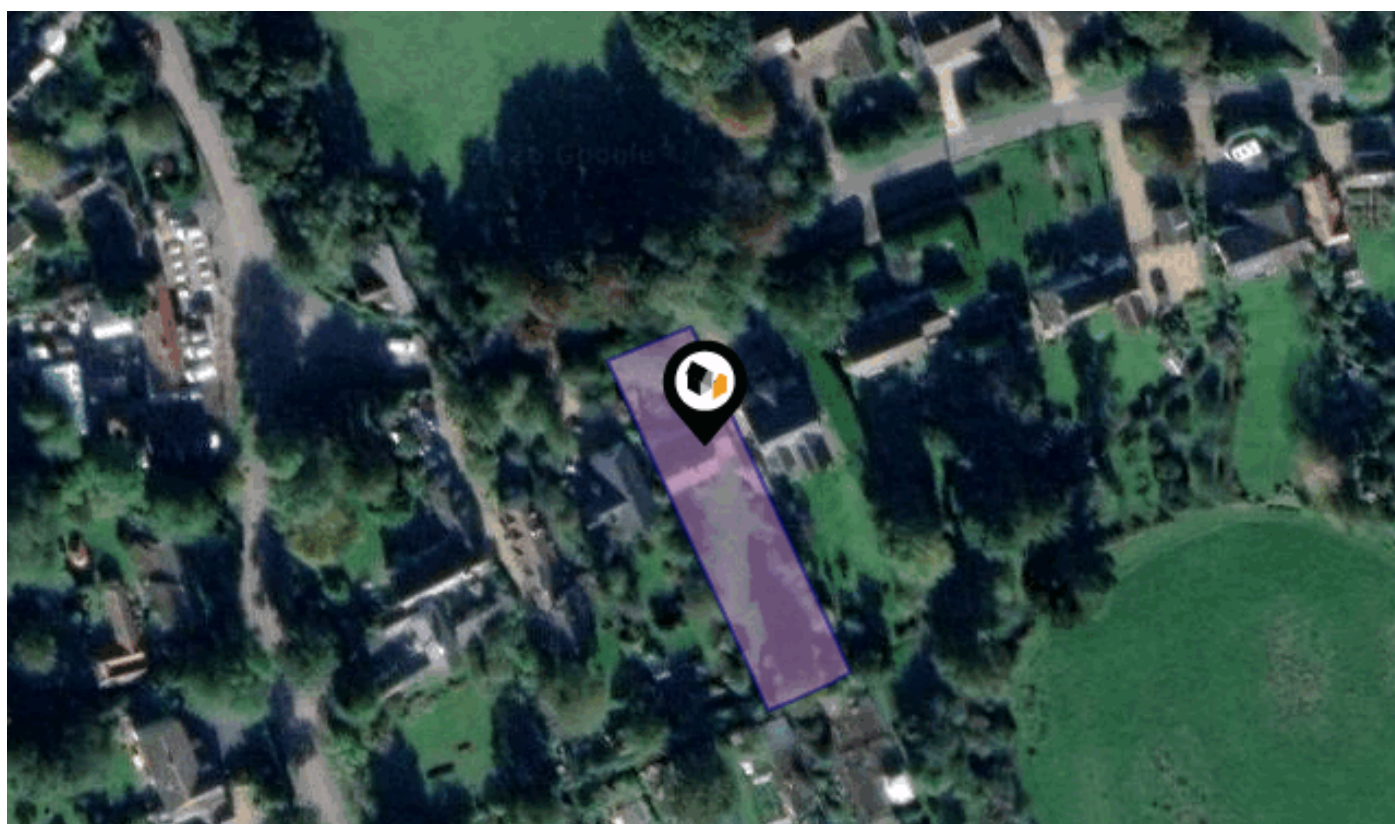


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MIR: Material Info

The Material Information Affecting this Property

Scheduled for: Thursday 22nd January 2026 @ 12:13pm



SWAYNES LANE, COMBERTON, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,528 ft ² / 142 m ²		
Plot Area:	0.24 acres		
Council Tax :	Band F		
Annual Estimate:	£3,488		
Title Number:	CB492008		

Local Area

Local Authority:	South cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	Comberton Village	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	16	80	1000
• Surface Water	Very low	mb/s	mb/s	mb/s

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

Planning records for: *Swaynes Lane, Comberton, Cambridge, CB23*

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

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

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

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

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

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

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

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

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

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

Reference - 23/04446/TELNOT	
Decision:	Decided
Date:	20th November 2023
Description:	Installation of 1no. transmission dish (to be fixed to the existing telecommunications installation).

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

Reference - 23/0803/TTCA
<p>Decision: Decided</p>
<p>Date: 26th July 2023</p>
<p>Description: T1- Mulberry- reduce in height and spread by 2-2.5 meters to improve form and maintain in close proximity to house.T2- Apple- reduce and shape by 2 meters to improve form and maintain in its current location.T3- Maple- reduce in height by 3 meters and crown thin by 20% to maintain in its current location.</p>
Reference - 25/1072/TTCA
<p>Decision: Decided</p>
<p>Date: 30th September 2025</p>
<p>Description: T1: Mulberry - Reduce in height by 1.5 meters and shape by approximately 2 meters T2: Walnut - Remove 2x lowest lateral limbs over roadway, removing 3 meters T3: Maple - Crown thin by 20%</p>
Reference - 23/04404/HFUL
<p>Decision: Decided</p>
<p>Date: 20th November 2023</p>
<p>Description: Repairs and alterations to existing cottage, single storey extension to rear and alterations to existing outbuilding.</p>
Reference - S/2598/19/TC
<p>Decision: Decided</p>
<p>Date: 25th July 2019</p>
<p>Description: (T1) Willow - re-pollard to previous reduction points. (T2) Willow - re-pollard removing larger stems only. (T3) Mulberry - reduce and shape by approximately 1.5-2 meters. (T4) Quince - reduce and shape by approximately 1.5 meters and crown thin by 30%. (T5) Sycamore - crown raise to 5 meters over the lawn also removing larger overshadowing limb in the top crown on the same side.</p>

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

Reference - 21/1492/TTCA	
Decision:	Decided
Date:	08th November 2021
Description:	(T1) Willow - remove to ground level due to close proximity to property and concern of subsidence. (T2) Willow - re-pollard to previous pollard points to maintain in its current location. (T3) Ash - reduce by 30% to maintain in its current location. (T4) Walnut - reduce middle canopy over road by 2.5 meters to avoid the risk of end loading. (T5) Mulberry - reduce stem heading towards the property back to a live lateral 3 meters from the trunk to improve form and balance canopy.
Reference - 23/04405/CONDB	
Decision:	Decided
Date:	22nd April 2025
Description:	Submission of details required by condition 3 (joinery scale of 1:20) of Listed Building consent 23/04405/LBC
Reference - 23/04405/CONDA	
Decision:	Decided
Date:	19th December 2024
Description:	Submission of details required by conditions 5 (Sample of Brick), 6 (Roof covering), 7 (Mortars, Plasters and Render) and 8 (Existing Render) of listed building consent 23/04405/LBC.
Reference - 23/04405/LBC	
Decision:	Decided
Date:	20th November 2023
Description:	Repairs and alterations to existing cottage, single storey extension to rear and alterations to existing outbuilding.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Reference - 25/04051/HFUL	
Decision:	Decided
Date:	17th October 2025
Description:	Replacement 3 bay oak-framed garage.

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

Reference - 25/0867/TTCA	
Decision:	Decided
Date:	22nd August 2025
Description:	T1- Horse Chestnut- Crown raise to 3.5 meters removing 3 meters to improve form and reduce suppression of hedges below.

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

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

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

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

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

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

Reference - 22/1233/TTCA
<p>Decision: Decided</p>
<p>Date: 25th October 2022</p>
<p>Description: T1 (Pine) remove to ground - tree is partially dead T2 (Spruce) remove to ground. T3 Laburnum reduce by road side branches by approx 2m & Crown reeduce by 2m. G1Group of Leylandii - remove to ground.</p>
Reference - 22/1236/TTCA
<p>Decision: Decided</p>
<p>Date: 25th October 2022</p>
<p>Description: T1 Walnut - Reduce crown by approximately 2.5m.</p>
Reference - S/2318/18/FL
<p>Decision: Decided</p>
<p>Date: 18th June 2018</p>
<p>Description: Erection of picket fencing (retrospective) tree works to include removal of Ash Tree and reduction of Hawthorn height</p>
Reference - 25/1303/TTCA
<p>Decision: Decided</p>
<p>Date: 13th November 2025</p>
<p>Description: T1 (Aspen) - remove to ground T2 (Hawthorn) covered in ivy - remove to ground T3 (Lilac) - remove to ground</p>

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

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

Reference - 25/0988/TTCA	
Decision:	Decided
Date:	16th September 2025
Description:	T1: Group of trees - Reduce by 2-3m to previous reduction T2: Lime - Reduce by 1-2m to previous reduction

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Planning records for: **82 Swaynes Lane Comberton Cambridgeshire CB23 7EF**

Reference - 25/05001/HFUL	
Decision:	Awaiting decision
Date:	23rd December 2025
Description:	Proposed rear and side extension, front infill with porch and loft conversion

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

Reference - S/2428/16/FL	
Decision:	Decided
Date:	09th September 2016
Description:	Demolition of existing 2 bed bungalow and erection of a 2 storey x 5 bedroom family dwelling (Use Class C3) with private amenity including removing of the caravan after the completion of the construction.

Reference - S/0955/16/FL	
Decision:	Withdrawn
Date:	08th April 2016
Description:	Demolition of existing 2 bed bungalow and erection of two dwellings new access arrangement and temporary caravan for accommodation during construction.

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

Reference - S/2692/18/DC	
Decision:	Decided
Date:	09th July 2018
Description:	Discharge of Conditions 3 (Materials) & 5 (Traffic Management Plan) of Planning Permission S/2428/16/FL

Reference - S/1468/18/DC	
Decision:	Decided
Date:	19th April 2018
Description:	Discharge of conditions 3 (Materials) and 5 (Traffic management plan) of planning permission S/2428/16/FL

Planning records for: **91 Swaynes Lane Comberton Cambridgeshire CB23 7EF**

Reference - 25/04601/HFUL	
Decision:	Awaiting decision
Date:	27th November 2025
Description:	Demolish existing Conservatory. Demolish chimney & change rear hipped roof to a gable with a window. Roof extension with side dormer to East elevation & add 3No Velux roof lights to West elevation. Reconfigure door & window openings. Change the existing materials.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Planning records for: **92B Swaynes Lane Comberton Cambridgeshire CB23 7EF**

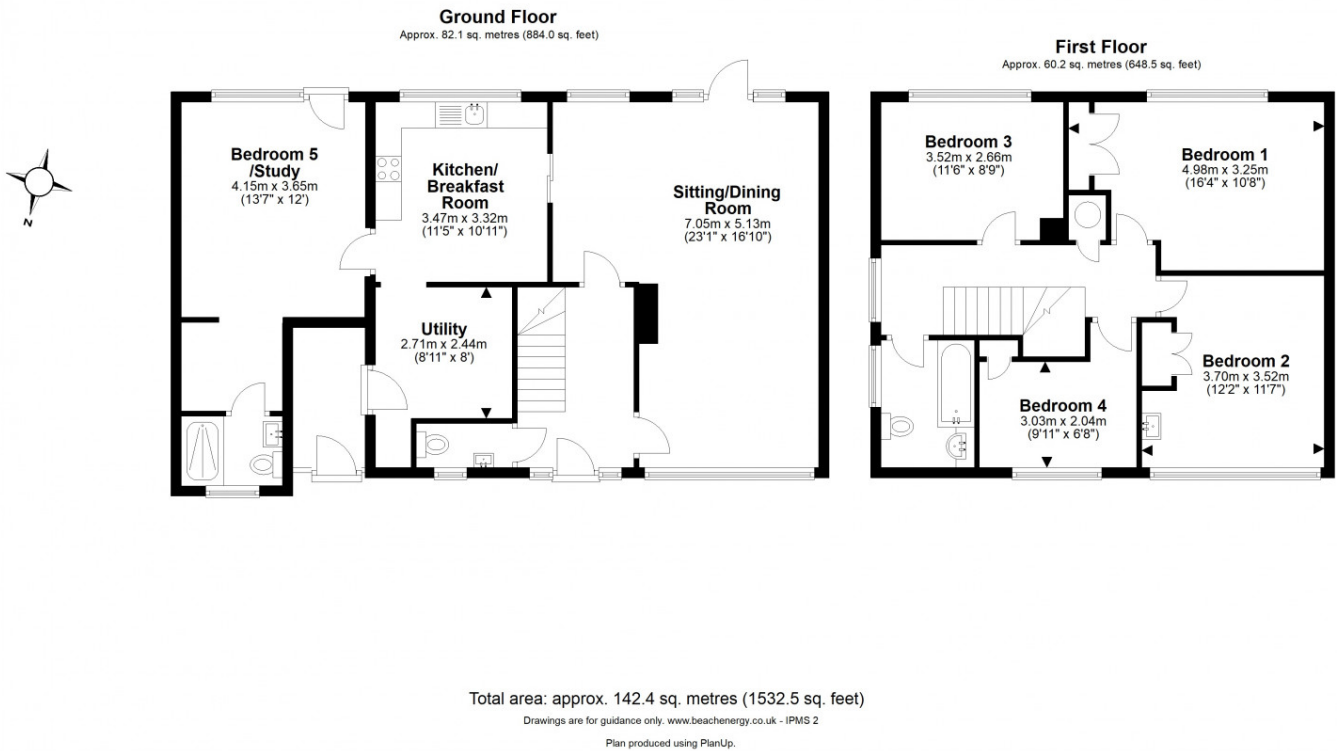
Reference - 25/04425/HFUL	
Decision:	Decided
Date:	13th November 2025
Description:	Single storey rear/side extension, change of external facade and removal of existing chimney.

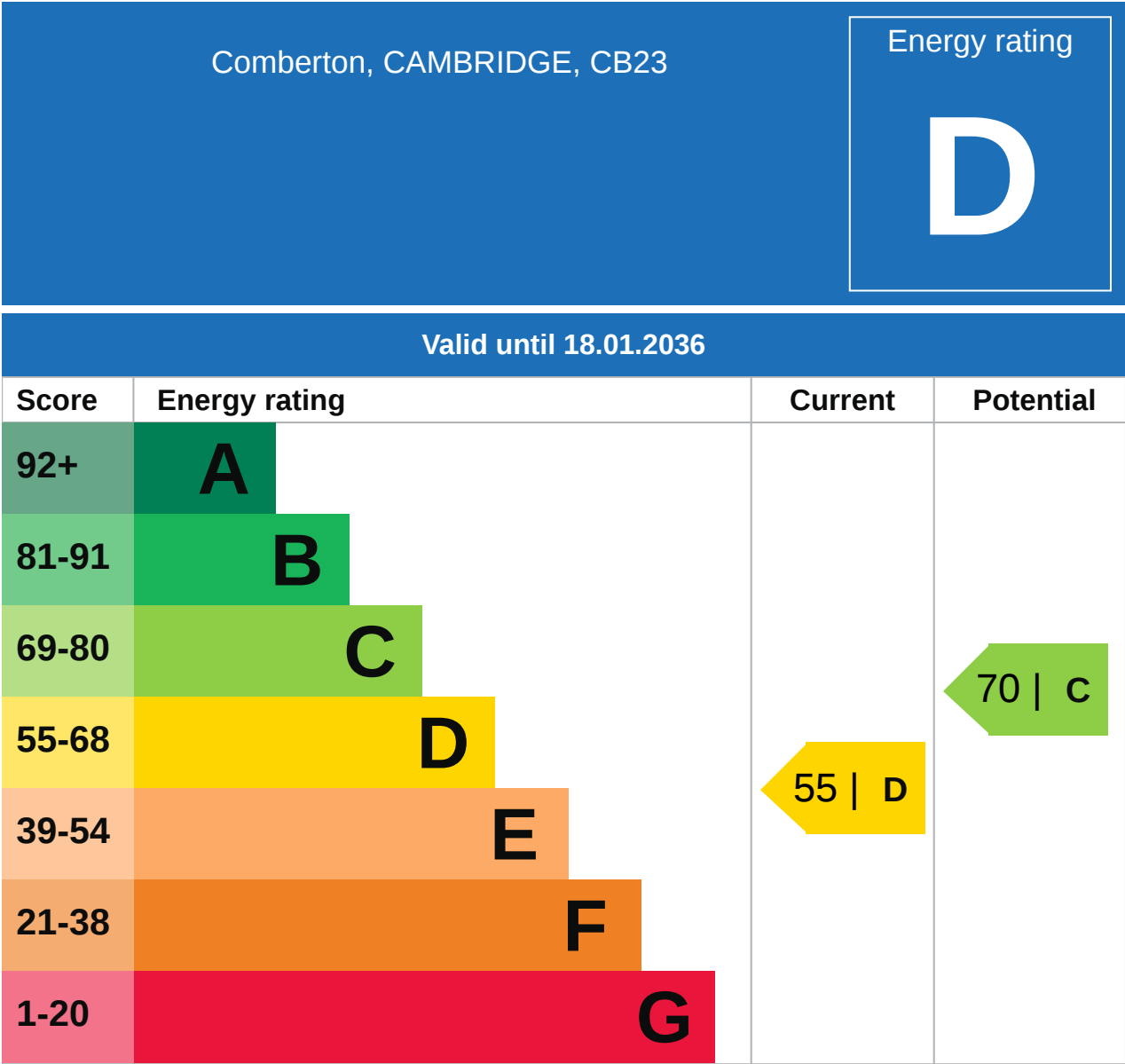


SWAYNES LANE, COMBERTON, CAMBRIDGE, CB23



SWAYNES LANE, COMBERTON, CAMBRIDGE, CB23





Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Poor
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:	Below average lighting efficiency
Lighting Energy:	Average
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Air Tightness:	(not tested)
Total Floor Area:	142 m ²

Building Safety

Accessibility / Adaptations

Ground floor extension and changes to garage.to make extra room and shower/bathroom facilities

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Brick and tiles

Property Lease Information

Listed Building Information

Stamp Duty

Other

Last year it was noticed that tree roots were in drainage pipes, these were removed and a protective sleeve put around pipes to prevent this happening in future

Other

Electricity Supply

EDF

Gas Supply

None

Central Heating

Yes

Water Supply

Cambridge

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.



/cookecurtisco



/cookecurtisco

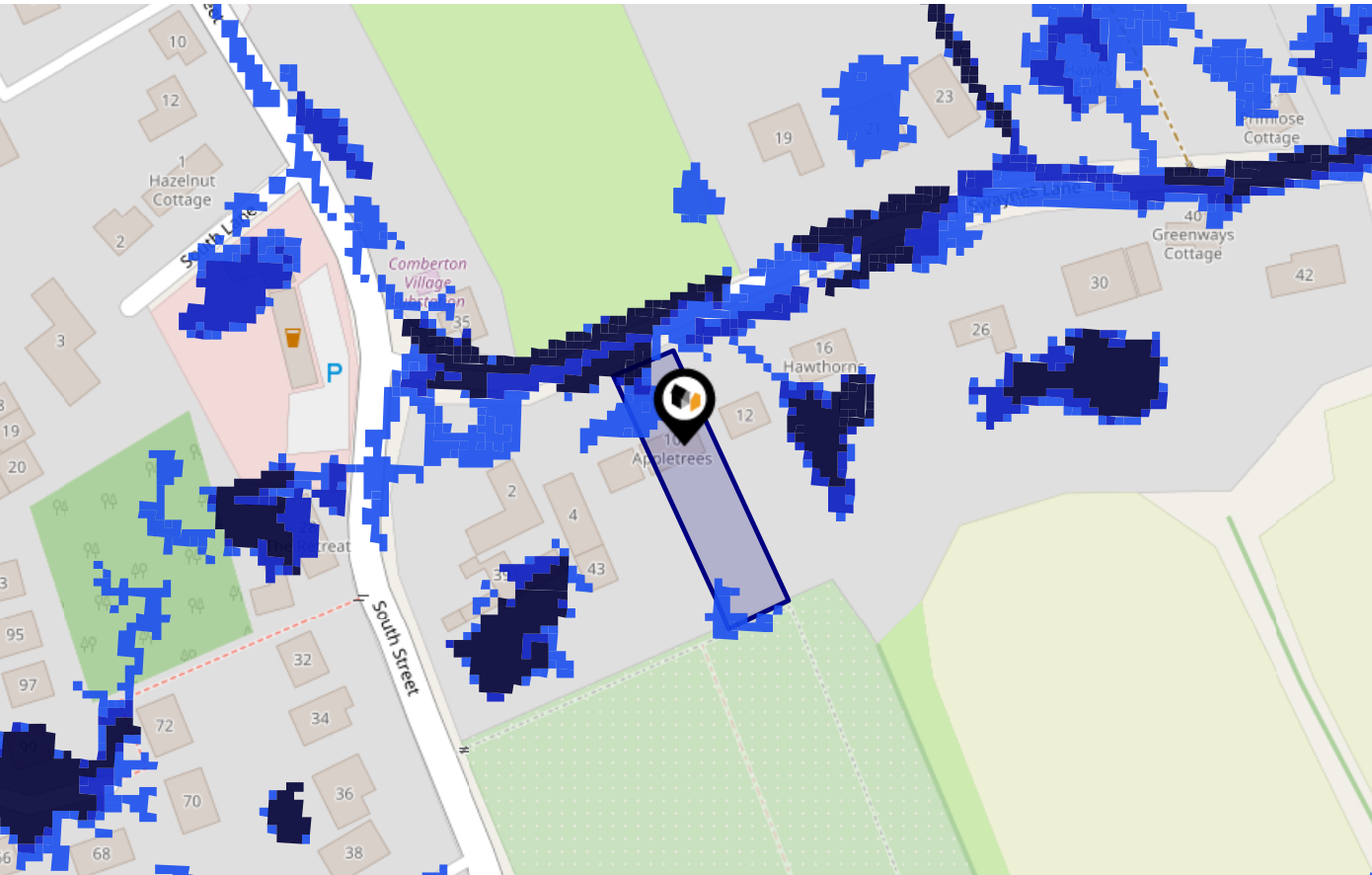
Important - Please read

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.

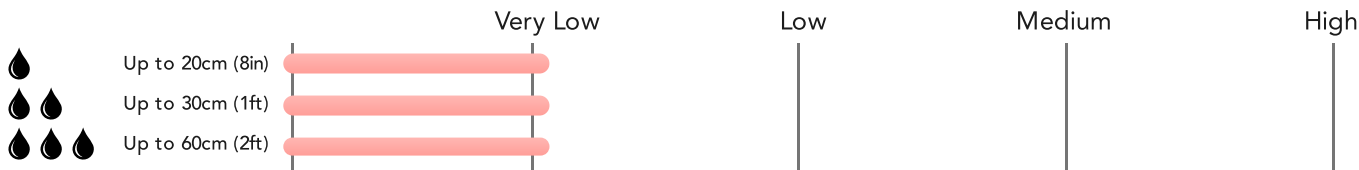


Risk Rating: Very low

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:

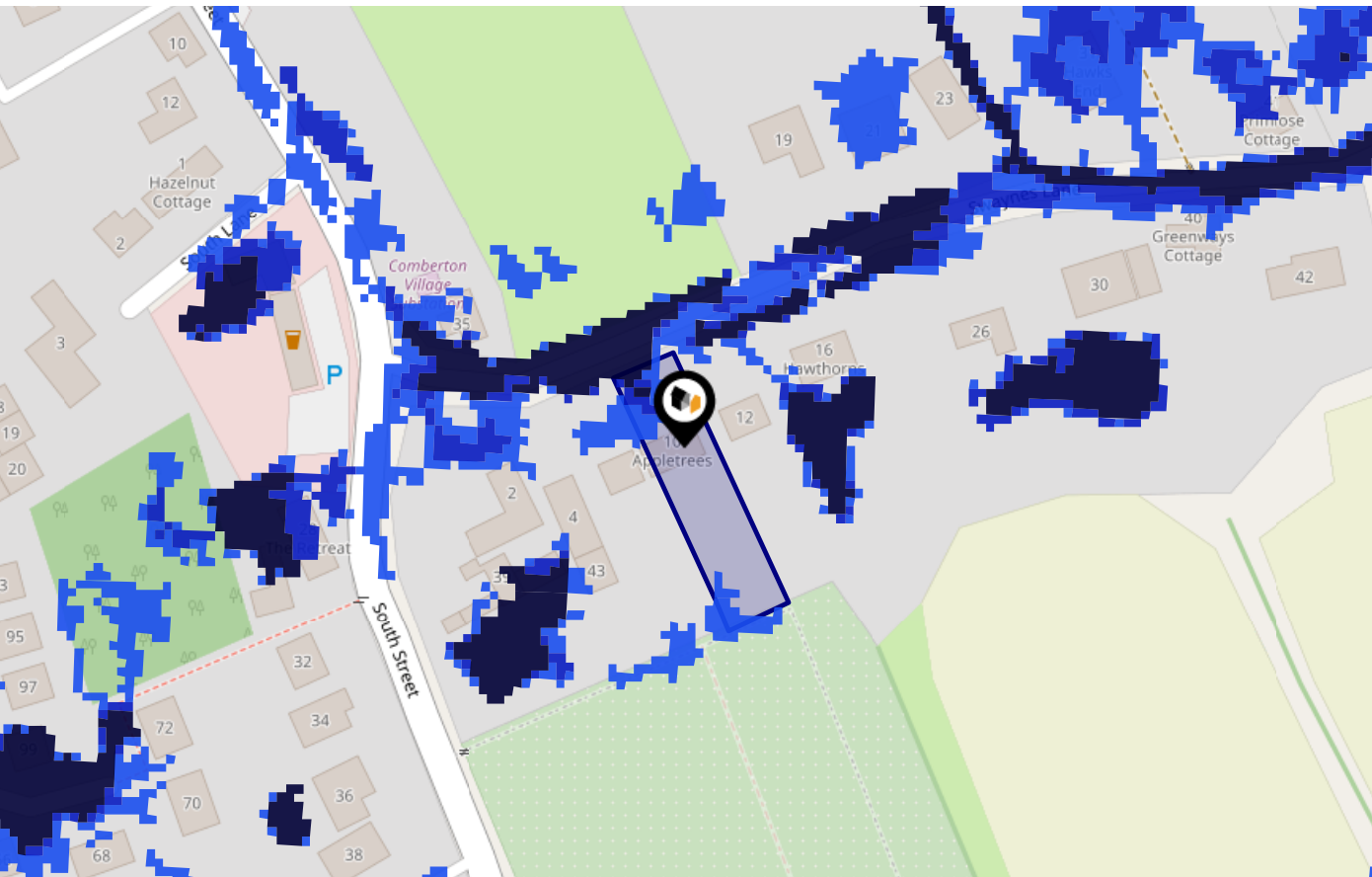


Flood Risk

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.

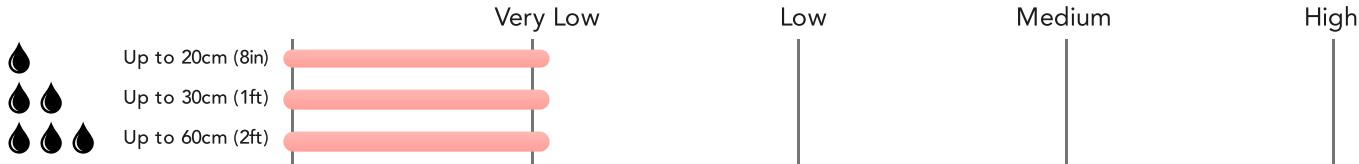


Risk Rating: Very low

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:

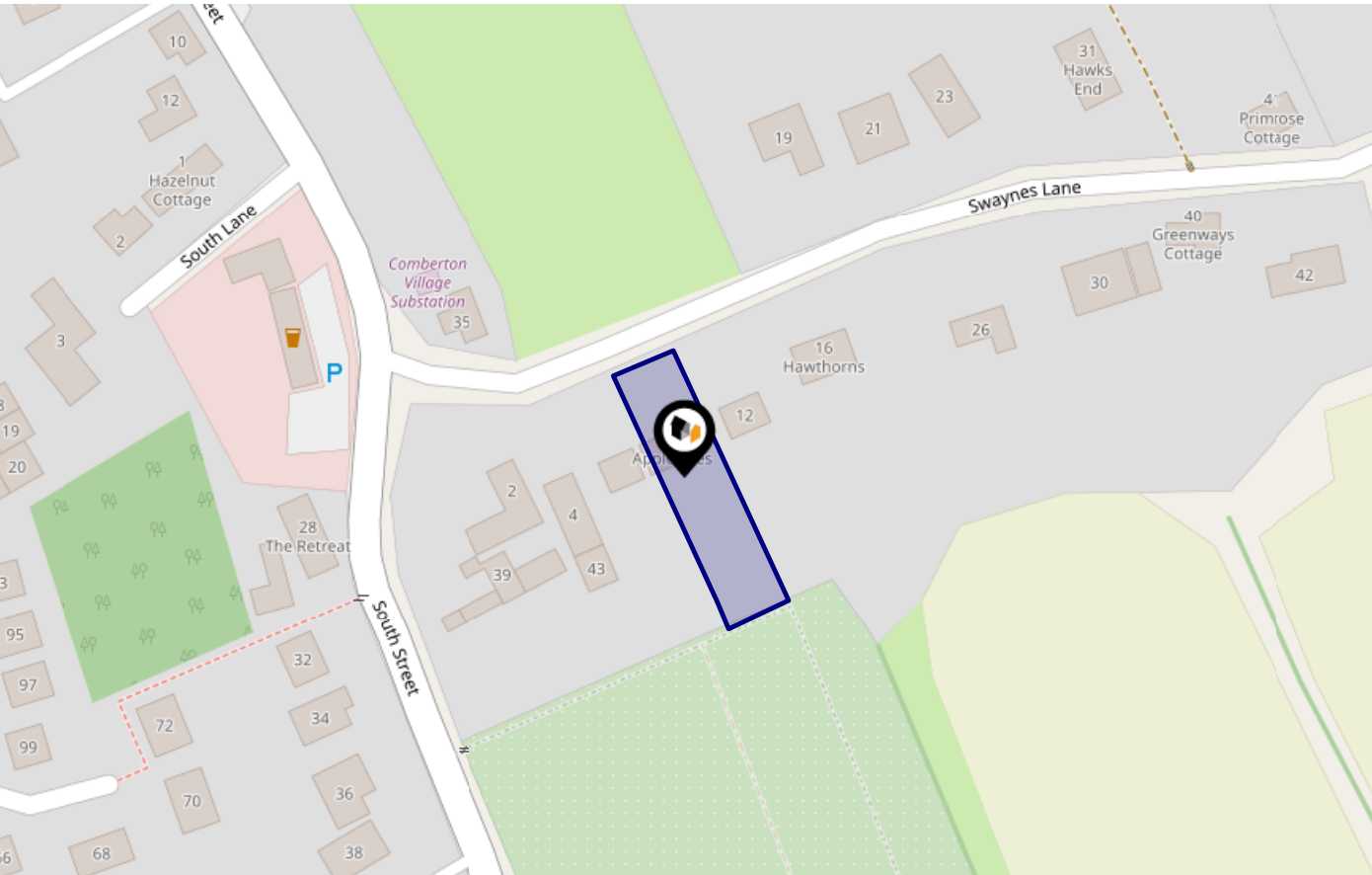


Flood Risk

Rivers & Seas - Flood Risk



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

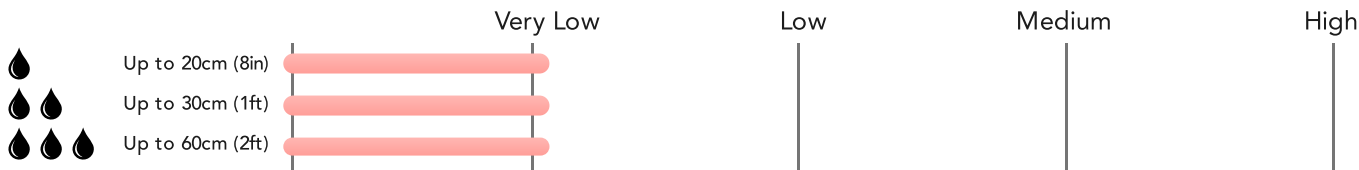


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

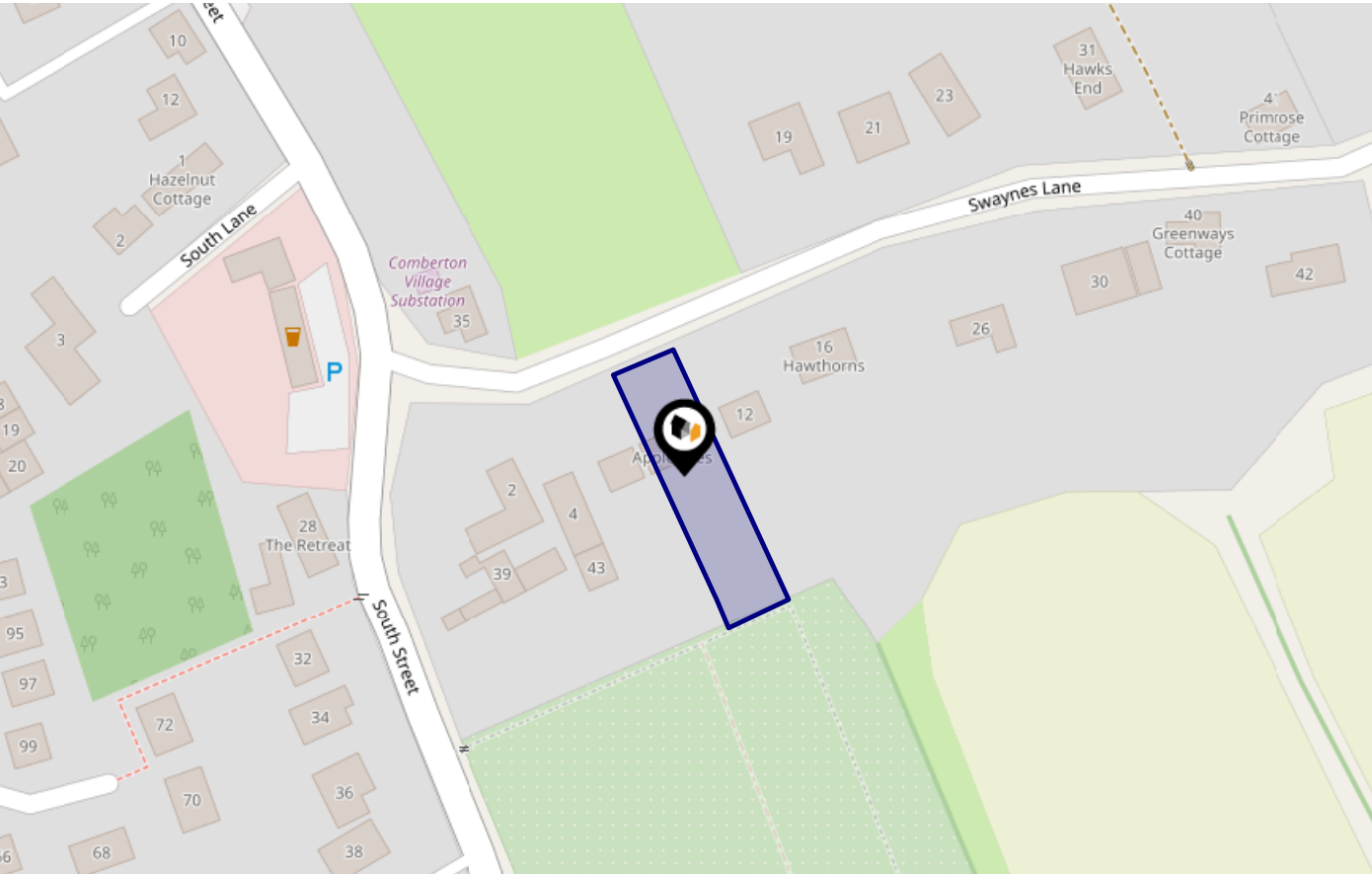


Flood Risk

Rivers & Seas - Climate Change



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

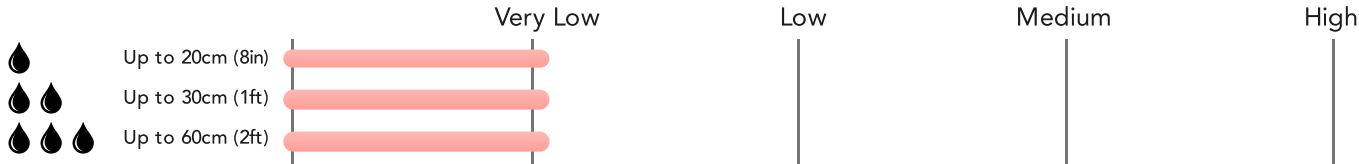


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

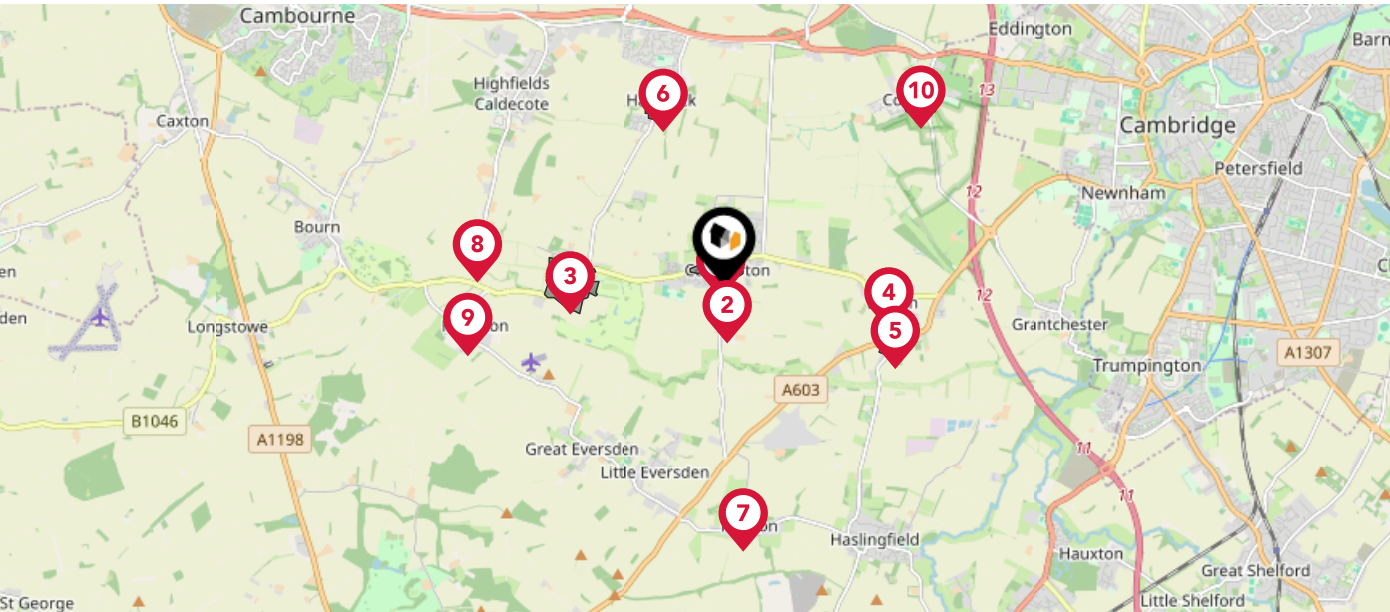


Maps

Conservation Areas



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



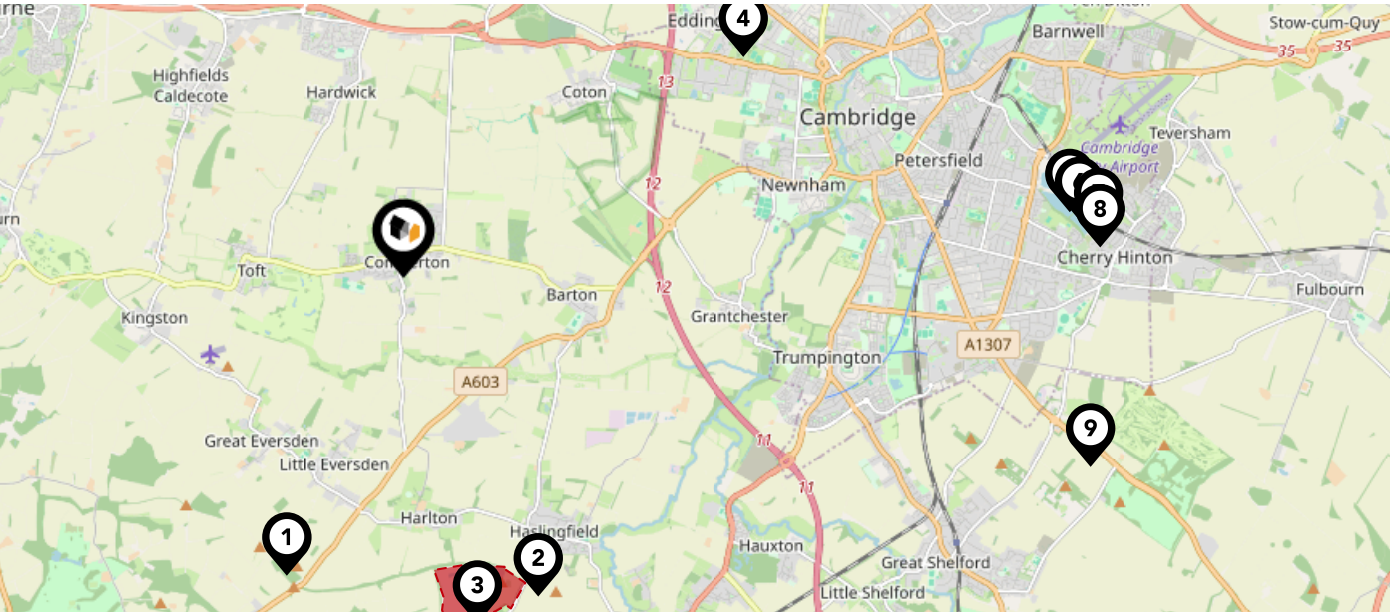
Nearby Conservation Areas	
1	Comberton Village
2	Comberton St Mary's
3	Toft
4	Barton St Peter's
5	Barton Wimpole Road
6	Hardwick
7	Harlton
8	Caldecote
9	Kingston
10	Coton

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	Little Eversden Landfill-Orwell Hill, Little Eversden	Historic Landfill
2	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill
3	No name provided by source	Active Landfill
4	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill
5	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill
6	Norman Works-Coldhams Lane, Cambridge	Historic Landfill
7	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
8	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
9	Hill Trees-Stapleford	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



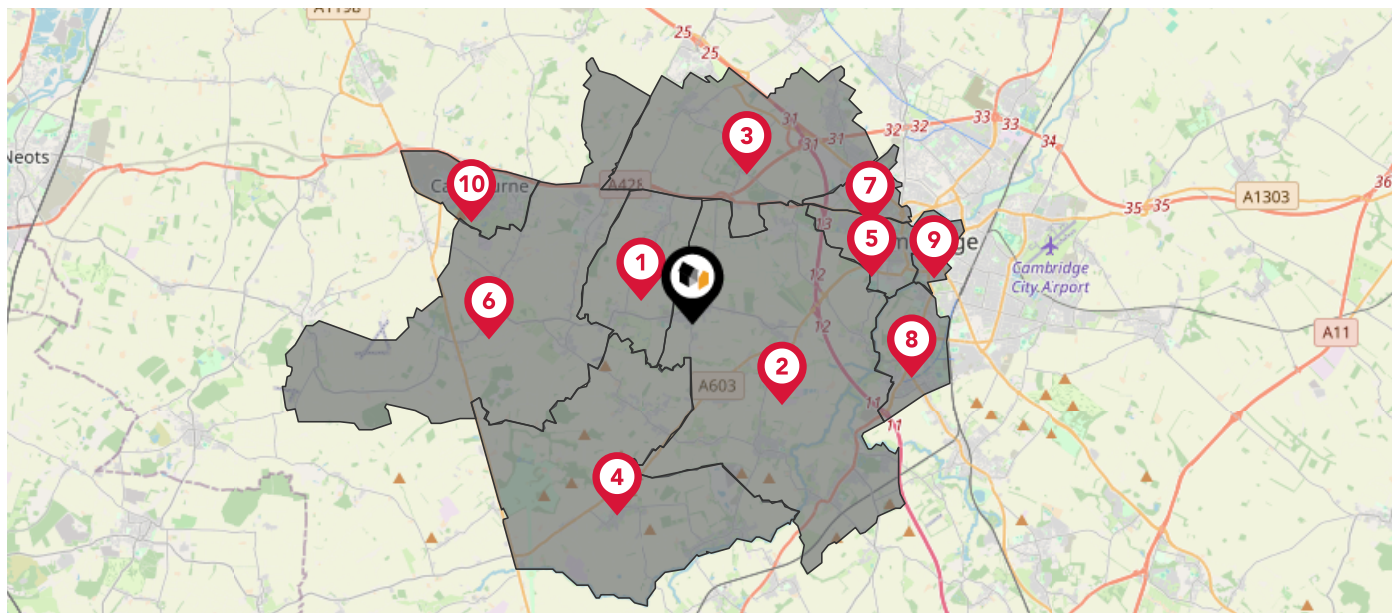
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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



Nearby Council Wards



Hardwick Ward



Harston & Comberton Ward



Girton Ward



Barrington Ward



Newnham Ward



Caldecote Ward



Castle Ward



Trumpington Ward



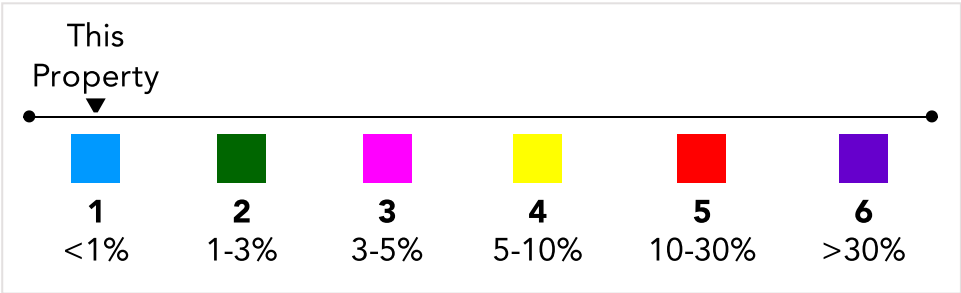
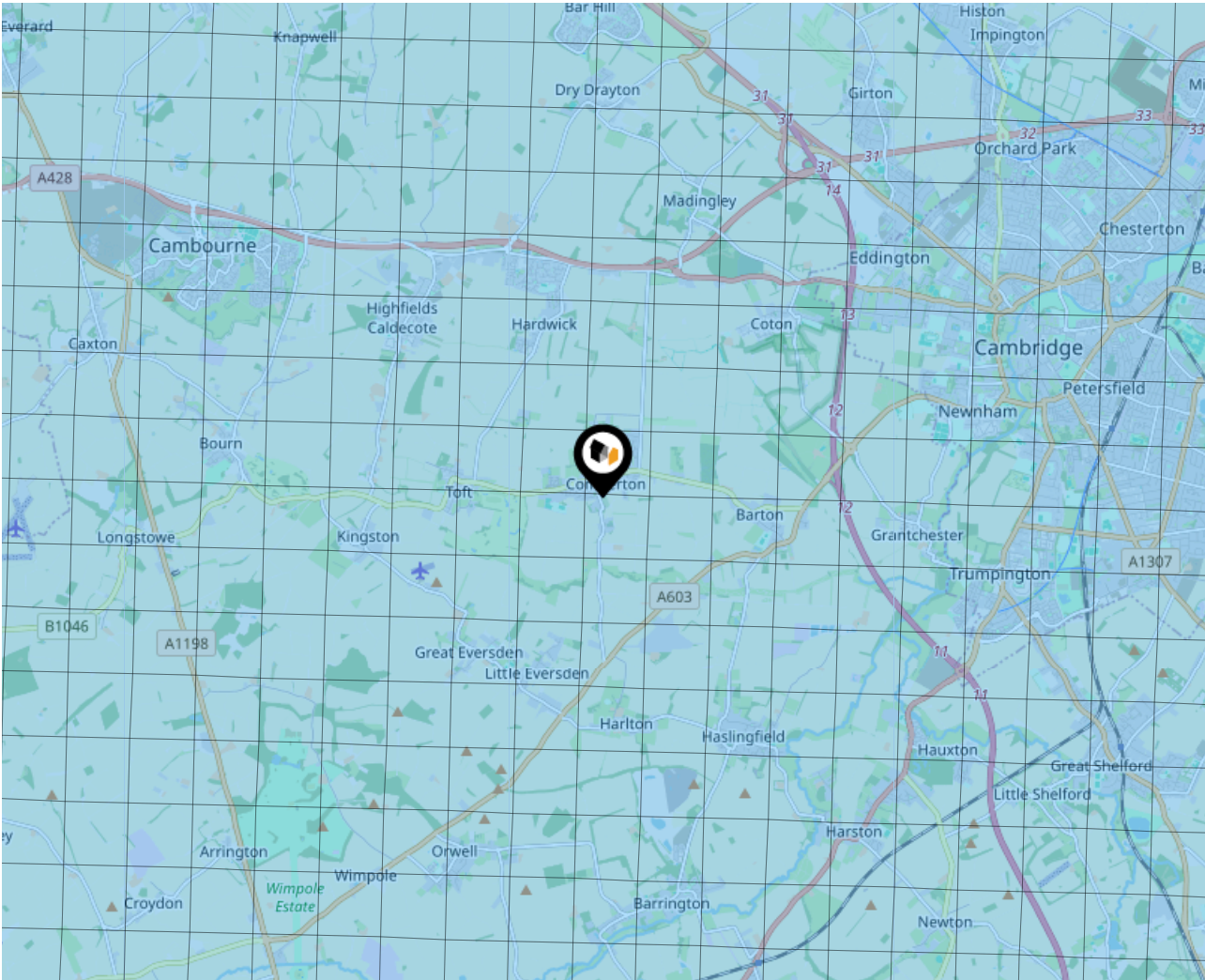
Market Ward



Cambourne Ward

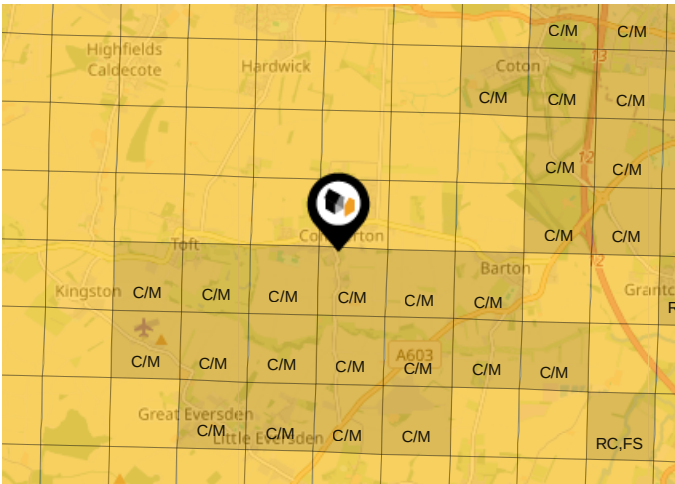
What is Radon?

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		

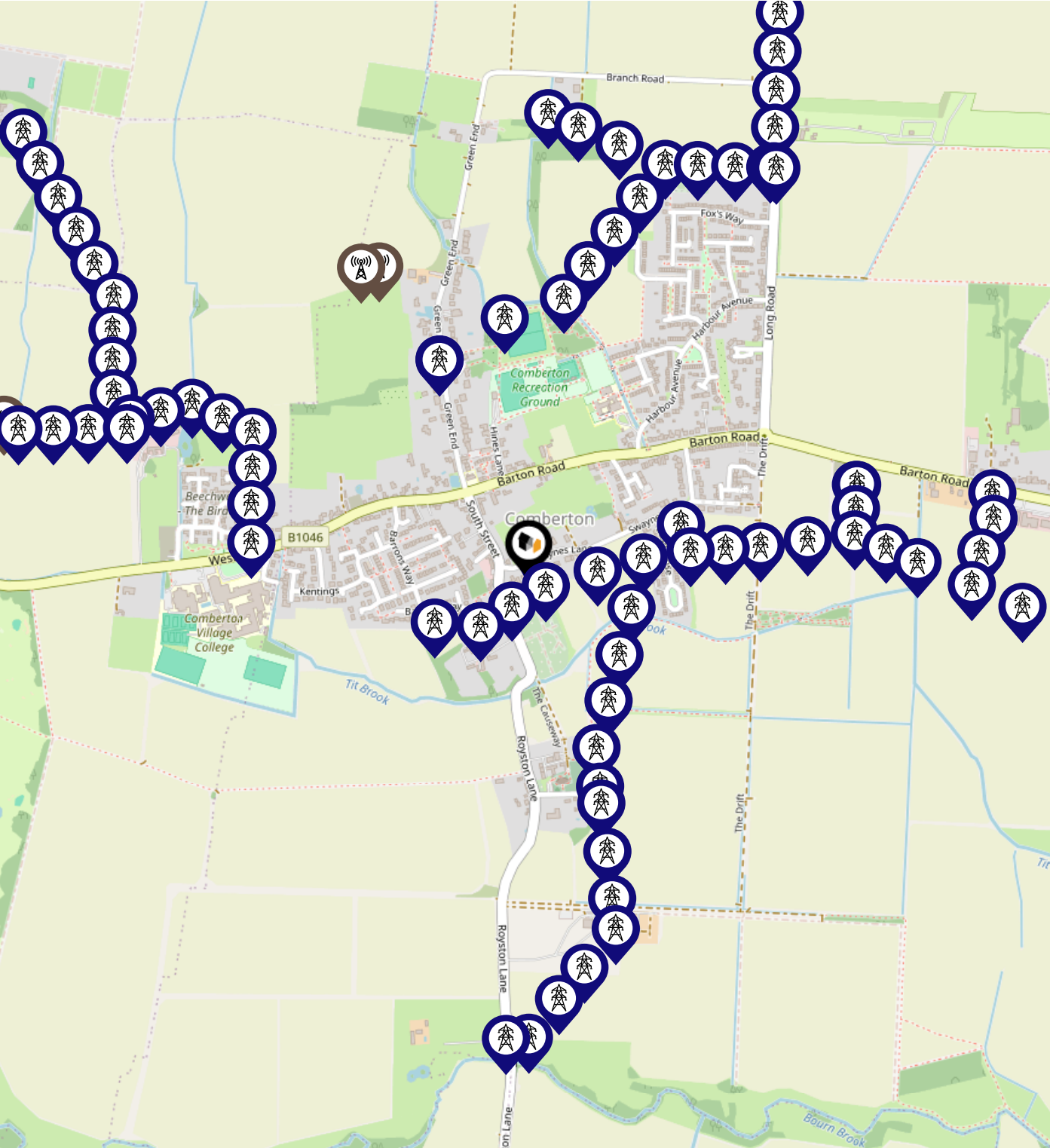


Primary Classifications (Most Common Clay Types)



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













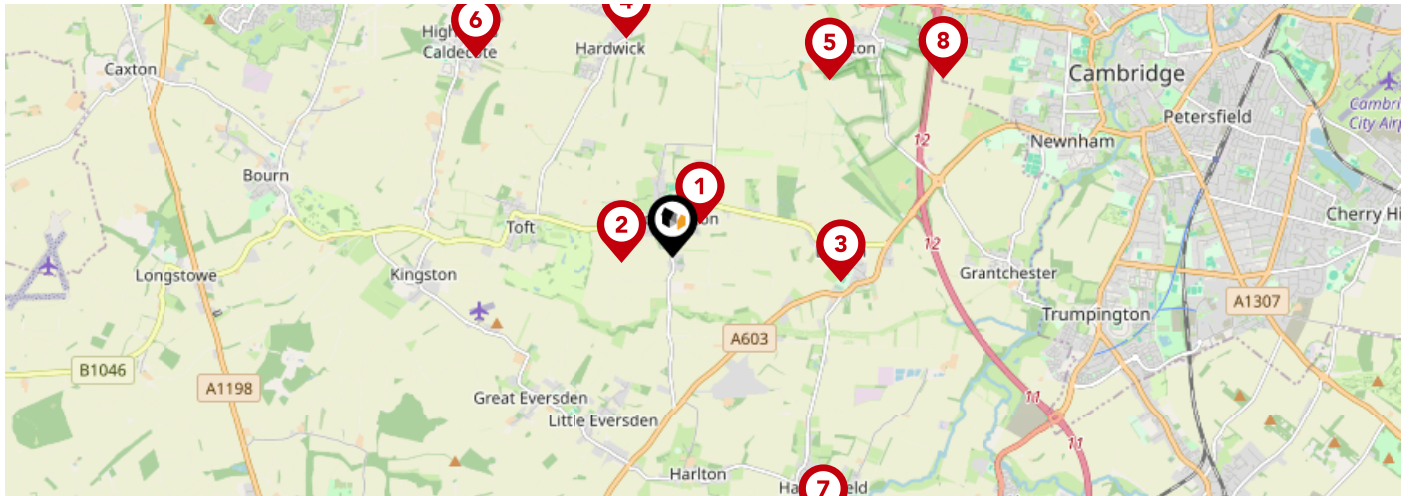
Key:

-  Power Pylons
-  Communication Masts

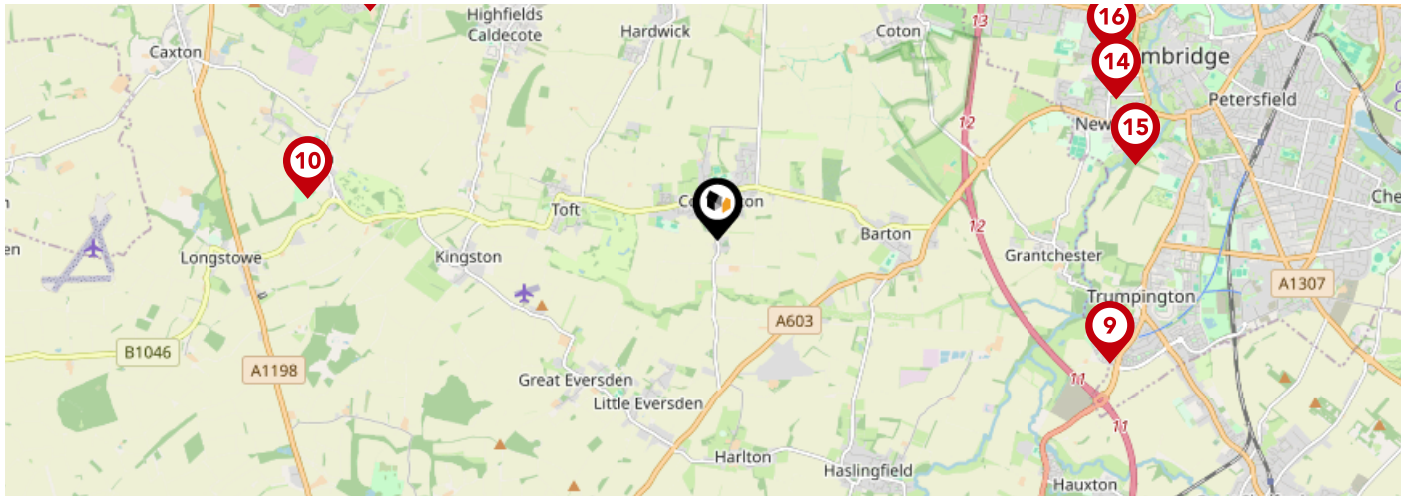
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











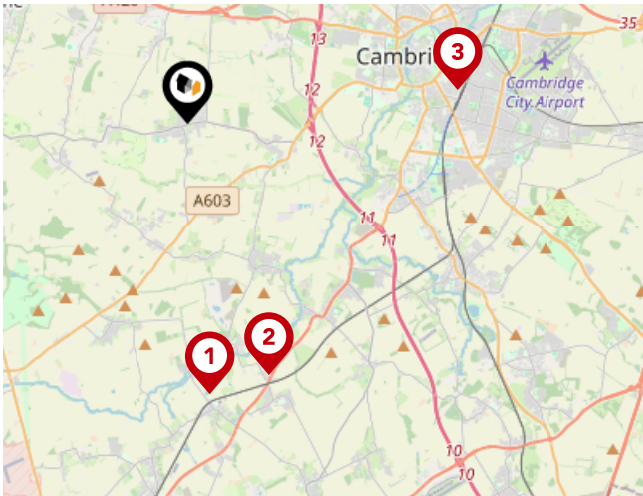
Listed Buildings in the local district		Grade	Distance
	1331102 - The Cottage	Grade II	0.0 miles
	1161444 - Dormers	Grade II	0.0 miles
	1310098 - Meadowside	Grade II	0.0 miles
	1127806 - Old Close Farm	Grade II	0.0 miles
	1161382 - 1, South Lane	Grade II	0.1 miles
	1310106 - Birdlines Manor Farmhouse	Grade II	0.1 miles
	1127804 - Cross Farmhouse	Grade II	0.1 miles
	1127802 - East Holme	Grade II	0.1 miles
	1127803 - The Retreat	Grade II	0.1 miles
	1331099 - Hawks Farmhouse	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
1	Meridian Primary School Ofsted Rating: Good Pupils: 200 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Comberton Village College Ofsted Rating: Outstanding Pupils: 1930 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 112 Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Hardwick and Cambourne Community Primary School Ofsted Rating: Good Pupils: 531 Distance:2.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Requires improvement Pupils: 106 Distance:2.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Caldecote Primary School Ofsted Rating: Good Pupils: 203 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 668 Distance:2.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

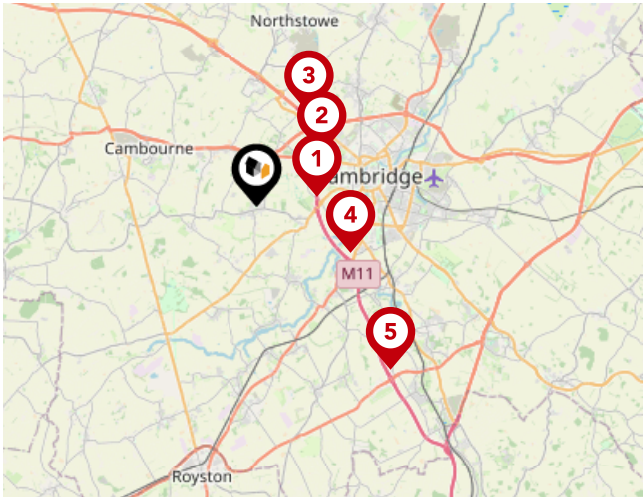


		Nursery	Primary	Secondary	College	Private
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:3.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bourn CofE Primary Academy Ofsted Rating: Good Pupils: 208 Distance:3.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Dry Drayton CofE (C) Primary School Ofsted Rating: Good Pupils: 68 Distance:3.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Vine Inter-Church Primary School Ofsted Rating: Good Pupils: 396 Distance:3.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 157 Distance:3.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's College School Ofsted Rating: Not Rated Pupils: 414 Distance:3.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:3.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's College School Ofsted Rating: Not Rated Pupils: 435 Distance:3.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



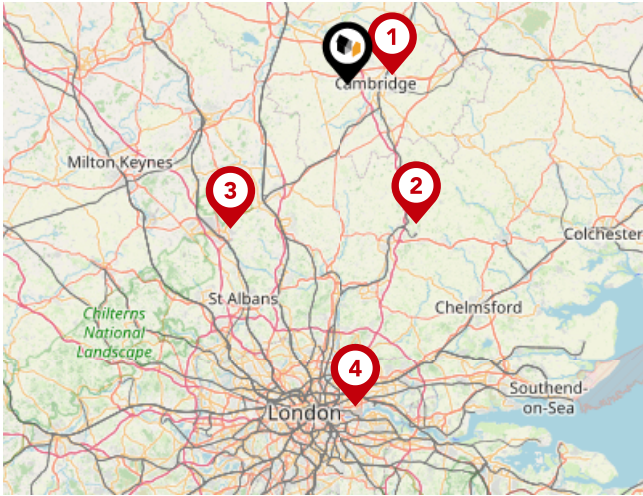
National Rail Stations

Pin	Name	Distance
1	Shepreth Rail Station	4.93 miles
2	Foxton Rail Station	4.81 miles
3	Cambridge Rail Station	4.96 miles



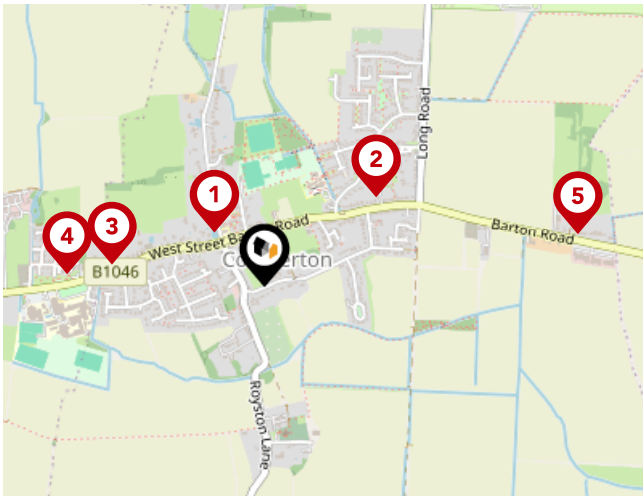
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	2.27 miles
2	M11 J13	3.04 miles
3	M11 J14	3.88 miles
4	M11 J11	3.88 miles
5	M11 J10	7.77 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge	6.66 miles
2	Stansted Airport	22.78 miles
3	Luton Airport	27.1 miles
4	Silvertown	47.18 miles



Bus Stops/Stations

Pin	Name	Distance
1	South Street	0.17 miles
2	Swayne Lane	0.33 miles
3	Kentings	0.35 miles
4	Village College	0.45 miles
5	Horizon Park	0.73 miles

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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