

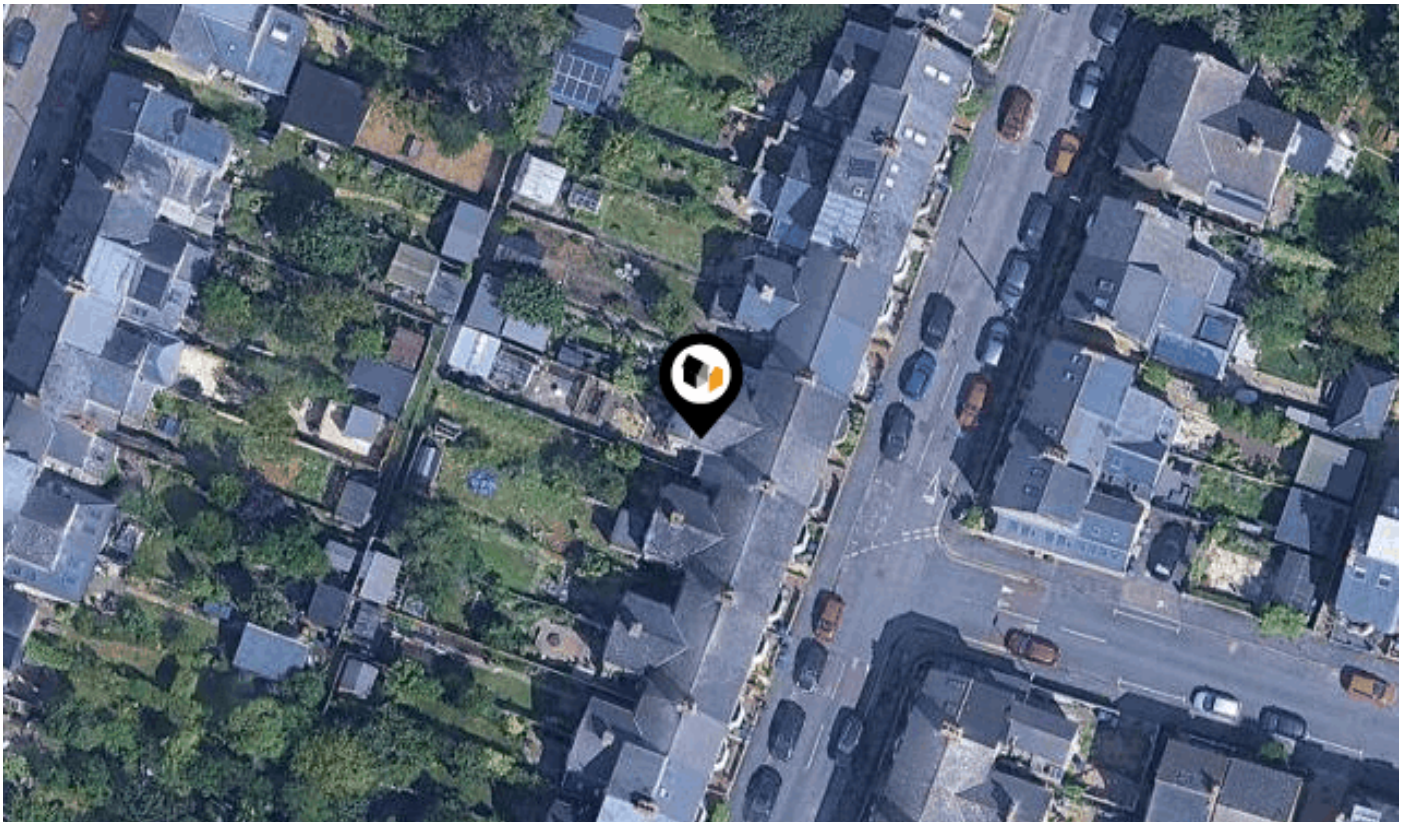


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MIR: Material Info

The Material Information Affecting this Property

Friday 17th October 2025



HEMINGFORD ROAD, CAMBRIDGE, CB1

Cooke Curtis & Co

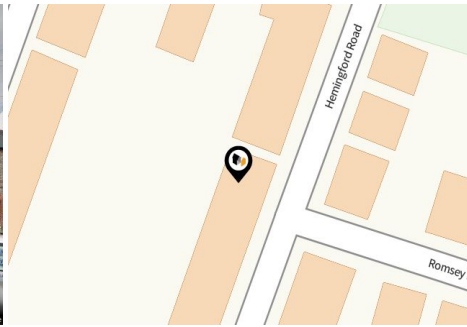
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Terraced
Bedrooms:	3
Floor Area:	968 ft ² / 90 m ²
Council Tax :	Band D
Annual Estimate:	£2,355

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	Mill Road
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds

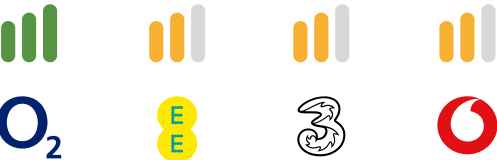
(Standard - Superfast - Ultrafast)

14 **1800**
mb/s mb/s



Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **1 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 09/1096/FUL
Decision: Decided
Date: 26th November 2009
Description: Single storey rear extension.

Reference - 11/0066/FUL
Decision: Decided
Date: 04th February 2011
Description: Retrospective application for the change of use from domestic dwelling C3 to HMO (House in Multiple Occupation) (sui generis).

Reference - 11/0201/FUL
Decision: Decided
Date: 06th May 2011
Description: Annexe extension to provide 2 bedrooms, a studio and shower room with a link to the existing building.

Reference - 10/0210/FUL
Decision: Decided
Date: 12th March 2010
Description: Single storey rear extension.

Planning records for: **1 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 15/1507/FUL
Decision: Decided
Date: 11th August 2015
Description: Retention of paving to side and rear gardens of 1 Hemingford Road
Reference - 10/1030/FUL
Decision: Decided
Date: 18th October 2010
Description: Proposed single storey rear extension.
Reference - 05/0423/FUL
Decision: Decided
Date: 06th May 2005
Description: Erection of two-storey extension providing new bedsit, ensuite and bathroom (following demolition of existing lean-to at rear of property).
Reference - 05/1006/FUL
Decision: Decided
Date: 27th September 2005
Description: Erection of a part single, part two storey rear extension.

Planning records for: **105 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 22/0498/TTCA	
Decision:	Decided
Date:	25th April 2022
Description:	T1 - lawsoniana: fell to ground level

Planning records for: **107 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 16/0046/FUL	
Decision:	Decided
Date:	12th January 2016
Description:	Erection of a ground floor rear and side extension and the re-cladding of the existing rear dormer.

Reference - 24/01749/HFUL	
Decision:	Decided
Date:	08th May 2024
Description:	Raising ridge of the dwelling and widening of existing dormer window.

Reference - C/02/1293	
Decision:	Decided
Date:	19th December 2002
Description:	Erection of a single storey side and rear extension to existing dwelling house.

Planning records for: **109 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 11/0598/FUL	
Decision:	Decided
Date:	25th May 2011
Description:	Addition of a ground floor rear extension, a dormer between those of the two neighbouring properties and a small extension at roof level beyond the existing gutter line of the main roof, as well as minor modifications to the front elevation.

Planning records for: **15 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 23/1398/TTCA	
Decision:	Decided
Date:	10th November 2023
Description:	T1 Bay - Remove

Reference - 23/04282/HFUL	
Decision:	Awaiting decision
Date:	10th November 2023
Description:	Construction of Detached 1 & 1/2 Storey 2 Bedroom Family Annex to rear of Brierley House

Reference - 25/0037/TTCA	
Decision:	Decided
Date:	13th January 2025
Description:	Crab apple, marked 1 on the plan - remove. Crab apple, marked 2 on the plan - remove. Plum tree, marked 3 on the plan - remove.

Planning records for: **15 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 16/1596/FUL	
Decision:	Decided
Date:	01st September 2016
Description:	Single storey side and rear extension and rear roof extension.

Reference - 25/0722/TTCA	
Decision:	Decided
Date:	18th July 2025
Description:	T1: Wild Cherry (Prunus avium) - Fell and replant with another Wild Cherry

Planning records for: **23 Hemingford Road Cambridge CB1 3BY**

Reference - 17/624/TTCA	
Decision:	Decided
Date:	06th December 2017
Description:	Elder (T1) - crown reduction by up to 5m and removal of deadwood and ivy

Reference - 13/0479/FUL	
Decision:	Decided
Date:	10th April 2013
Description:	Dismantle chimney, which is leaning quite significantly, to rafter level and rebuild to the same design reusing bricks as appropriate to rectify the lean

Planning records for: **23 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 14/613/TTCA	
Decision:	Decided
Date:	29th December 2014
Description:	T1 - Elder: Crown reduce by approximately 3 metres T2 - Hawthorn: Fell

Reference - 24/0604/TTCA	
Decision:	Decided
Date:	07th June 2024
Description:	T1 - Elder - Crown reduction by up to 5m and removal of deadwood and ivy due to safety, excessive shading and low amenity value.

Planning records for: **29 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 24/00089/CLPD	
Decision:	Decided
Date:	18th January 2024
Description:	Insertion of 2 no roof lights to south facing roof slope of existing single-storey rear projection; revised fenestration to south facing elevation of existing single storey rear projection; proposed single-storey rear extension partly replacing existing single-storey lean to wood store (part of original dwelling house)

Reference - 24/0086/TTCA	
Decision:	Decided
Date:	18th January 2024
Description:	T1 - Mature Horse Chestnut - This tree is in an advanced state of decay. It is situated on a busy junction, and is over the roof of the cottage, a footpath and road. The base of the left hand stem is now ready to fall (photo 2). The 2 right hand stems have major deadwood in the upper crown and Ganoderma fruiting bodies at the base. Request Removal to 1.5m stump of rotten left hand stem, and heavy pollard of 2 right hand stems to 6m.

Planning records for: **29 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 22/04931/CONDA	
Decision:	Decided
Date:	18th January 2024
Description:	Submission of details required by condition 3 (materials) of planning permission 22/04931/HFUL

Reference - 22/04931/HFUL	
Decision:	Decided
Date:	11th November 2022
Description:	Loft extension with rear facing dormer windows. Window and door alterations to house at rear.

Planning records for: **3 Hemingford Road Cambridge CB1 3BY**

Reference - 17/199/TTCA	
Decision:	Decided
Date:	02nd May 2017
Description:	Large, tall fir tree in rear garden of property. Fell because of excessive shading of garden and unpleasant appearance. Replant with one smaller flowering tree.

Reference - 16/0569/FUL	
Decision:	Decided
Date:	29th March 2016
Description:	Part two storey part single storey rear extension

Planning records for: **3 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 16/1597/NMA	
Decision:	Decided
Date:	01st September 2016
Description:	Non-Material Amendment on application 16/0569/FUL sought for the addition of a side entrance door and to increase the width of the new first floor rear window.

Reference - 14/176/TTCA	
Decision:	Decided
Date:	06th May 2014
Description:	Fir - Fell because of excessive shading of garden and neighbour's garden.

Planning records for: **33 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 24/1022/TTCA	
Decision:	Decided
Date:	17th September 2024
Description:	T1 - Walnut x12ms in height with crown spread of approximately 6ms - Reduce canopy overhang to neighbouring property (38 Ross Street) and alley way by 1.5 to 2ms.

Reference - 17/1509/FUL	
Decision:	Decided
Date:	24th August 2017
Description:	Part single, part two storey rear extensions following part demolition of rear extension, and a new front rooflight.

Planning records for: **43 Hemingford Road Cambridge CB1 3BY**

Reference - 17/1468/FUL	
Decision:	Decided
Date:	18th August 2017
Description:	Rear dormer roof extension, including raising the existing roof ridge to align with neighbouring roof.

Reference - 17/0356/FUL	
Decision:	Withdrawn
Date:	01st March 2017
Description:	Rear dormer roof extension, including raising the existing roof ridge height to align with neighbouring roof.

Reference - 18/1221/FUL	
Decision:	Decided
Date:	31st July 2018
Description:	Rear dormer roof extension, including raising the existing roof ridge to align with neighbouring roof.

Planning records for: **45 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 09/0566/FUL	
Decision:	Decided
Date:	06th July 2009
Description:	Extension and alterations to existing shed for use as garden room/storage.

Planning records for: **45 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 24/00384/FUL	
Decision:	Decided
Date:	02nd February 2024
Description:	Change of layout to existing customer car park.

Reference - 24/0167/TTCA	
Decision:	Decided
Date:	02nd February 2024
Description:	(1) Willow tree - to be cut down to near ground level

Reference - 14/334/TTCA	
Decision:	Decided
Date:	11th August 2014
Description:	Eucalyptus tree: Fell

Planning records for: **47 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 21/01976/HFUL	
Decision:	Withdrawn
Date:	28th April 2021
Description:	Rear roof extension

Planning records for: **47 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 21/03240/HFUL	
Decision:	Decided
Date:	12th July 2021
Description:	Rear roof extension

Planning records for: **49 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 21/03508/CONDA	
Decision:	Awaiting decision
Date:	12th March 2024
Description:	Submission of details required by conditions 3 (Materials), 6 (Electric vehicle charge point scheme), 13 (Hard and Soft Landscape works) and 18 (Access Track) of planning permission 21/03508/FUL

Reference - 24/00954/HFUL	
Decision:	Decided
Date:	12th March 2024
Description:	Rear roof extension including a dormer window and two rooflights to front elevation.

Reference - 20/2028/TTCA	
Decision:	Decided
Date:	25th September 2020
Description:	Unidentifiable (T1) - Fell, Elder (T2) - Fell, Maple (T3) - Fell

Planning records for: **5 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 08/1552/CL2PD	
Decision:	Decided
Date:	17th November 2008
Description:	Application for a Certificate of Lawfulness (S192) for erection of single storey rear extension and single flat-roofed rear dormer.

Planning records for: **51 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 17/077/TTCA	
Decision:	Decided
Date:	22nd February 2017
Description:	Damson Plum - Fell

Planning records for: **55 Hemingford Road Cambridge CB1 3BY**

Reference - 14/0474/FUL	
Decision:	Decided
Date:	31st March 2014
Description:	Change of windows and French doors, new window opening in first floor side elevation and boiler enclosure to rear.

Planning records for: **61 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 17/0553/FUL	
Decision:	Decided
Date:	24th March 2017
Description:	Single storey rear/side extension

Planning records for: **63 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 23/0324/TTCA	
Decision:	Decided
Date:	23rd March 2023
Description:	T2 Palm (Cordyline australis) - Remove (fell) to near ground level and treat stump to inhibit regrowth.

Reference - 11/0506/FUL	
Decision:	Decided
Date:	01st June 2011
Description:	Single storey leanto extension to kitchen, new ground floor bathroom and first floor and stairs modified.

Reference - 23/0323/TTCA	
Decision:	Decided
Date:	23rd March 2023
Description:	T1- Hazel Coppice- reduce in height by 3m to maintain in its current location.T2- Catalpa- Remove internal water shoots and formatively prune by 70cms to maintain in its current location.

Planning records for: **67 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 22/03162/HFUL	
Decision:	Decided
Date:	12th July 2022
Description:	Construction of an annexe within existing garage workshop.

Planning records for: **67 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 22/03172/HFUL	
Decision:	Decided
Date:	12th July 2022
Description:	Loft conversion including rear dormer and front facing rooflights

Planning records for: **73 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 16/409/TTCA	
Decision:	Decided
Date:	27th September 2016
Description:	Sycamore - Fell due to proximity to houses and garden wall

Planning records for: **77 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 13/0350/FUL	
Decision:	Decided
Date:	12th March 2013
Description:	Rear roof extension and single storey rear extension

Planning records for: **79 Hemingford Road Cambridge CB1 3BY**

Reference - C/02/0393	
Decision:	Decided
Date:	08th April 2002
Description:	Erection of a single storey rear extension to existing dwellinghouse.

Planning records for: **81 Hemingford Road Cambridge CB1 3BY**

Reference - 12/1079/FUL	
Decision:	Decided
Date:	22nd August 2012
Description:	Single storey rear extension.

Planning records for: **83 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 25/0587/TTCA	
Decision:	Decided
Date:	18th June 2025
Description:	T1 - Elder and Yew - Elder - Reduce crowns overall by 0.5 to 1.5ms to shape and balance. T2 - Elder - Reduce crowns overall by 0.5 to 1.5ms to shape and balance.

Reference - 16/302/TTCA	
Decision:	Decided
Date:	28th July 2016
Description:	1. Salix Caprea - Fell2. Cherry - Fell3. Lilac - Fell

Planning records for: **85 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 13/0832/FUL	
Decision:	Decided
Date:	11th June 2013
Description:	Rear roof extension and single storey rear extension.

Planning records for: **85 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 22/02134/CONDA	
Decision:	Decided
Date:	01st December 2023
Description:	Submission of details required by condition 4(Biodiverse) of planning permission 22/02134/HFUL

Reference - 23/1483/TTCA	
Decision:	Decided
Date:	01st December 2023
Description:	T1 Cherry Reduce height by 2m and shorten lateral branches by 1m to contain size of tree

Planning records for: **9 Hemingford Road Cambridge CB1 3BY**

Reference - C/00/0264	
Decision:	Decided
Date:	13th March 2000
Description:	Erection of a two storey side extension to existing dwelling.

Planning records for: **95 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 23/03201/HFUL	
Decision:	Withdrawn
Date:	18th August 2023
Description:	Single storey side and rear infill extension, dormer roof extension including the removal of four trees and replacement of front garden wall.

Planning records for: **95 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 24/00394/S73	
Decision:	Awaiting decision
Date:	05th February 2024
Description:	S73 to vary condition 3 (Hours of operation) of planning permission 23/01837/FUL (Change of use from Class E to a composite restaurant (Class E) and takeaway use together with external changes) from The restaurant and takeaway use, hereby permitted, shall not be operated outside of the following hours Monday to Friday and Sunday 0800 - 2200, Saturday 0800 - 2300 to The restaurant use and purchase of takeaway food from within the restaurant, shall not be operated outside of the following hours Monday to Thursday and Sunday 0800 - 2200, Friday and Saturday 0800 - 2300 and The takeaway window on the St Andrews elevation shall not be used outside of the following hours Monday to Sunday 0800 to 0200.
Reference - 23/04108/HFUL	
Decision:	Decided
Date:	27th October 2023
Description:	Single storey side and rear infill extension, dormer roof extension to rear, and replacement of front garden wall.
Reference - 24/0174/TTCA	
Decision:	Decided
Date:	05th February 2024
Description:	Removal of Tress T1, T2, T3 and T4.
Reference - 23/04088/S73	
Decision:	Decided
Date:	27th October 2023
Description:	S73 to vary condition 2 (Approved plans) of planning permission 22/04981/FUL (Single storey rear extension to 1 Finchs Field and erection of new linked dwelling following demolition of garage (Re-submission of Application Ref22/02494/FUL)) Existing Dwelling (No.1 Finchs Field) Proposed rear extension to be removed the existing dwelling from the application and Proposed internal alterations to be removed from the existing dwelling application, Plot 1 Ground floor window on front elevation to be reduced in size and site plan Rear extension to be removed.

Planning records for: **97 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 22/03783/HFUL	
Decision:	Decided
Date:	22nd August 2022
Description:	Single storey side extension, Loft conversion/extension and installation of Solar panels and air source heat pump.

Reference - 22/0940/TTCA	
Decision:	Decided
Date:	22nd August 2022
Description:	T1 Sycamore - Fell

Planning records for: **73A Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 15/031/TTCA	
Decision:	Decided
Date:	19th January 2015
Description:	1.Cypress - fell due to proximity to building, risk of structural damage, excessive shade2.Leylandi - fell due to proximity to building, risk of structural damage, excessive shade3.Sycamore - fell due to proximity to building, risk of structural damage, excessive shade

Planning records for: **123 Hemingford Road Cambridge CB1 3BY**

Reference - 21/1147/TTCA	
Decision:	Decided
Date:	10th September 2021
Description:	YEW (T1) - fell because of excessive shading and incorrect position for landscaping project. Apple (T2) - Fell incorrect position for landscaping project. Holly (T3) - Fell incorrect position for landscaping project. Cherry (T5) - Dead, causing issue with neighbours and back ally entrance

Planning records for: **111 Hemingford Road Cambridge CB1 3BY**

Reference - C/00/0601	
Decision:	Decided
Date:	09th June 2000
Description:	Erection of a single storey rear extension to dwelling.

Planning records for: **117 Hemingford Road Cambridge CB1 3BY**

Reference - 18/0876/FUL	
Decision:	Decided
Date:	30th May 2018
Description:	Single storey side/rear extension with associated alterations to fenestration.

Planning records for: **119 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 04/1342/FUL	
Decision:	Decided
Date:	13th December 2004
Description:	Loft extension including a dormer window.

Planning records for: **121 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 14/215/TTCA	
Decision:	Decided
Date:	29th May 2014
Description:	T2 - Plum - cut back to suitable growth points

Planning records for: *121 Hemingford Road Cambridge Cambridgeshire CB1 3BY*

Reference - 14/2112/COND11	
Decision:	Decided
Date:	01st May 2015
Description:	Condition 11

Reference - 14/2112/COND5	
Decision:	Decided
Date:	01st May 2015
Description:	Condition 5

Reference - 14/2112/COND8	
Decision:	Decided
Date:	29th May 2015
Description:	Condition 8

Reference - 14/2112/COND4	
Decision:	Decided
Date:	01st May 2015
Description:	Condition 4

Planning records for: **121 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 14/2112/COND7	
Decision:	Decided
Date:	29th May 2015
Description:	Condition 7

Reference - 14/2112/COND6	
Decision:	Decided
Date:	01st May 2015
Description:	Condition 6

Reference - 14/2112/FUL	
Decision:	Decided
Date:	02nd January 2015
Description:	Erection of a two storey, two bedroom dwelling adjoining to 121 Hemingford Road with side access to 121a Hemingford Road

Planning records for: **125 Hemingford Road Cambridge CB1 3BY**

Reference - 20/05037/HFUL	
Decision:	Decided
Date:	07th December 2020
Description:	Single storey ground floor extension and rear dormer extension

Planning records for: **125 Hemingford Road Cambridge CB1 3BY**

Reference - 20/055/TTCA	
Decision:	Decided
Date:	27th January 2020
Description:	1-11 - Fell.1-Apple. To be replaced with trained native apple.2-Yew. Unsuitable location to re-plant. 3-11: Indeterminate fruit trees - possibly plum. Replant these trees with native species.

Reference - 25/02957/HFUL	
Decision:	Decided
Date:	28th July 2025
Description:	Roof extension with rear dormer and 2no. velux windows to front elevation.

Planning records for: **127 Hemingford Road Cambridge Cambridgeshire CB1 3BY**

Reference - 15/0040/COND4	
Decision:	Decided
Date:	08th May 2015
Description:	Condition 4

Reference - 15/0040/FUL	
Decision:	Decided
Date:	13th January 2015
Description:	Single-storey rear and side extension to improve existing ground floor accommodation and improve accessibility.

Planning records for: *129 Hemingford Road Cambridge CB1 3BY*

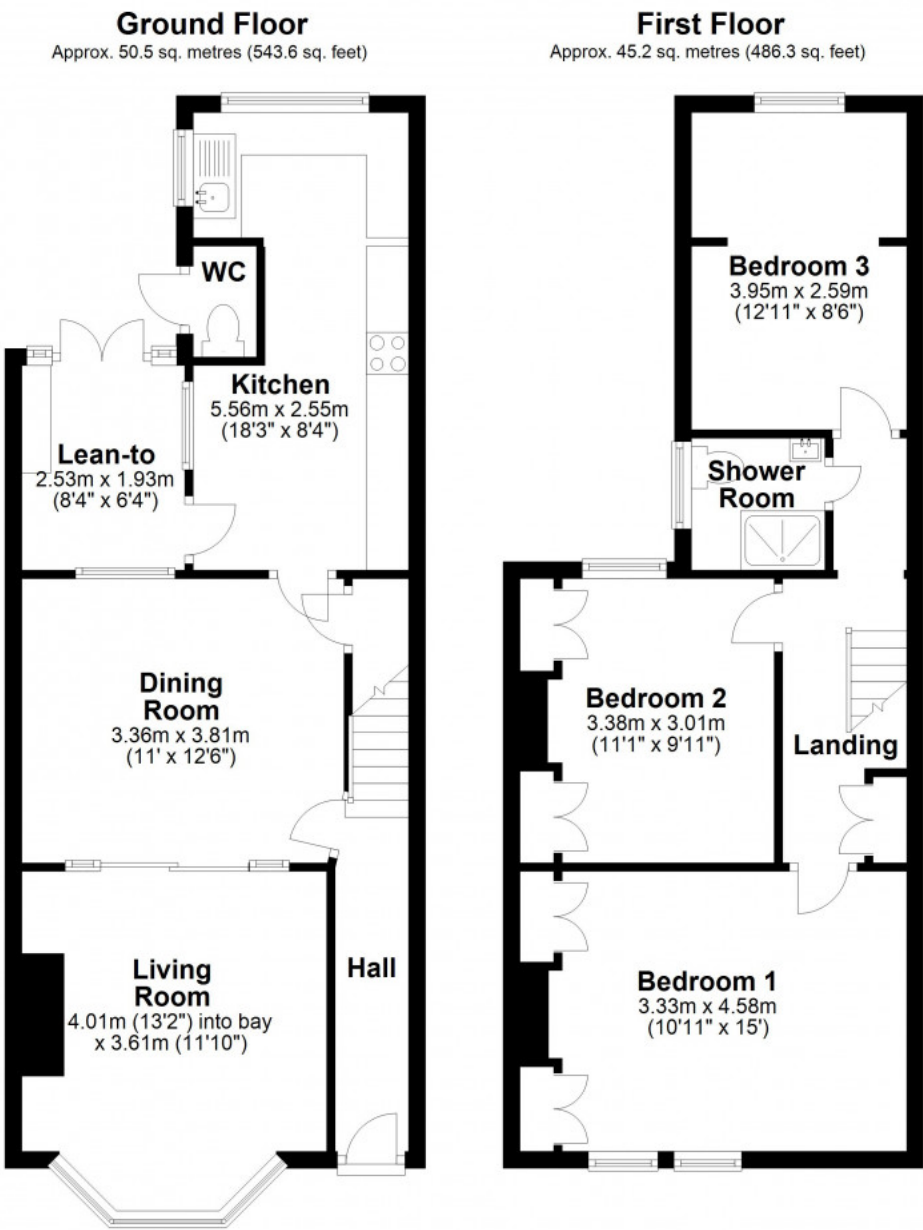
Reference - C/01/0816	
Decision:	Decided
Date:	24th July 2001
Description:	Erection of a two storey rear extension to existing dwellinghouse.





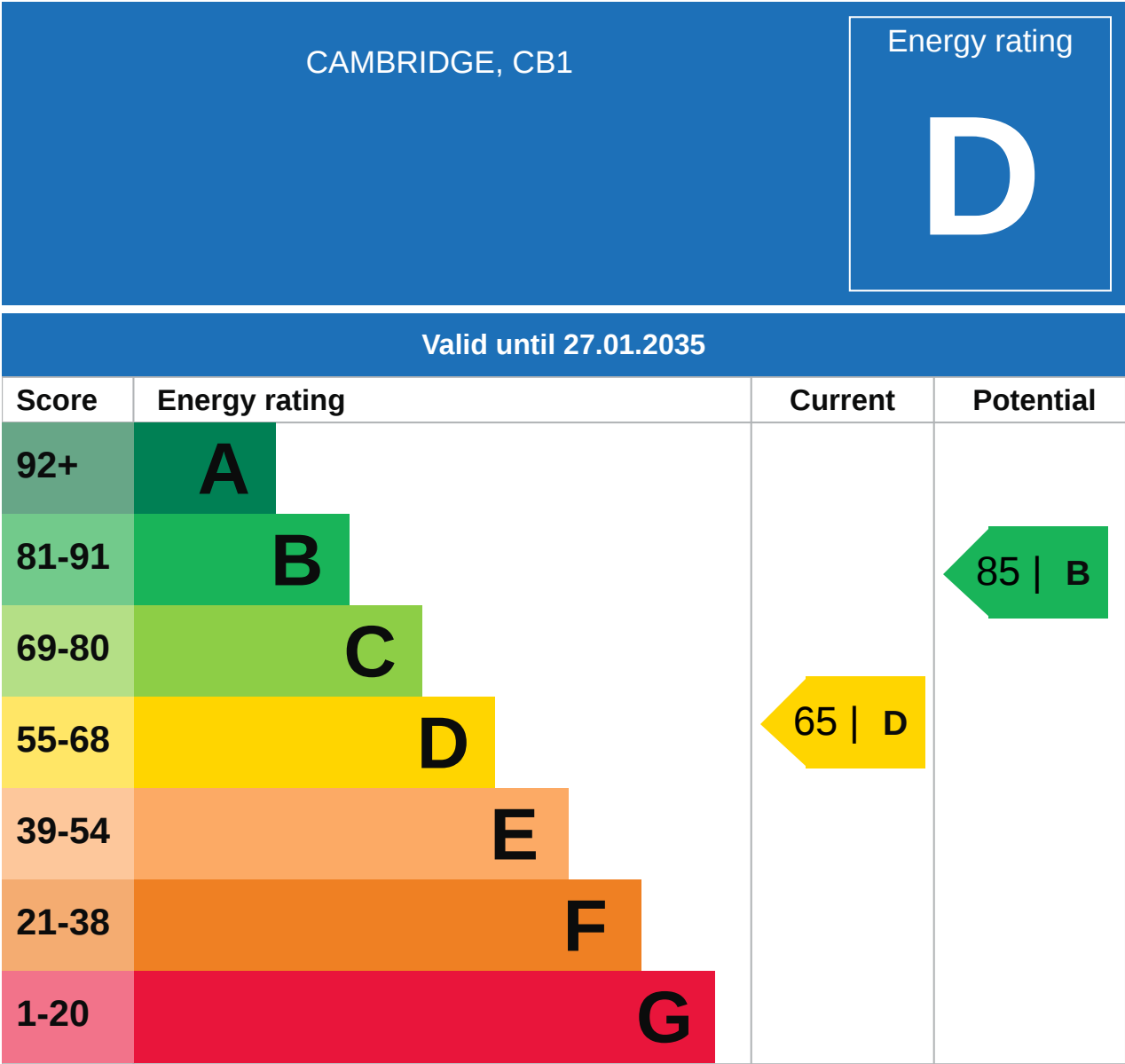


HEMINGFORD ROAD, CAMBRIDGE, CB1



Total area: approx. 95.7 sq. metres (1029.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 90% of fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	90 m ²

Electricity Supply

British Gas

Gas Supply

British Gas

Water Supply

Anglian Water



Cooke Curtis & Co

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

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

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

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

Testimonial 1



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

Testimonial 2



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

Testimonial 3



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

Testimonial 4



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



/cookecurtisco



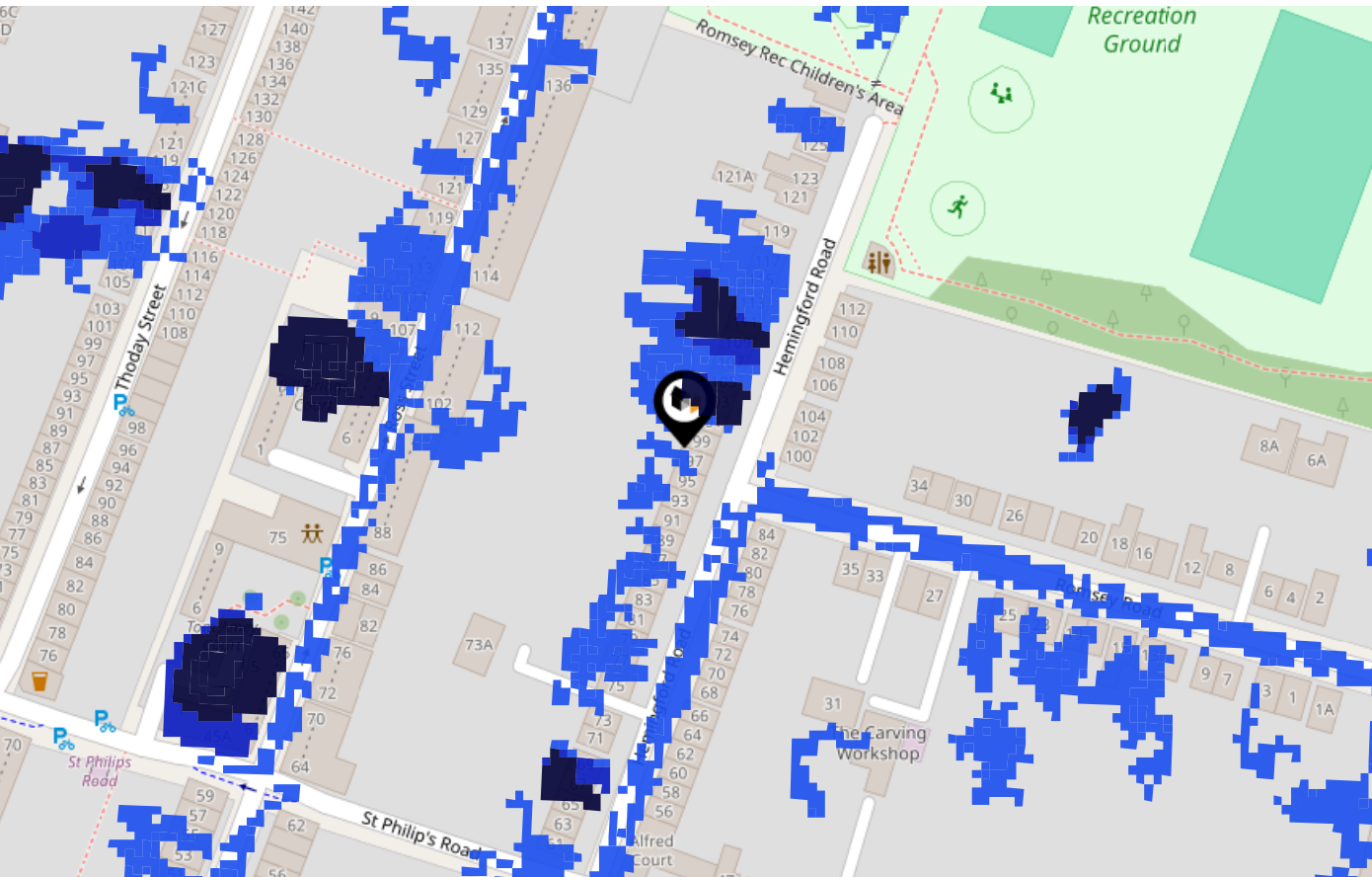
/cookecurtisco

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.

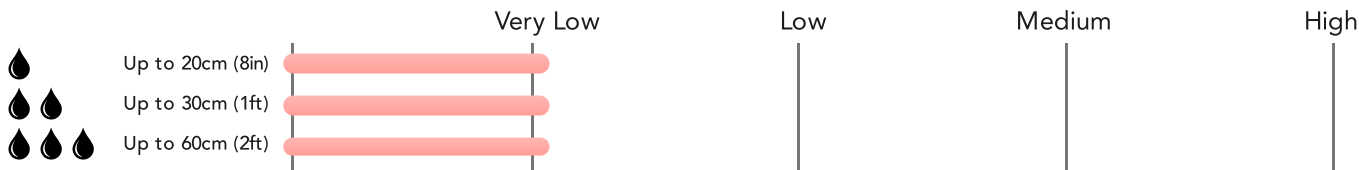


Risk Rating: Very low

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:

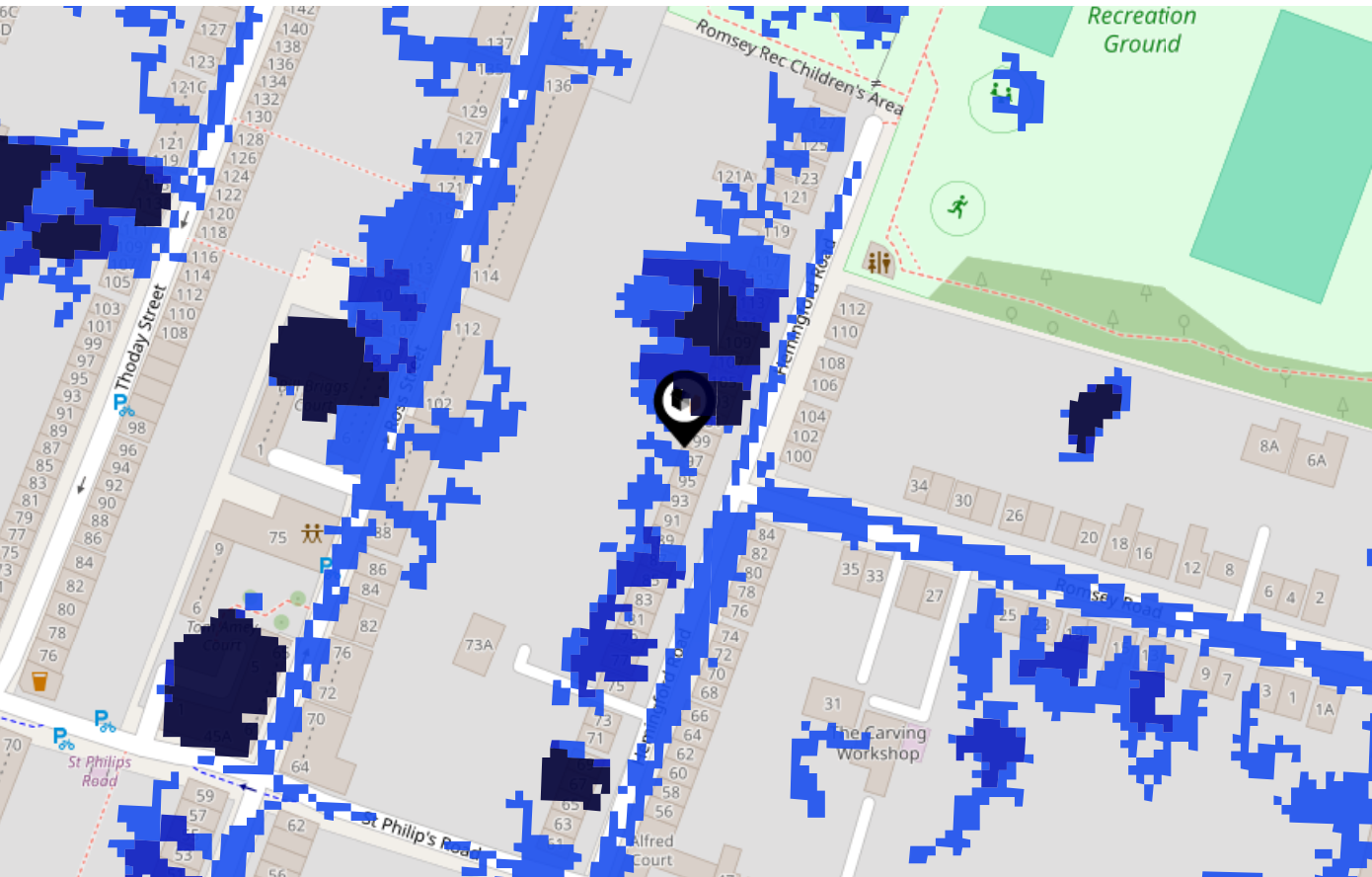


Flood Risk

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.

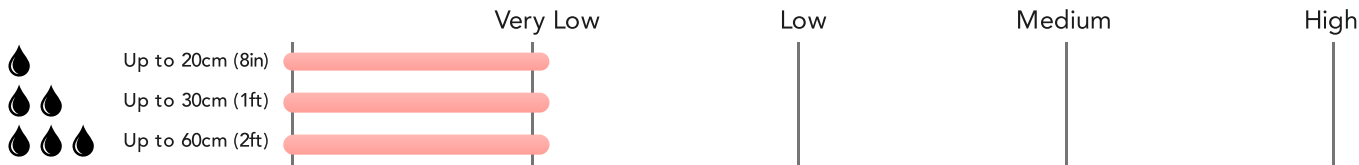


Risk Rating: Very low

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:

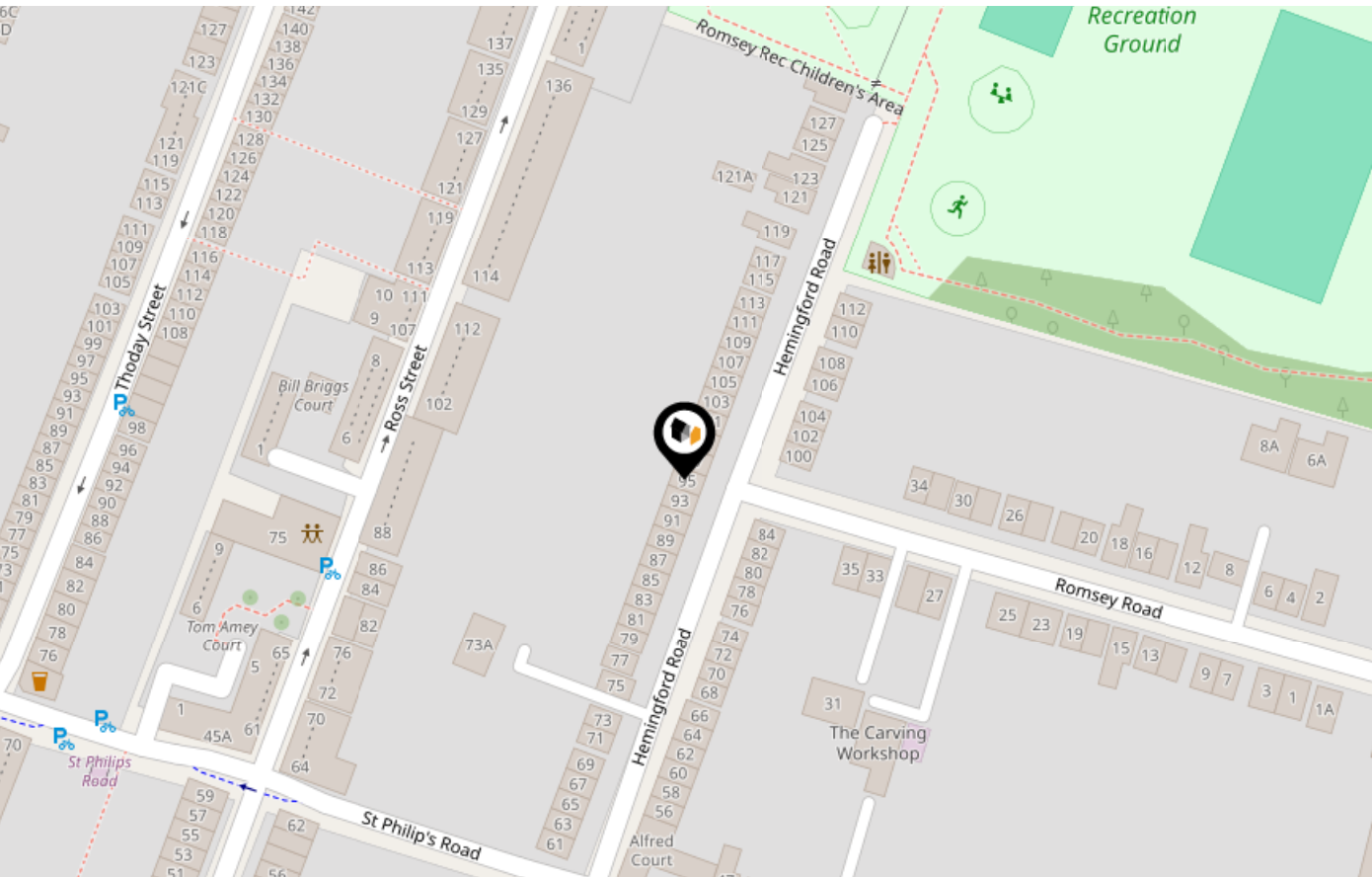


Flood Risk

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.

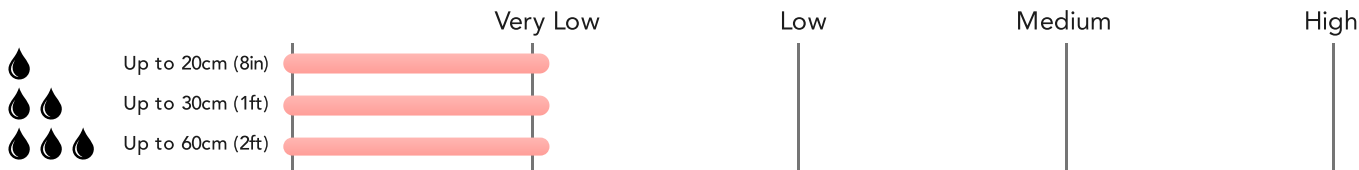


Risk Rating: Very low

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:

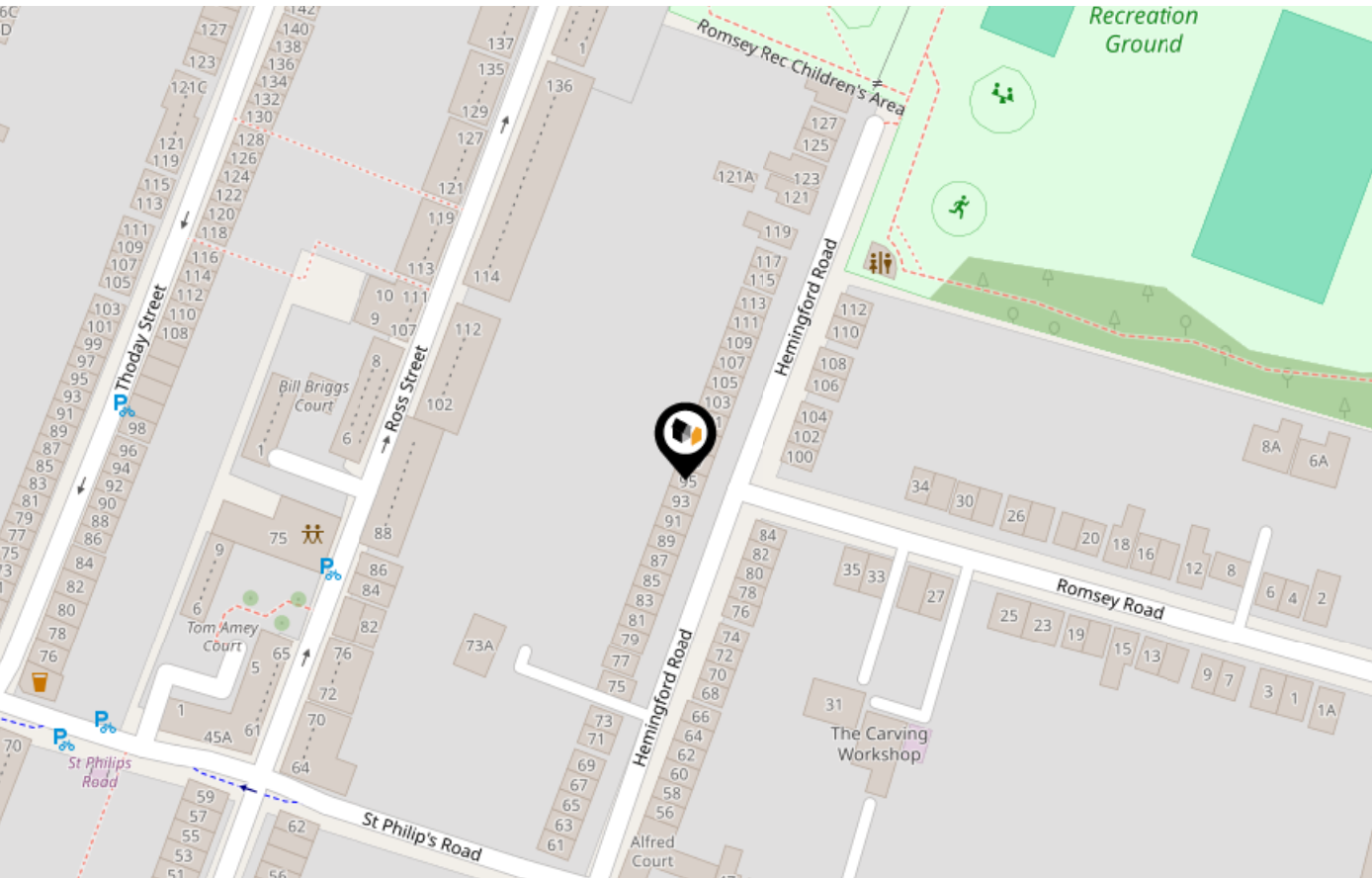


Flood Risk

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.

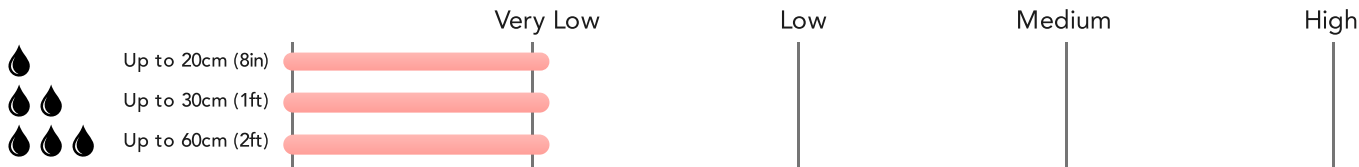


Risk Rating: Very low

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:

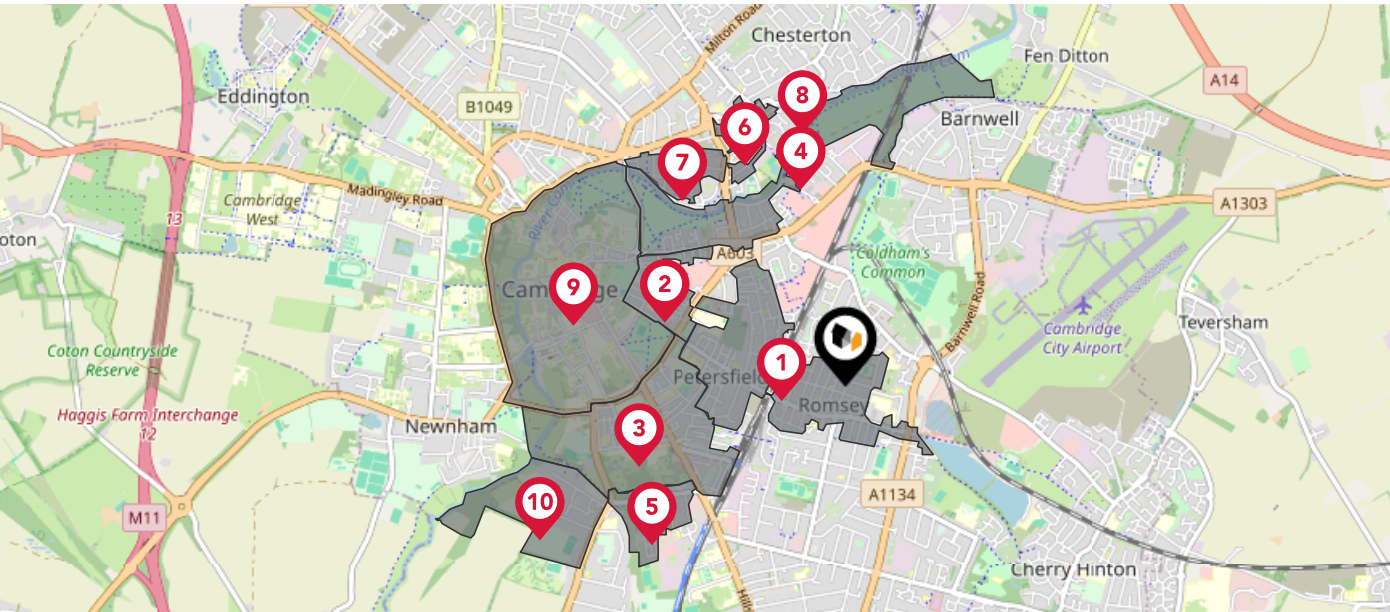


Maps

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.



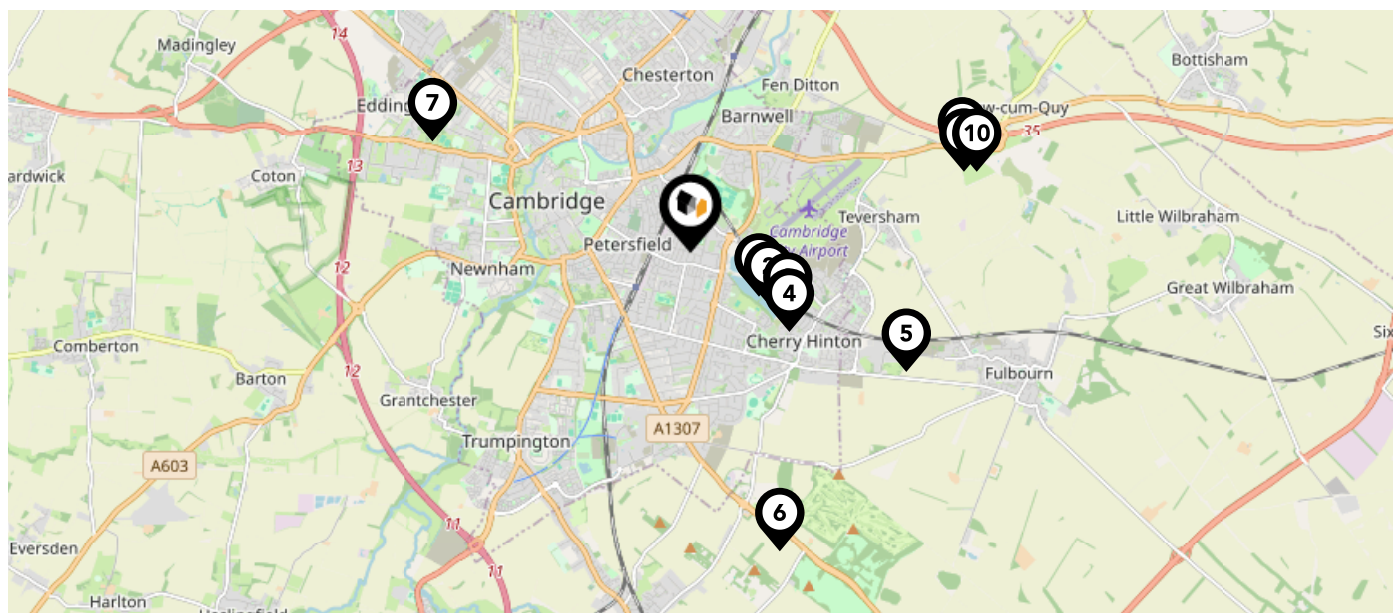
Nearby Conservation Areas	
1	Mill Road
2	The Kite
3	New Town and Glisson Road
4	Riverside and Stourbridge Common
5	Brooklands Avenue
6	Chesterton
7	De Freville
8	Ferry Lane
9	Central
10	Southacre

Maps

Landfill Sites



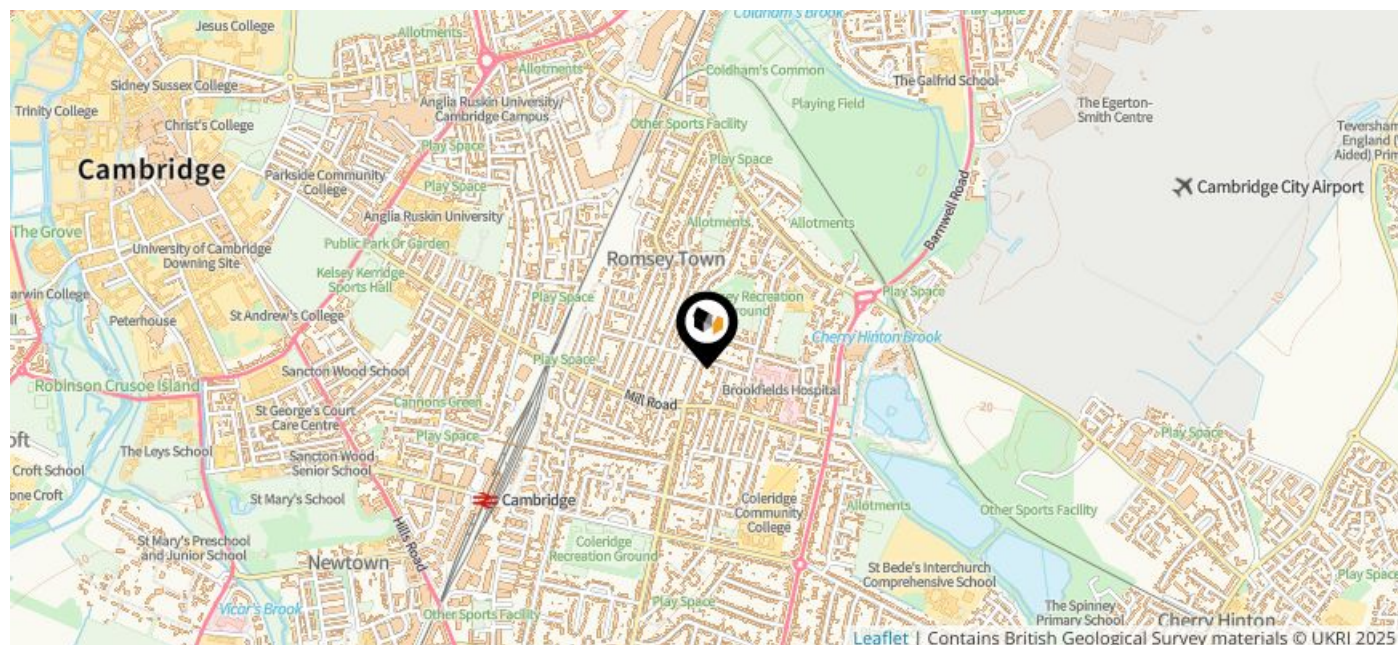
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	
2	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	
3	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	
4	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	
5	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	
6	Hill Trees-Stapleford	Historic Landfill	
7	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	
8	Quy Bridge-Quy	Historic Landfill	
9	Quy Mill Hotel-Quy	Historic Landfill	
10	EA/EPR/NP3790NX/A001	Active Landfill	

This map displays nearby coal mine entrances and their classifications.



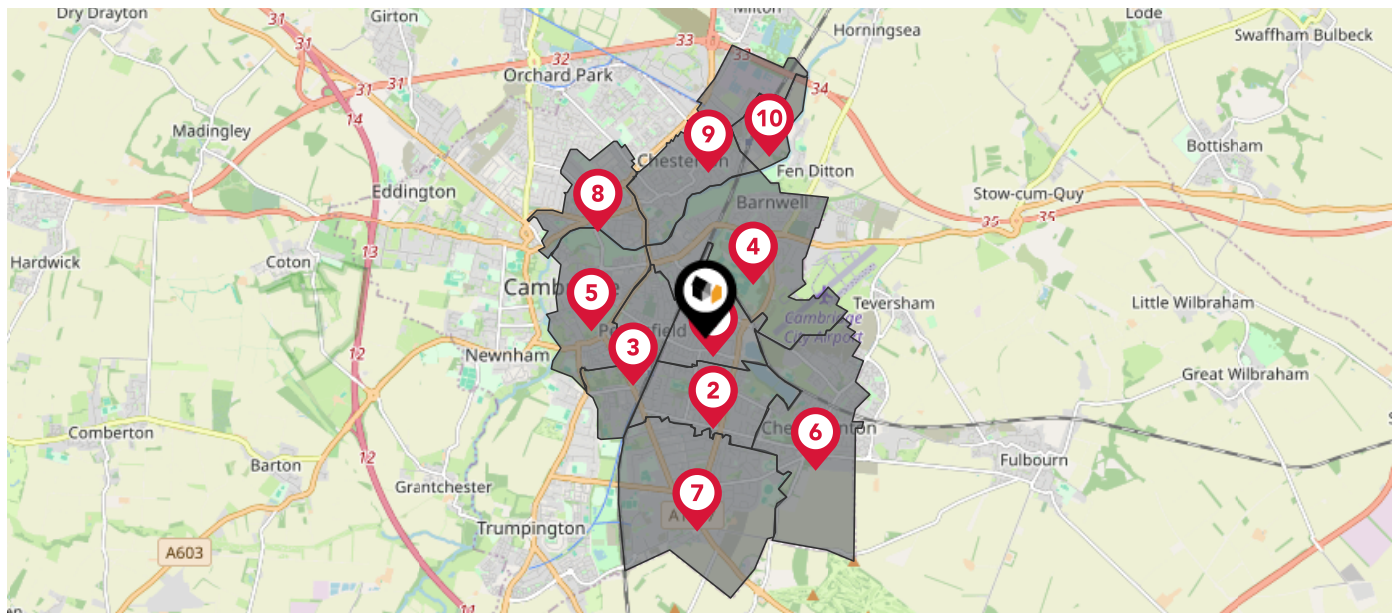
Mine Entry

- ✕ 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



Romsey Ward



Coleridge Ward



Petersfield Ward



Abbey Ward



Market Ward



Cherry Hinton Ward



Queen Edith's Ward



West Chesterton Ward



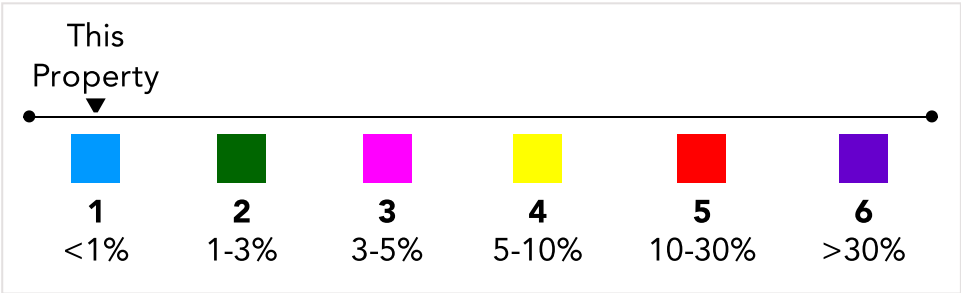
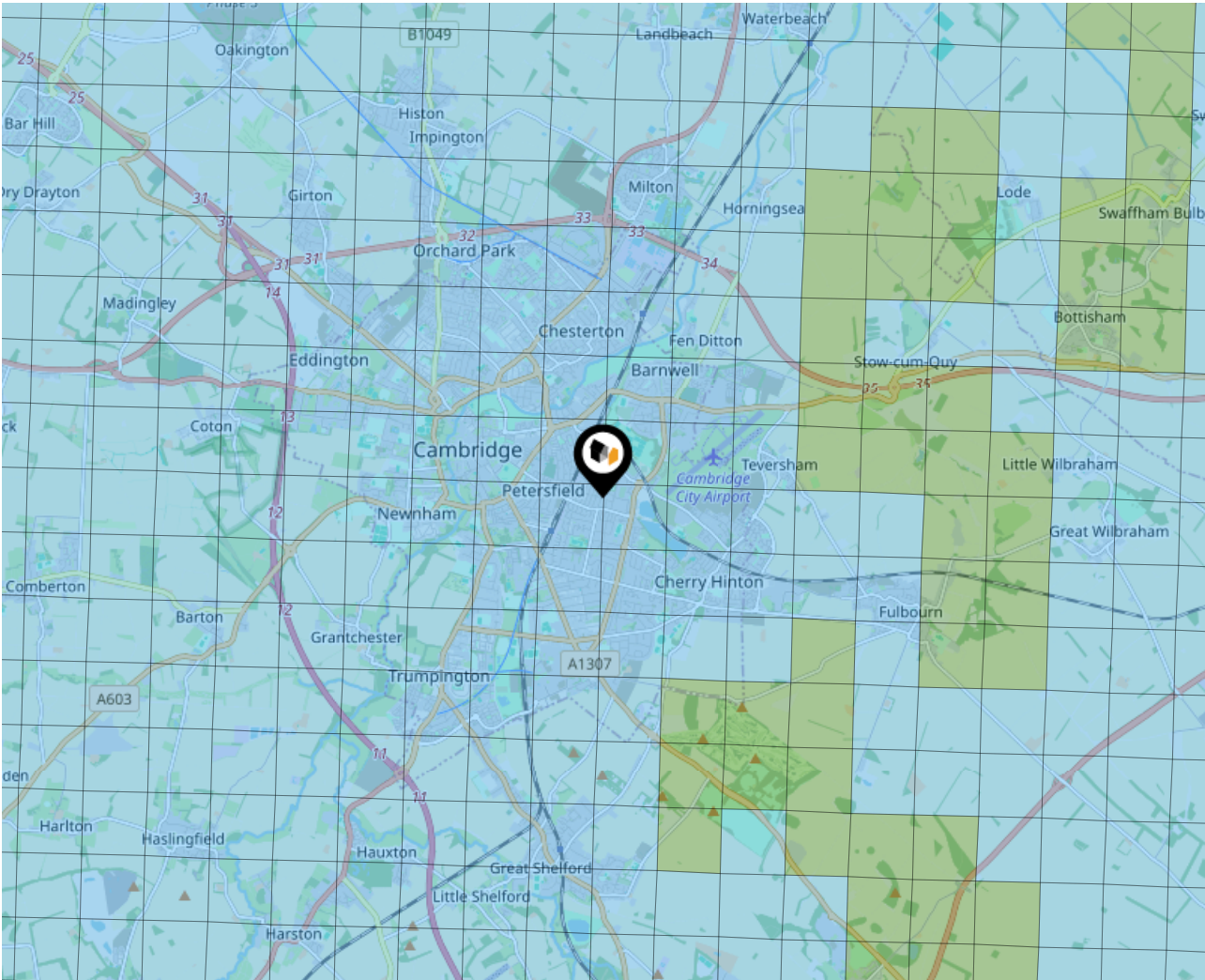
East Chesterton Ward



Milton & Waterbeach Ward

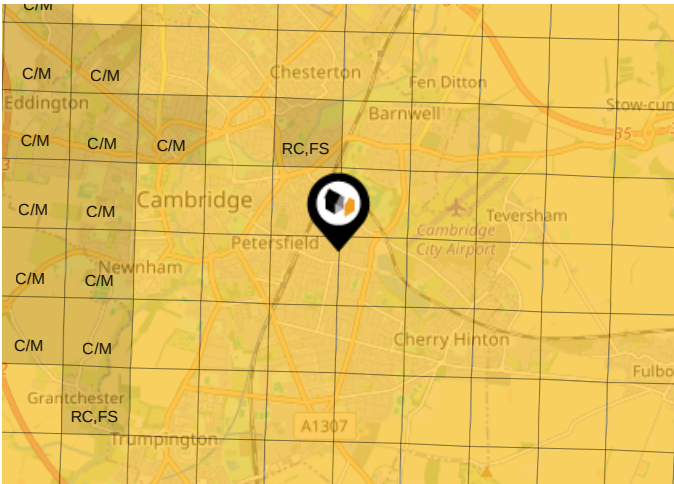
What is Radon?

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)

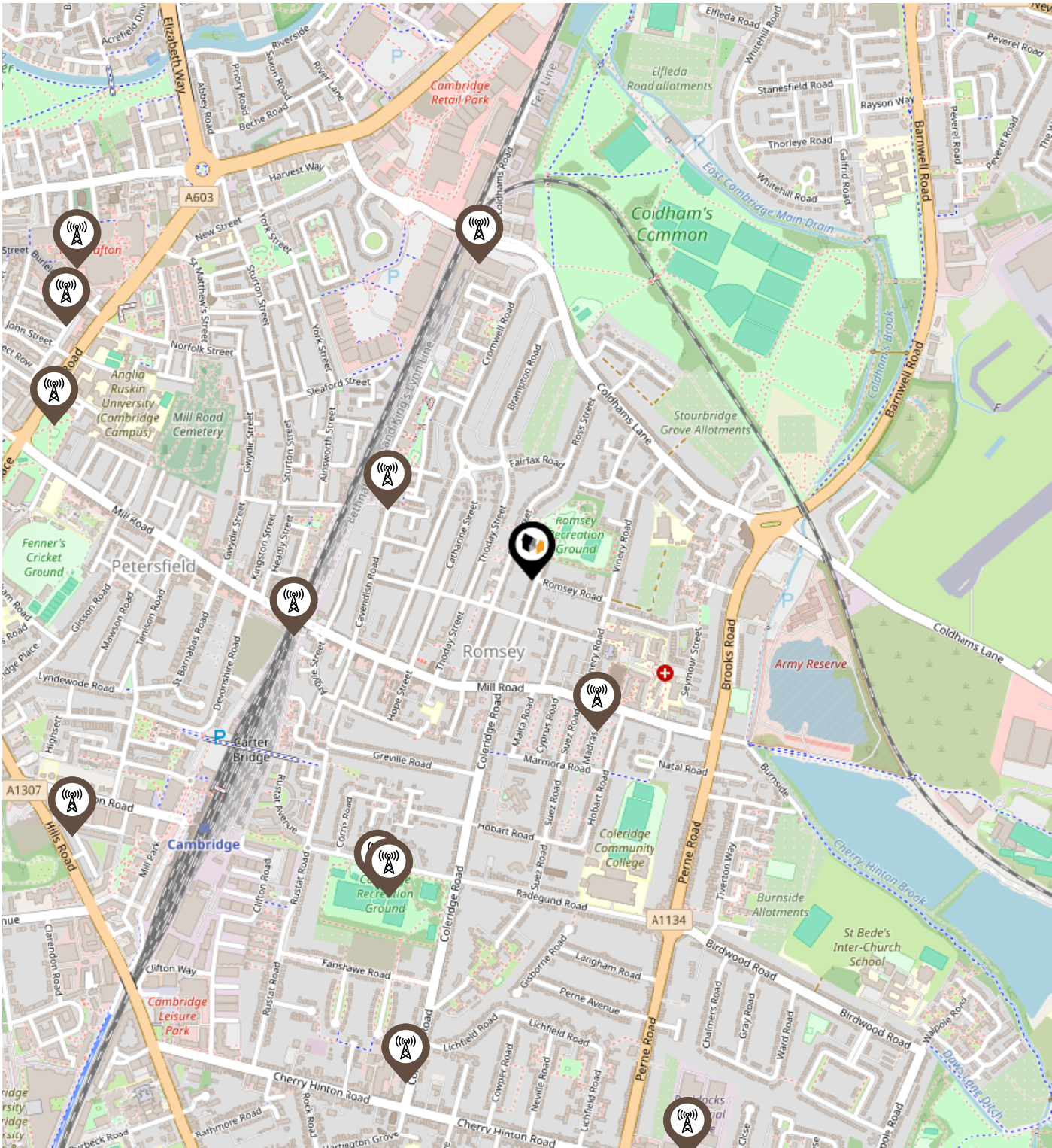
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY)		





Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

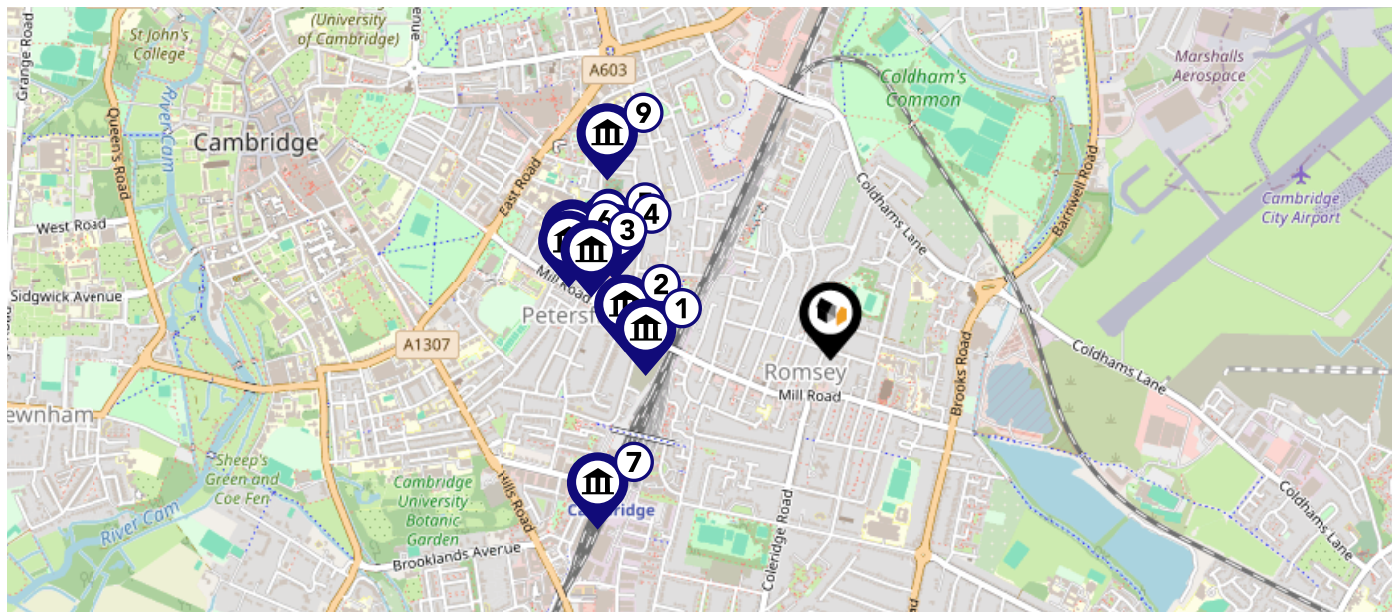
Local Area Masts & Pylons













Key:

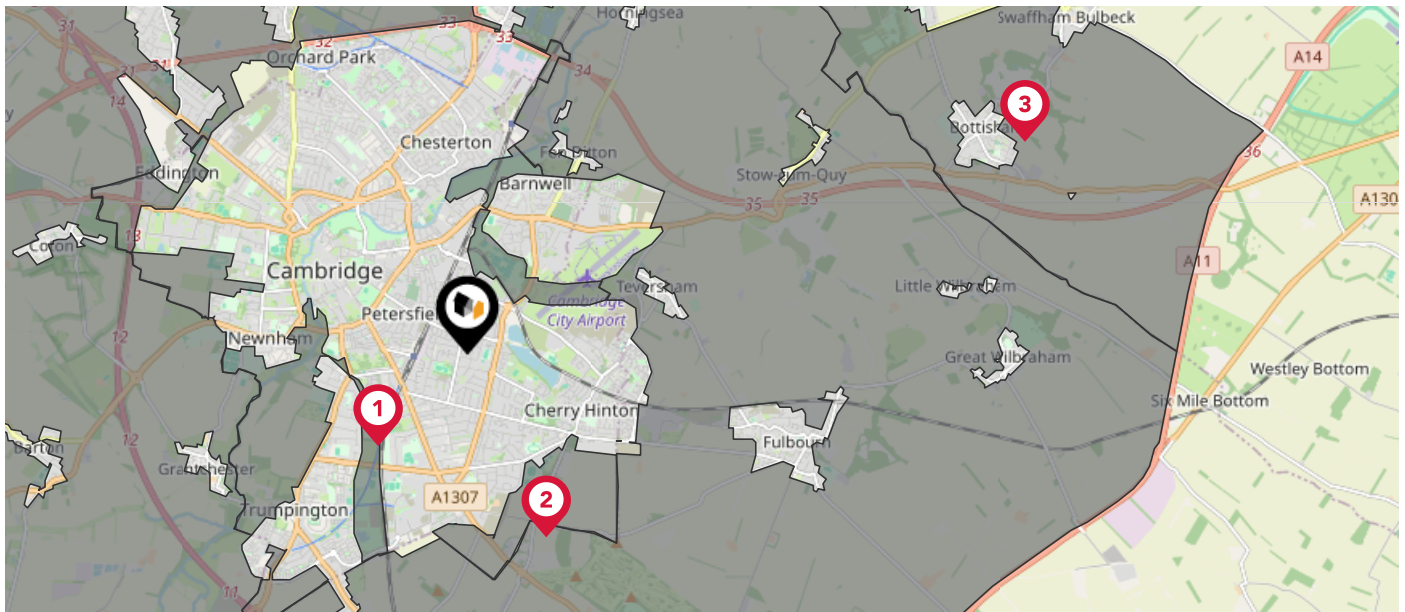
-  Power Pylons
-  Communication Masts

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



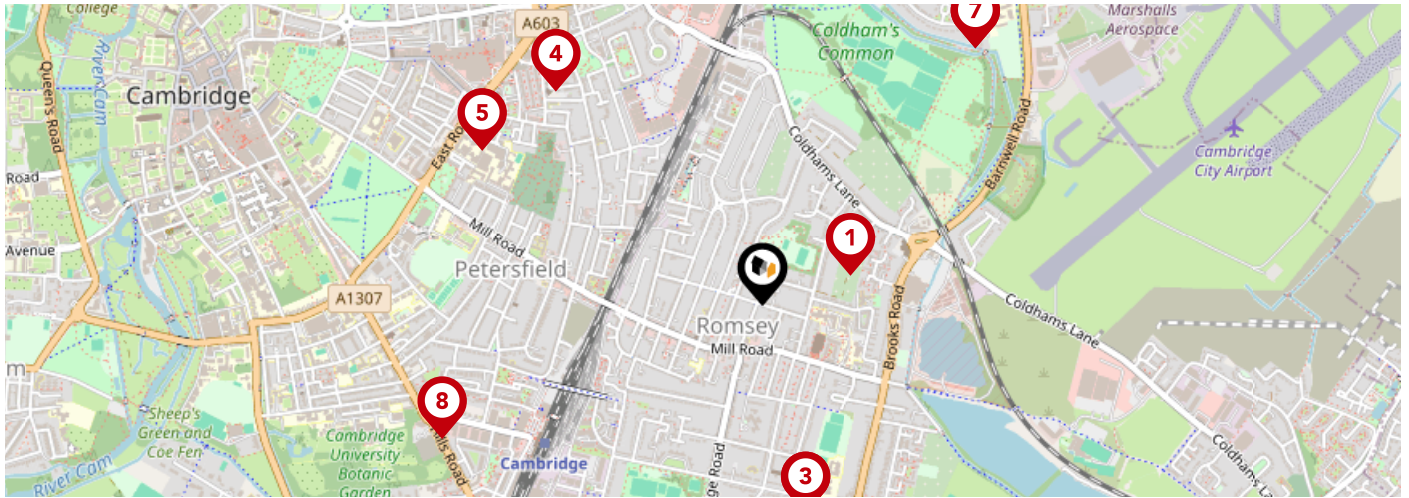
Listed Buildings in the local district		Grade	Distance
	1126141 - Cambridge City Branch Library	Grade II	0.4 miles
	1470294 - The David Parr House	Grade II	0.4 miles
	1380306 - Tomb Of William Crowe At Mill Road Cemetery	Grade II	0.5 miles
	1380305 - Tomb Of Edward And Elizabeth Rist Lawrence At Mill Road Cemetery	Grade II	0.5 miles
	1380304 - Tomb Of Hermann Bernard At Mill Road Cemetery	Grade II	0.5 miles
	1083564 - Custodian's House Mill Road Cemetery	Grade II	0.6 miles
	1343683 - The Railway Station	Grade II	0.6 miles
	1380300 - Tomb Of James Rattee At Mill Road Cemetery	Grade II	0.6 miles
	1268345 - Church Of St Matthew	Grade II	0.6 miles
	1350396 - Tomb Of George And Sarah Kett At Mill Road Cemetery	Grade II	0.6 miles

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

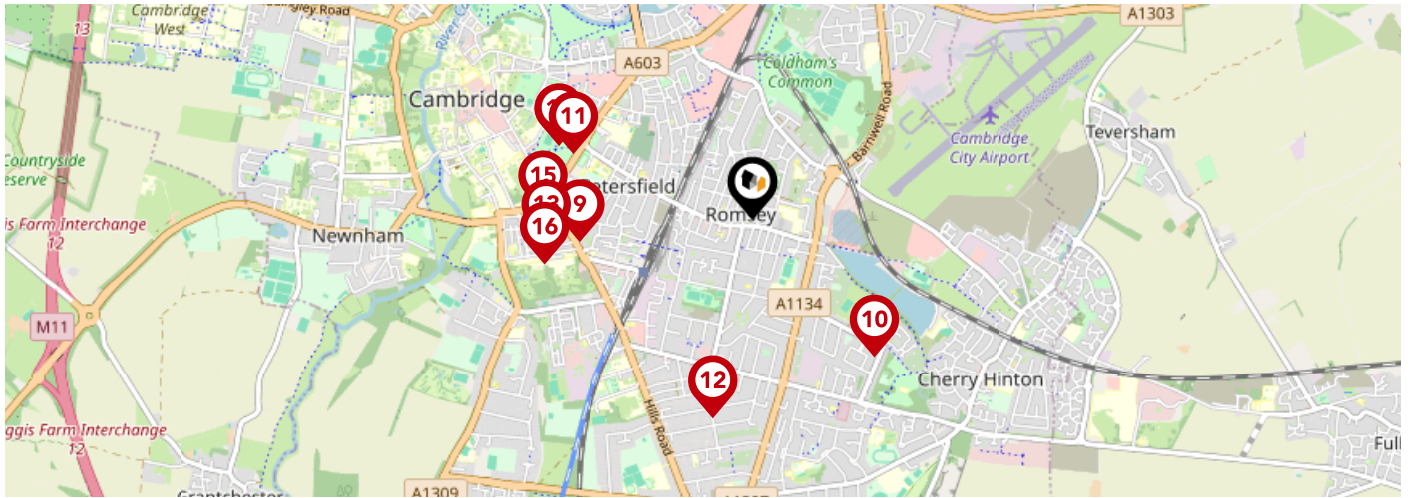










Nearby Green Belt Land

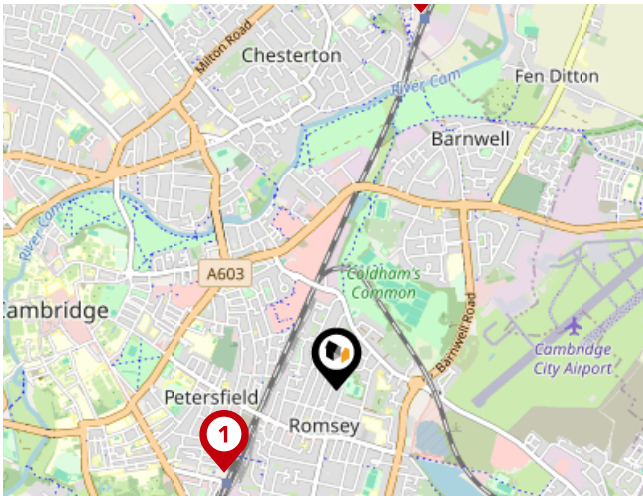
- 1 Cambridge Green Belt - South Cambridgeshire
- 2 Cambridge Green Belt - Cambridge
- 3 Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	St Philip's CofE Aided Primary School Ofsted Rating: Good Pupils: 259 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ridgefield Primary School Ofsted Rating: Good Pupils: 232 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Coleridge Community College Ofsted Rating: Good Pupils: 568 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:0.68	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:0.76	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Galfrid School Ofsted Rating: Good Pupils: 267 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:0.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

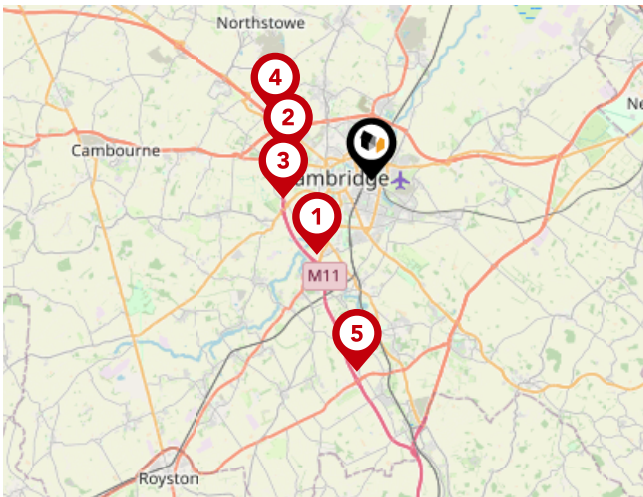


		Nursery	Primary	Secondary	College	Private
	Sancton Wood School Ofsted Rating: Not Rated Pupils: 397 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Bede's Inter-Church School Ofsted Rating: Outstanding Pupils: 924 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated Pupils: 34 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Primary School Ofsted Rating: Outstanding Pupils:0 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkside Community College Ofsted Rating: Outstanding Pupils: 735 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cardiff Sixth Form College, Cambridge Ofsted Rating: Good Pupils: 74 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Pauls CofE VA Primary School Ofsted Rating: Good Pupils: 161 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



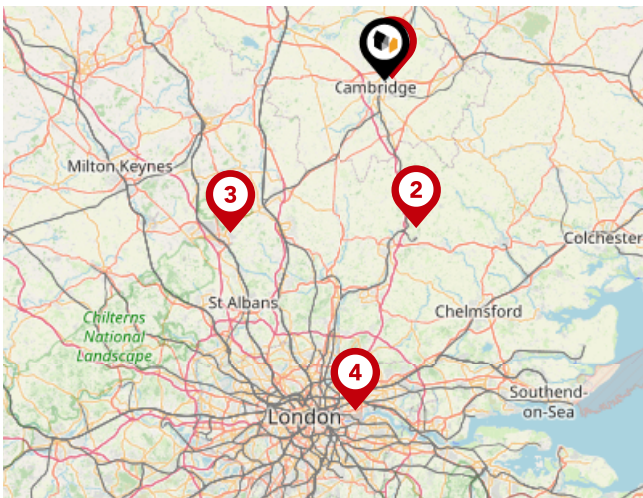
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.63 miles
2	Cambridge North Rail Station	1.76 miles
3	Shelford (Cambs) Rail Station	3.51 miles



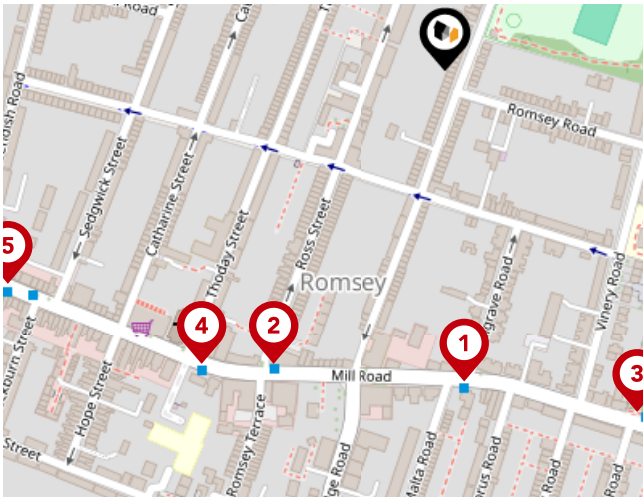
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.35 miles
2	M11 J13	3.16 miles
3	M11 J12	3.25 miles
4	M11 J14	4.19 miles
5	M11 J10	7 miles



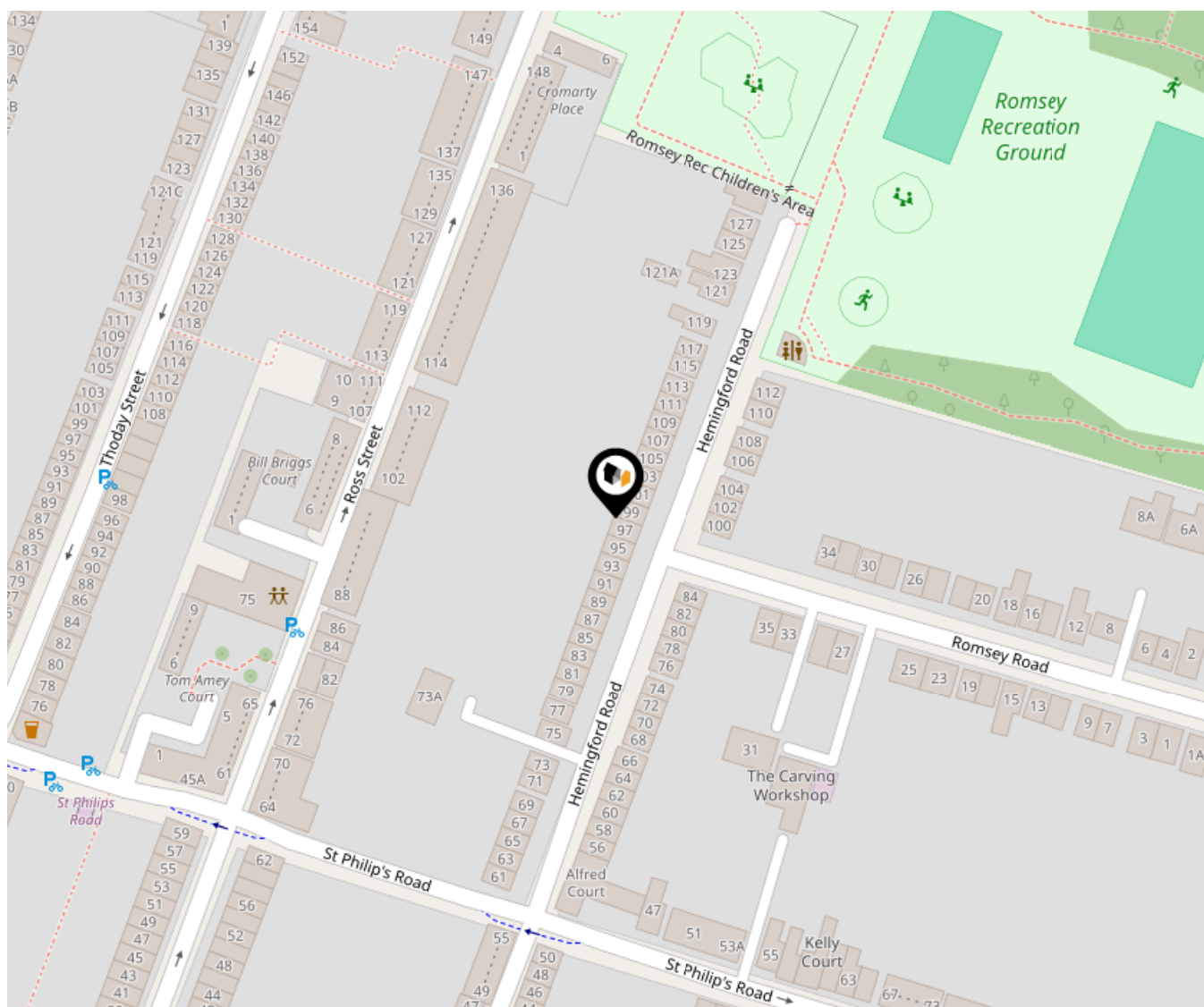
Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.16 miles
2	Stansted Airport	21.89 miles
3	Luton Airport	31.5 miles
4	Silvertown	48.35 miles



Bus Stops/Stations

Pin	Name	Distance
1	Vinery Road	0.18 miles
2	Romsey Terrace	0.19 miles
3	Vinery Road	0.22 miles
4	Romsey Terrace	0.22 miles
5	The Broadway	0.28 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

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