

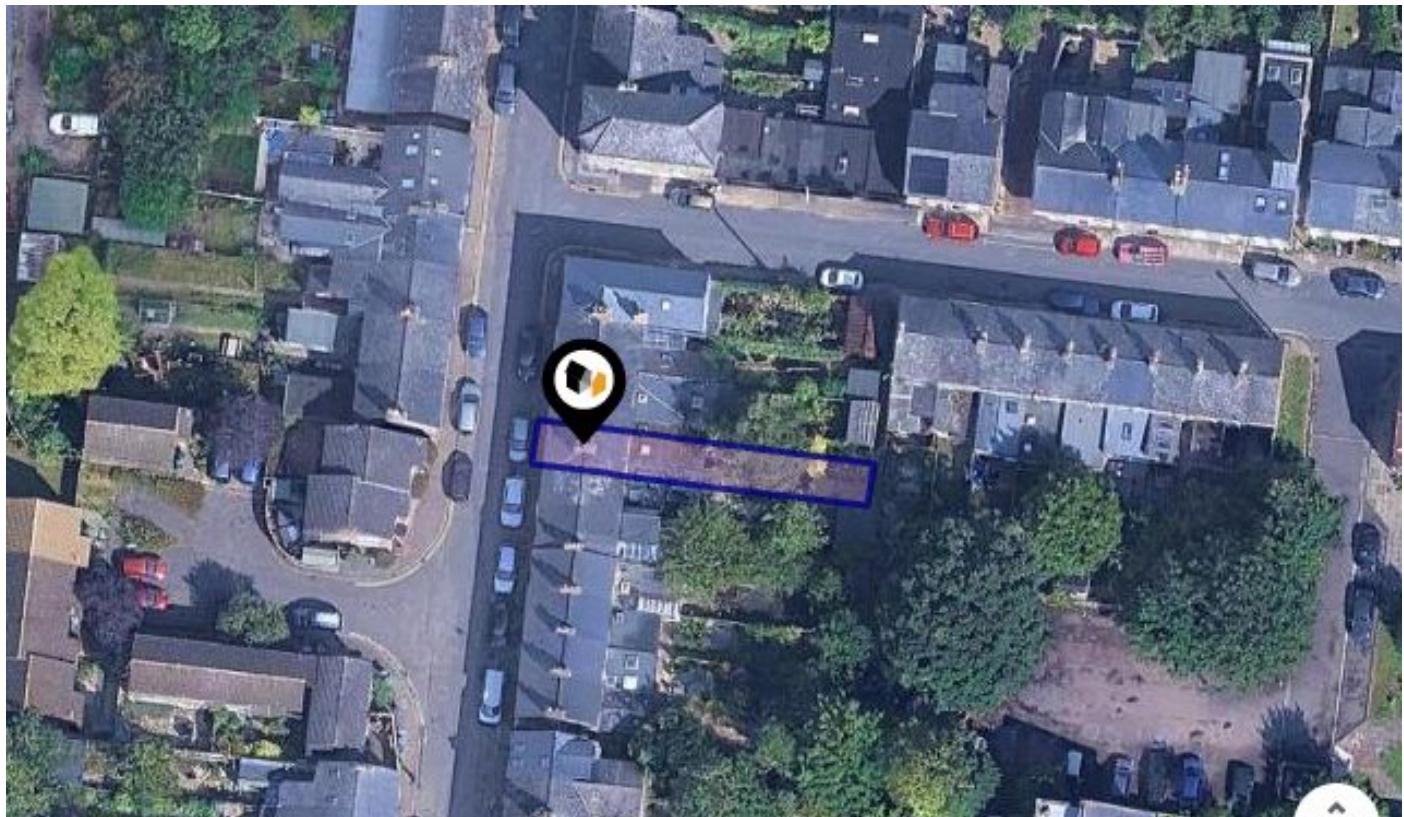


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 06th August 2025



AINSWORTH STREET, CAMBRIDGE, CB1

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



Powered by





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	699 ft ² / 65 m ²		
Plot Area:	0.03 acres		
Council Tax :	Band C		
Annual Estimate:	£2,094		
Title Number:	CB40621		

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)

6
mb/s **255**
mb/s **1800**
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **10 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 15/2013/FUL

Decision: Decided

Date: 28th October 2015

Description:

External insulation to walls and roof, raising ridge and chimney height. Solar panel array on front and rear roofs and re-roofing of the single storey rear extension. New pitched roof over front bay window, new single storey flat-roofed entrance canopy/bike shelter to front and replacement windows and external doors. Existing front garden wall made narrower.

Planning records for: **100 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 12/408/TTCA

Decision: Decided

Date: 02nd October 2012

Description:

T1 and T2 - Leylandii - Fell

Planning records for: **106 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 12/449/TTCA

Decision: Decided

Date: 21st October 2012

Description:

T1 - Lilac - Cut back the branches of the tree that overhang the boundary, remove dead branches, trim back top to reduce height and general tidy up of shape.

Reference - 10/0240/FUL

Decision: Decided

Date: 22nd March 2010

Description:

Single storey rear extension.

Planning records for: **106 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 08/0740/FUL

Decision: Decided

Date: 21st May 2008

Description:

Roof extension including two rear dormer windows.

Reference - 15/051/TTCA

Decision: Decided

Date: 27th January 2015

Description:

T1 - Lilac - In February 2013 the tree was trimmed back (permission ref No 12/449/TTCA. Cambridge Tree Doctors trimmed/ pruned the tree to a level that they were comfortable with and recommended letting the tree rest for at least a year before continuing with the pruning/ trimming process. I am applying for permission to continue and will use Cambridge Tree Doctors to do the work.

Planning records for: **108 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 08/1351/FUL

Decision: Decided

Date: 29th September 2008

Description:

Dormer to rear.

Reference - 07/1387/FUL

Decision: Decided

Date: 17th December 2007

Description:

Erection of a rear dormer.

Planning records for: **108 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 10/0241/FUL

Decision: Decided

Date: 22nd March 2010

Description:

Single storey rear extension

Planning records for: **12 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 22/0264/TTCA

Decision: Decided

Date: 01st March 2022

Description:

T1: Eucalyptus - Fell T2: Cypress - Fell

Planning records for: **28 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 14/615/TTCA

Decision: Decided

Date: 30th December 2014

Description:

T1 - Robinia : Fell (as roots are damaging public footpath and shed base).

Reference - 15/0690/FUL

Decision: Decided

Date: 29th April 2015

Description:

Erection of new shed with clay pantiled roof at rear following removal of current shed, store and rear fence.

Planning records for: **32 Ainsworth Street Cambridge CB1 2PD**

Reference - 14/0868/FUL

Decision: Decided

Date: 30th May 2014

Description:

Extension to rear of terraced house. New end wall to be set at an angle, a maximum of 3.25m from existing back wall of the house (plus 0.75m overhang cantilever roof).

Planning records for: **36 Ainsworth Street Cambridge CB1 2PD**

Reference - 17/0298/FUL

Decision: Decided

Date: 22nd February 2017

Description:

Rear ground floor and first floor extension to existing dwelling house.

Reference - 24/1020/TTCA

Decision: Decided

Date: 16th September 2024

Description:

T1 - Tree - Birch - Lateral reduction of upto 1.5m and crown lift to 4m by removing tertiary branches. (The huge tree at 34 Ainsworth Street)

Reference - 18/171/TTCA

Decision: Decided

Date: 08th May 2018

Description:

Quince - Fell.Greengage- Reduce canopy by 3 metres in height and 2 metres laterally.

Planning records for: **36 Ainsworth Street Cambridge CB1 2PD**

Reference - 17/0300/FUL

Decision: Decided

Date: 22nd February 2017

Description:

New single storey garden building at the end of the garden at number 36 Ainsworth Street.

Planning records for: **38 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 19/365/TTCA

Decision: Decided

Date: 12th August 2019

Description:

Apple, Crown reduction 1m. Cherry, Crown reduction 1m.

Reference - C/00/0210

Decision: Decided

Date: 06th March 2000

Description:

Erection of a single storey rear extension to house.

Reference - 21/03287/HFUL

Decision: Decided

Date: 15th July 2021

Description:

Replacement white PVCU windows and rear door.

Planning records for: **38 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 09/153/TREE2

Decision: Decided

Date: 04th June 2009

Description:

T1 - Flowering Cherry: crown reduce by approx 15% to 20%
T2 - Apple Cox: crown reduce by approx 15% to 20%

Reference - 24/0969/TTCA

Decision: Decided

Date: 04th September 2024

Description:

x1 Apple and x1 Cherry: Prune back to previous reduction points, equating to a reduction of approximately 1-2m.
I request permission to maintain the tree at the reduced size by reducing back to the reduction points every 2+ years until 2040.

Reference - 14/278/TTCA

Decision: Decided

Date: 23rd July 2014

Description:

T1 - Cherry - prune, and reduction of crown by 1m
T2 - Apple - prune and reduction to crown by 1m

Reference - 11/255/TTCA

Decision: Decided

Date: 21st July 2011

Description:

T1 - Flowering Cherry Tree: Crown reduction.
T2 - Apple Tree: Crown reduction.

Planning records for: **4 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 13/0389/FUL

Decision: Decided

Date: 25th March 2013

Description:

Single storey rear extension and loft conversion.

Planning records for: **40 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 11/103/TTCA

Decision: Decided

Date: 25th March 2011

Description:

T1 - Sycamore: remove lowest lateral branches up to 3-4m to lift crown, improve light to gardens (8-12 branches to be removed)

Planning records for: **48 Ainsworth Street Cambridge CB1 2PD**

Reference - 19/1769/FUL

Decision: Decided

Date: 24th December 2019

Description:

Two storey rear extension and loft conversion with new box dormer to rear. Changes to windows on front elevation and new external insulation with render to side gable.

Reference - 19/1769/CONDA

Decision: Decided

Date: 12th January 2022

Description:

Submission of details required by conditions 3 (Sample panel of the facing materials), 4 (Joinery) and 5 (Windows) of planning permission 19/1769/FUL

Planning records for: **48 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 10/092/TREE2

Decision: Decided

Date: 30th March 2010

Description:

T1 - Sycamore: fell and removeT2 - Ash: fell and remove

Planning records for: **56 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 11/212/TTCA

Decision: Decided

Date: 21st June 2011

Description:

T1 - Hazel. 20% crown reduction needed due to excessive shading. Tree is located in back garden.

Reference - 17/464/TTCA

Decision: Decided

Date: 02nd October 2017

Description:

Hazel / Purple Plum ~ Reduce height and laterals back to previous pruning points, being an approximate reduction of 1.00 / 1.50 metres.

Planning records for: **58 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 13/1437/FUL

Decision: Decided

Date: 10th October 2013

Description:

Rear dormer roof extension, inserting of velux type roof windows to front roof scape and provision of sliding folding style doos to rear ground floor kitchen

Planning records for: **58 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 12/071/TTCA

Decision: Decided

Date: 31st January 2012

Description:

T1 - Leylandii: FellT2 - Leylandii: Reduce height of tree, reduce size of crown and lift crown.

Reference - C/01/0336

Decision: Decided

Date: 09th April 2001

Description:

Erection of a first floor rear extension including the erection of a dormer window.

Reference - 13/231/TTCA

Decision: Decided

Date: 11th June 2013

Description:

T1 - Leylandi tree in the back garden - to fell.

Planning records for: **6 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 12/033/TTCA

Decision: Decided

Date: 19th January 2012

Description:

Poplars: Fell as excessively tall and possible root damage to nearby buildings.

Planning records for: **6 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 12/032/TTCA

Decision: Decided

Date: 19th January 2012

Description:

Leylandii: Fell because of shading to neighbours, damage from dropped needles to electricity substation and massively overgrown.

Planning records for: **60 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 22/0469/TTCA

Decision: Decided

Date: 13th April 2022

Description:

T1 - Sycamore Tree, Remove.

Reference - 22/0470/TTCA

Decision: Decided

Date: 13th April 2022

Description:

T1 : 2 Sycamores on right hand boundary of rear garden ~ Raise crowns to 4.5m all round, taking care to maintain natural canopy line and thin crown sections over garden by 10%.T2 : Crab Apple ~ Formatively prune by reducing height by 1.5m and shortening lateral branches by 0.75m.

Reference - 12/221/TTCA

Decision: Decided

Date: 27th June 2012

Description:

T1 - Sycamore - reduce by 30%, shape and raise crownT2 - Sycamore - remove branches overhanging garden to approx 5m (both sides if required).

Planning records for: **64 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 07/1214/FUL

Decision: Decided

Date: 29th October 2007

Description:

Two storey rear extension and new party fence.

Planning records for: **70 Ainsworth Street Cambridge CB1 2PD**

Reference - 14/128/TTCA

Decision: Decided

Date: 03rd April 2014

Description:

Sycamore tree - fell, due to excessive size and shading, no replanting possibleSycamore tree (x2 small) - fell, due to growing through fence on boundary between 68 and 70 Ainsworth Street.

Reference - 22/0934/TTCA

Decision: Decided

Date: 19th August 2022

Description:

T1 - Cornus mas - Crown reduce by approximately 1.5 - 2m.

Reference - 17/1336/FUL

Decision: Decided

Date: 28th July 2017

Description:

Part single and part two storey rear extension and new garden room.

Planning records for: **70 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 22/0937/TTCA

Decision: Decided

Date: 19th August 2022

Description:

Seeking to coppice to 0.5m the variegated Ilex aquifolium, located in the front garden of 8, Selwyn Road. The tree is currently approx. 9m high, but is long & drawn, and aesthetically a poor specimen. Coppicing & subsequent annual pruning will make a far improved specimen. The tree is marked as T2 on the sketch map attached.

Planning records for: **72 Ainsworth Street Cambridge CB1 2PD**

Reference - 19/1111/FUL

Decision: Decided

Date: 09th August 2019

Description:

Roof extension with rear dormer. Alterations to single storey extension to convert roof from mono pitch to a pitched roofed extension, demolition of the last 1.3m of the extension to allow for 2 car parking spaces.

Planning records for: **8 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - C/04/0880

Decision: -

Date: 17th August 2004

Description:

Change of use from annexe to separate residential use. (retrospective)

Planning records for: **80 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 09/1201/FUL

Decision: -

Date: 08th February 2010

Description:

Alterations and extension of existing house to provide 3rd bedroom and creation of 1-bed house.

Planning records for: **80 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 14/0452/FUL

Decision: Decided

Date: 24th March 2014

Description:

Two storey rear extension to dwelling house.

Reference - 10/1002/FUL

Decision: Decided

Date: 12th October 2010

Description:

Part single storey rear extension and first floor rear extension.

Reference - 06/0747/FUL

Decision: Decided

Date: 14th July 2006

Description:

Change of use of 42sqm of commercial grass area to within a domestic curtilage.

Reference - 10/0375/FUL

Decision: -

Date: 20th May 2010

Description:

Alterations and extension of existing house to provide 3rd bedroom and creation of a 1-bed house

Planning records for: **82 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 15/1382/FUL

Decision: Decided

Date: 24th July 2015

Description:

Removal of existing first floor bay window and replace with new french doors and juliet balcony

Planning records for: **84 Ainsworth Street Cambridge CB1 2PD**

Reference - 19/518/TTPO

Decision: Decided

Date: 16th October 2019

Description:

Sycamore - Remove dead wood throughout crown, crown lift above gardens by 2m, crown lift above adjacent commercial property by 2.5mReason - To abate nuisance to adjacent commercial and private roof

Reference - 19/518/TTCA

Decision: Decided

Date: 16th October 2019

Description:

Sycamore - Remove dead wood throughout crown, crown lift above gardens by 2m, crown lift above adjacent commercial property by 2.5mReason - To abate nuisance to adjacent commercial and private roof

Planning records for: **90 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 06/0196/FUL

Decision: Decided

Date: 01st June 2006

Description:

Loft conversion with rear dormer, ground floor rear single storey extension,

Planning records for: **90 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 05/1113/FUL

Decision: Withdrawn

Date: 21st October 2005

Description:

Erection of rear roof extension and single storey extension to rear.

Planning records for: **92 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 11/0843/FUL

Decision: Decided

Date: 01st August 2011

Description:

Single storey rear extension and rear roof extension.

Reference - 11/0036/EXP

Decision: Decided

Date: 10th January 2011

Description:

Extension of time for implementation of planning permission 07/1392/FUL for single storey rear extension and rear dormer.

Reference - 07/1392/FUL

Decision: Decided

Date: 06th December 2007

Description:

Single storey rear extension and rear dormer.

Planning records for: **94 Ainsworth Street Cambridge CB1 2PD**

Reference - C/03/1113

Decision: Decided

Date: 20th October 2003

Description:

Erection of a garden studio to rear of dwelling.

Planning records for: **98 Ainsworth Street Cambridge Cambridgeshire CB1 2PD**

Reference - 10/0174/FUL

Decision: Decided

Date: 25th March 2010

Description:

Dormer to rear.

Reference - 17/1923/FUL

Decision: Decided

Date: 09th November 2017

Description:

Single storey side/rear extension.

CAMBRIDGE, CB1

Energy rating

D

Valid until 16.04.2035

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

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, no insulation
Roof Energy:	Very poor
Window:	Single glazed
Window Energy:	Very poor
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 all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	65 m ²



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



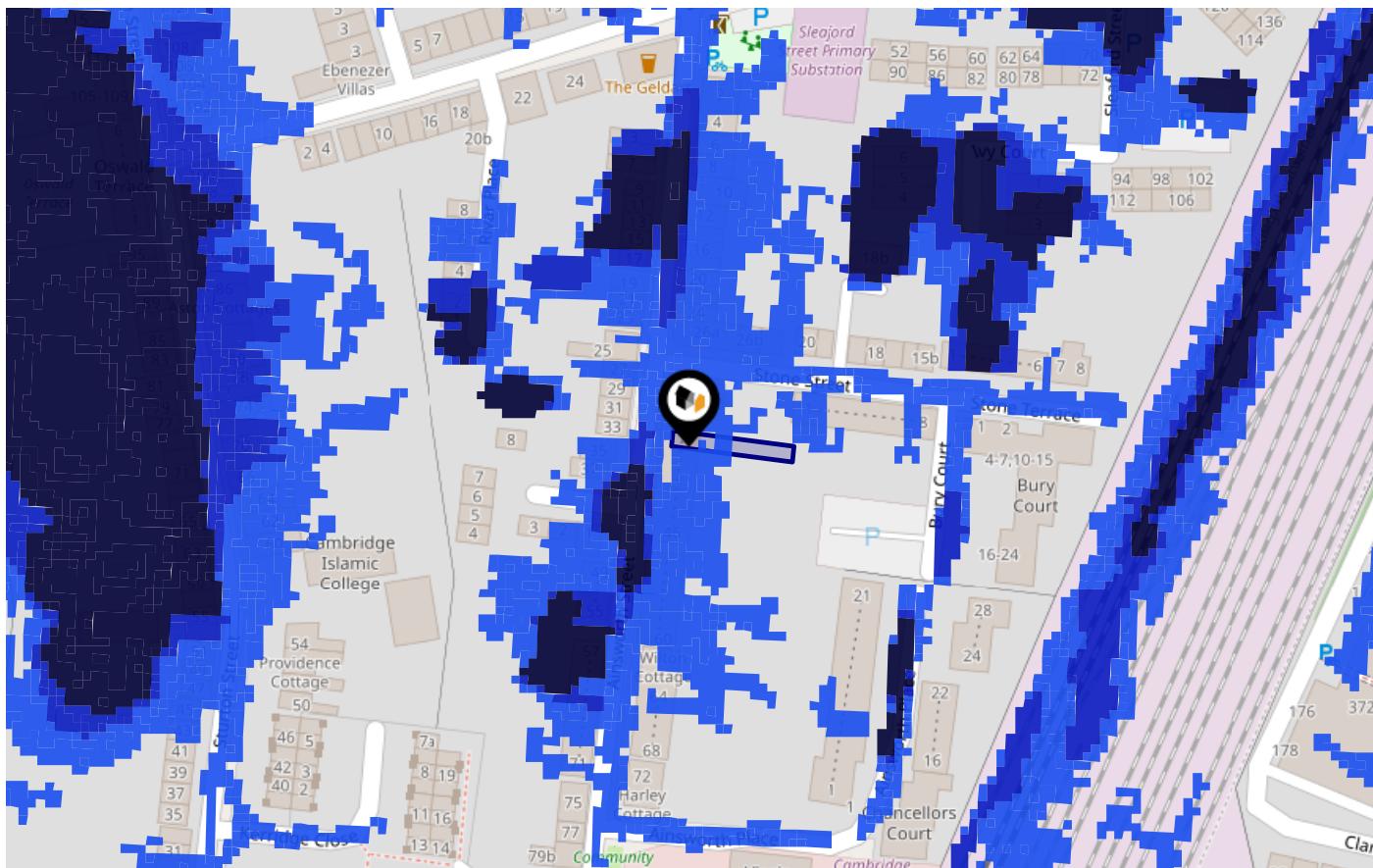
We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.

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.

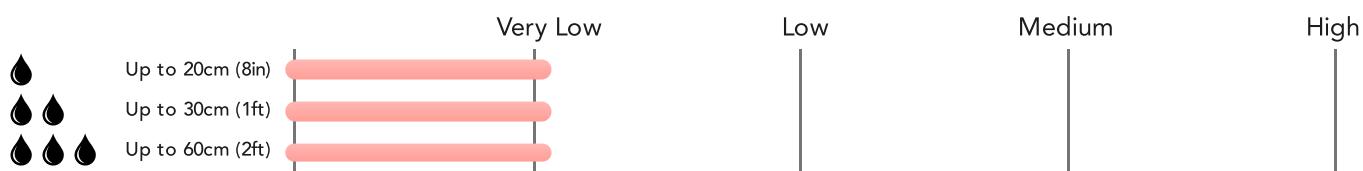


Risk Rating: Very low

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.

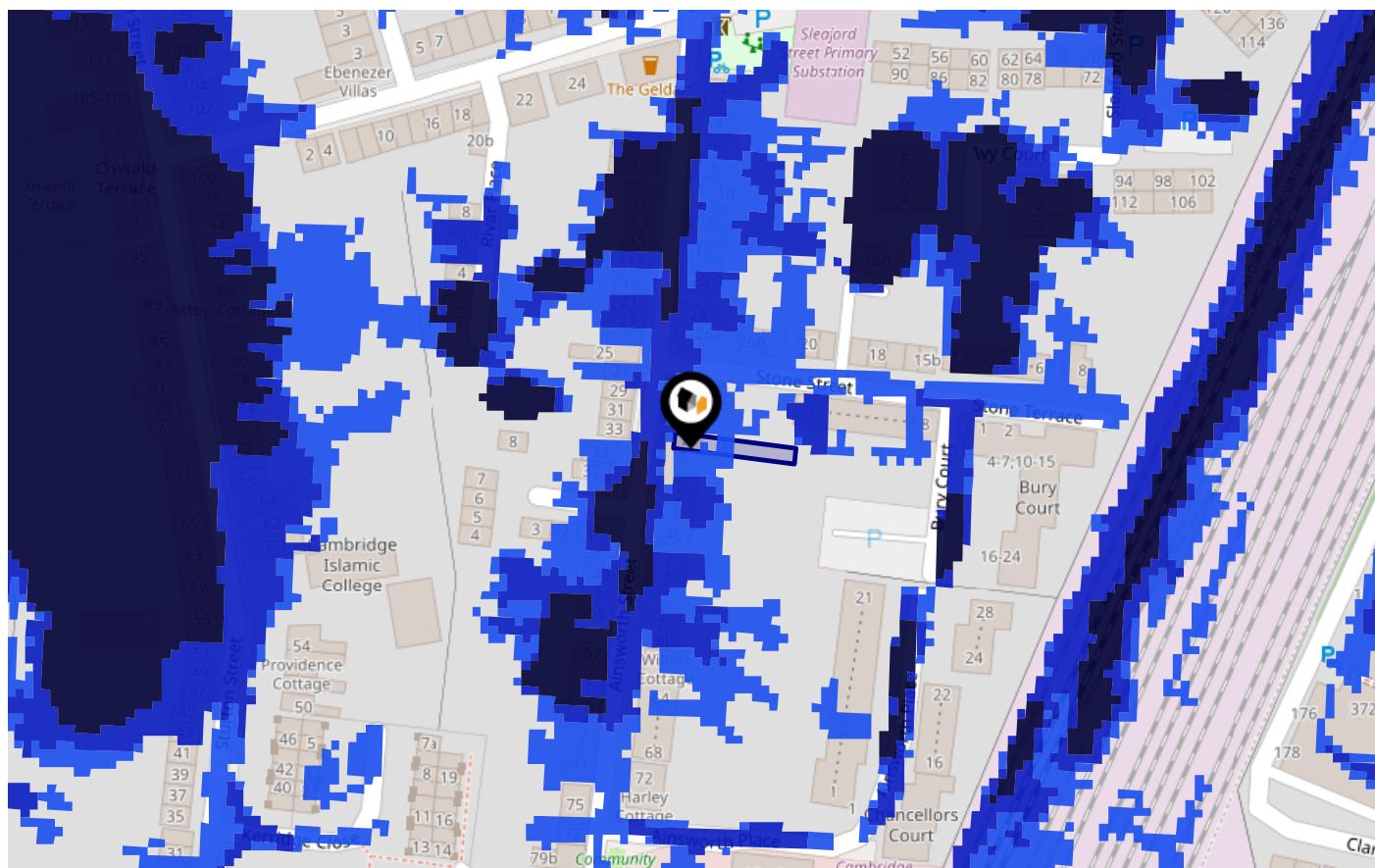
Chance of flooding to the following depths at this property:



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.

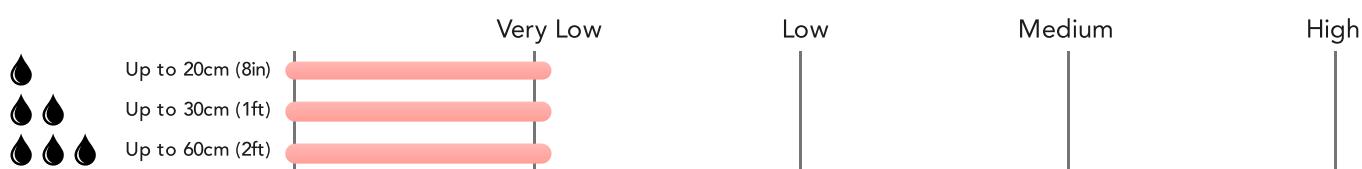


Risk Rating: Very low

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.

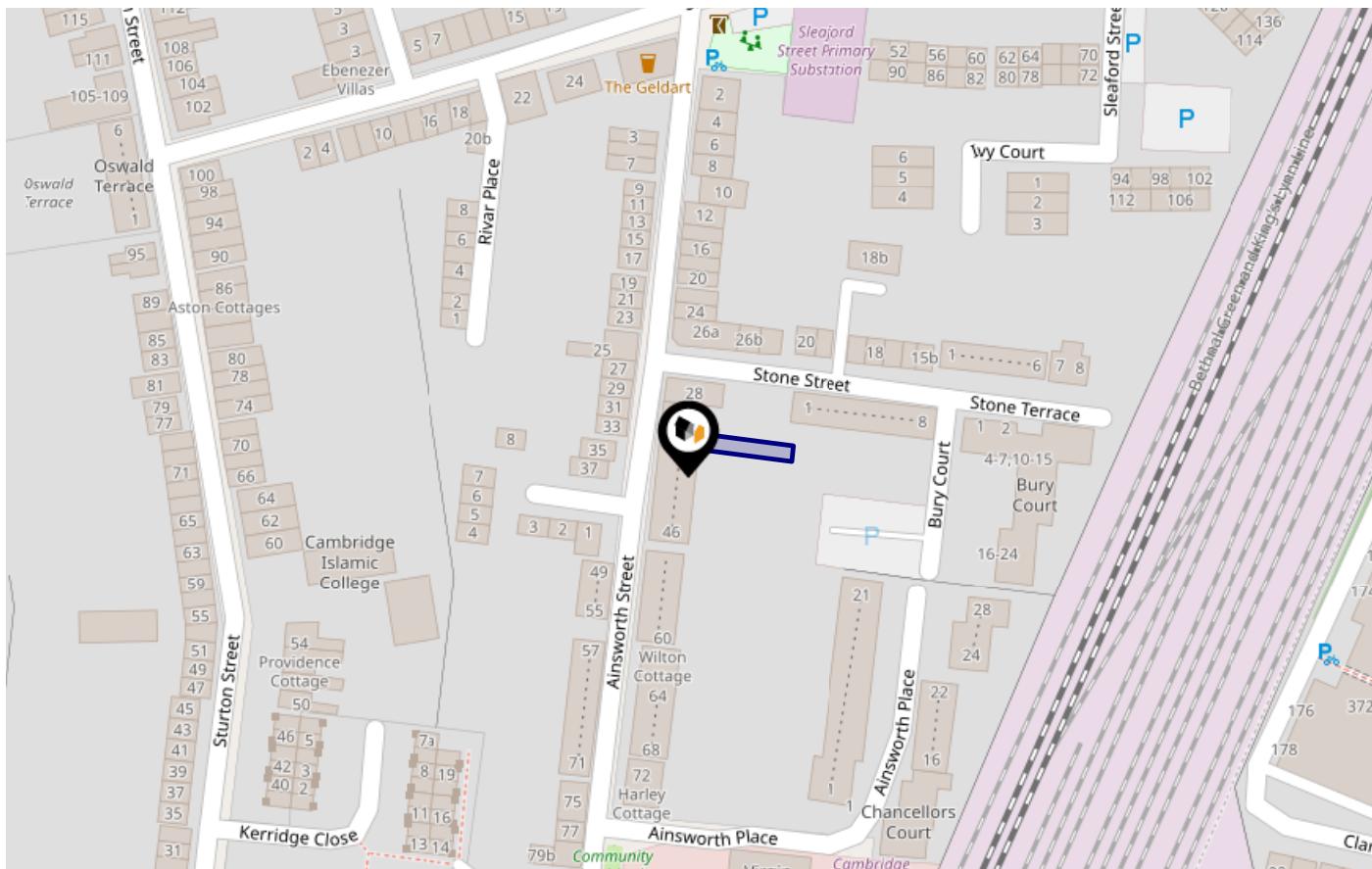
Chance of flooding to the following depths at this property:



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.

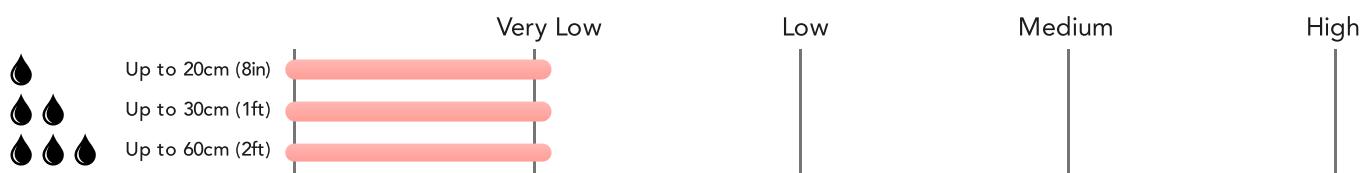


Risk Rating: Very low

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.

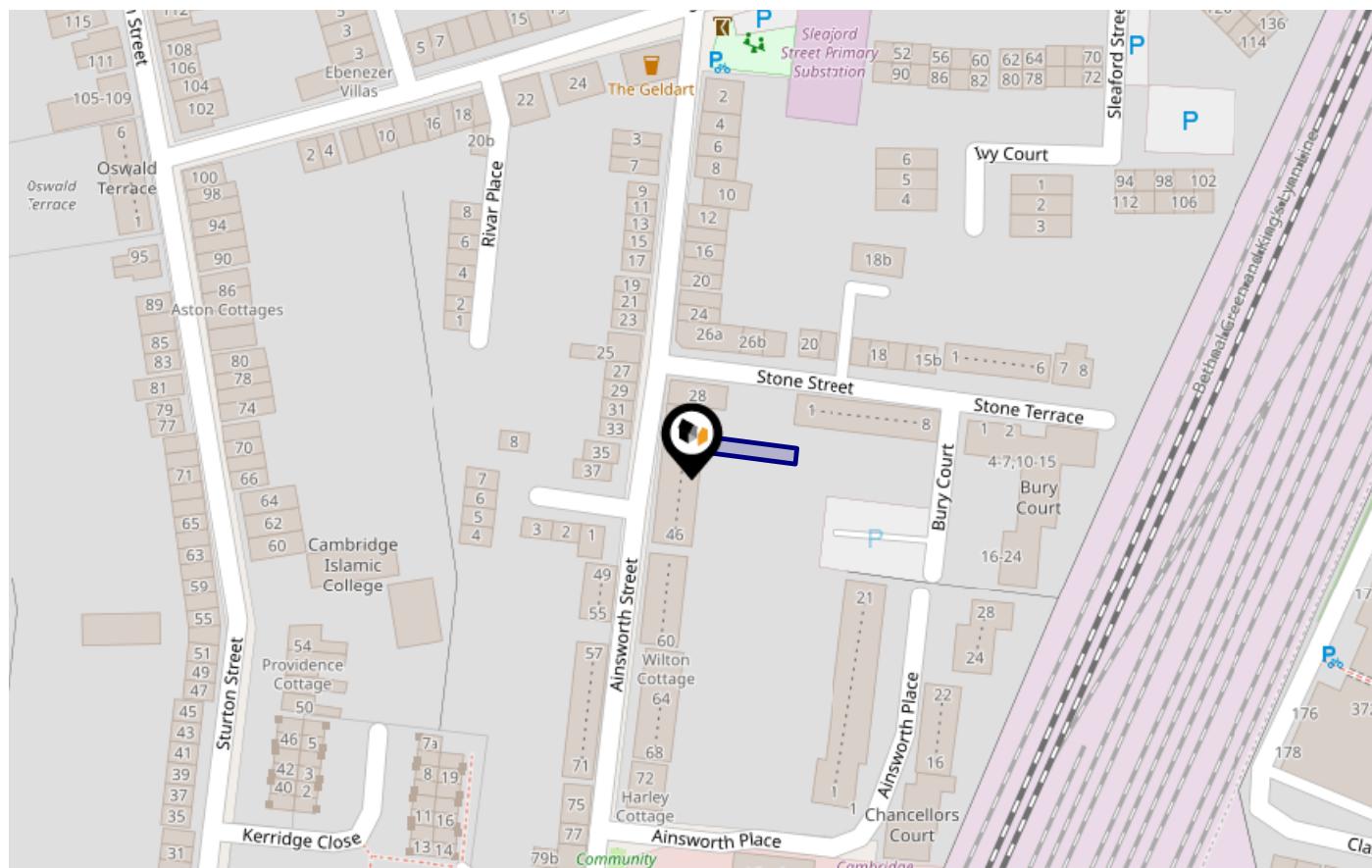
Chance of flooding to the following depths at this property:



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.

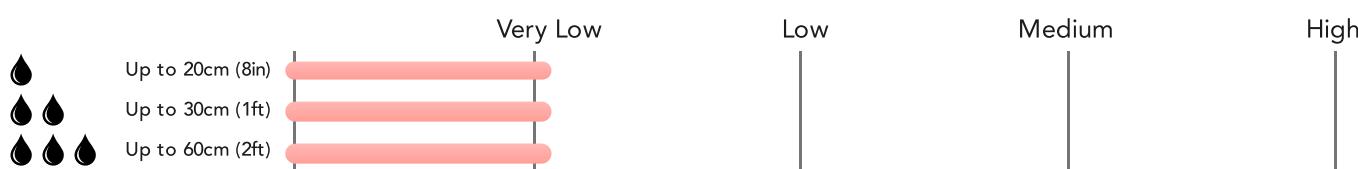


Risk Rating: Very low

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:

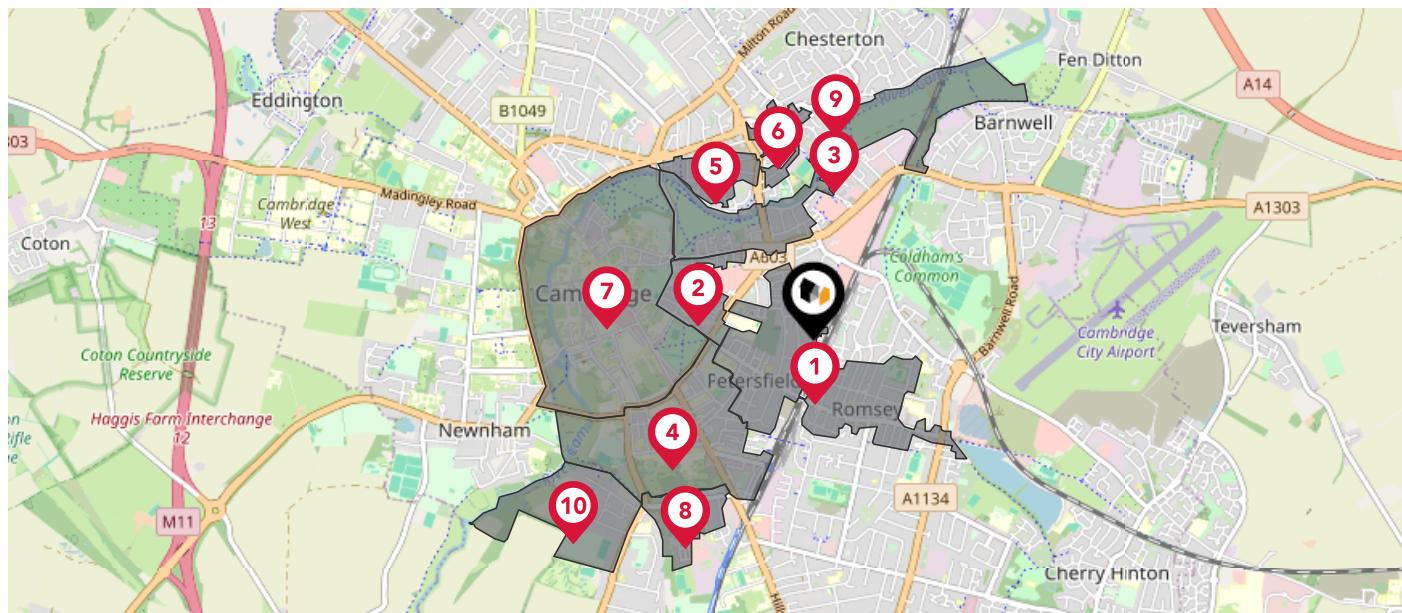


Maps

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

Maps

Landfill Sites

CC&C

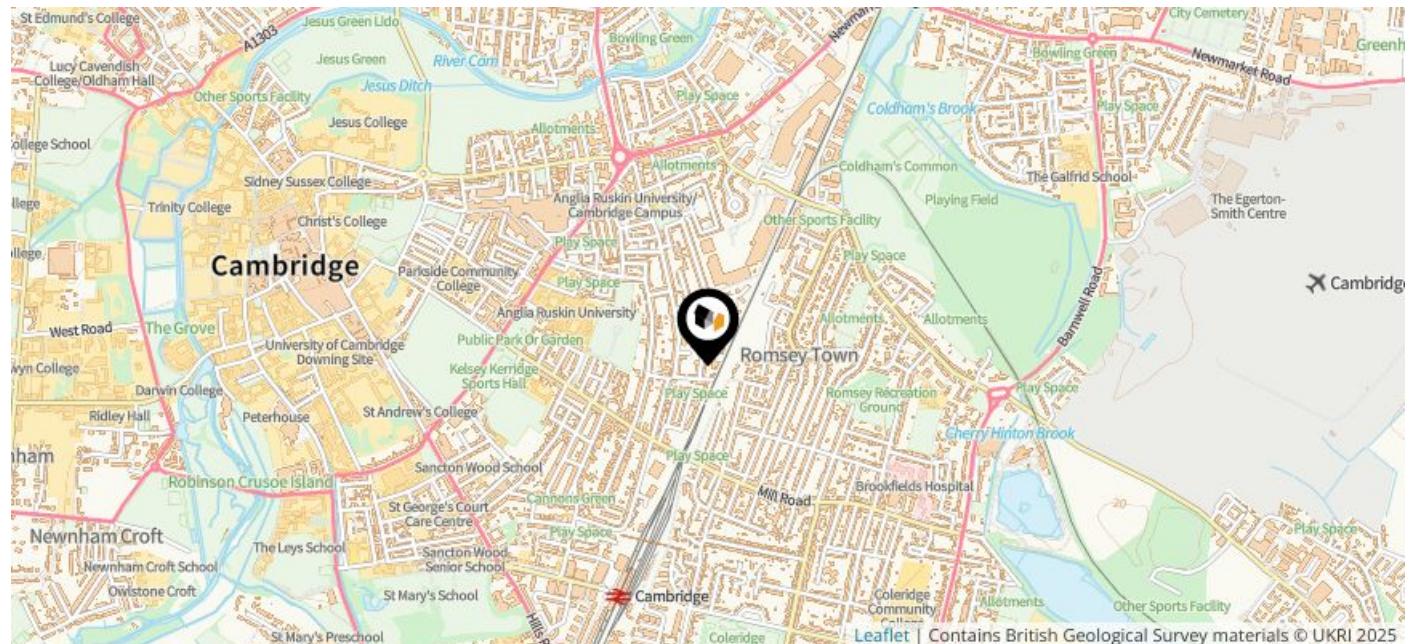
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	<input type="checkbox"/>
2	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	<input type="checkbox"/>
3	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
4	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
5	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
6	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
7	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
8	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>
9	Quy Bridge-Quy	Historic Landfill	<input type="checkbox"/>
10	Quy Mill Hotel-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.

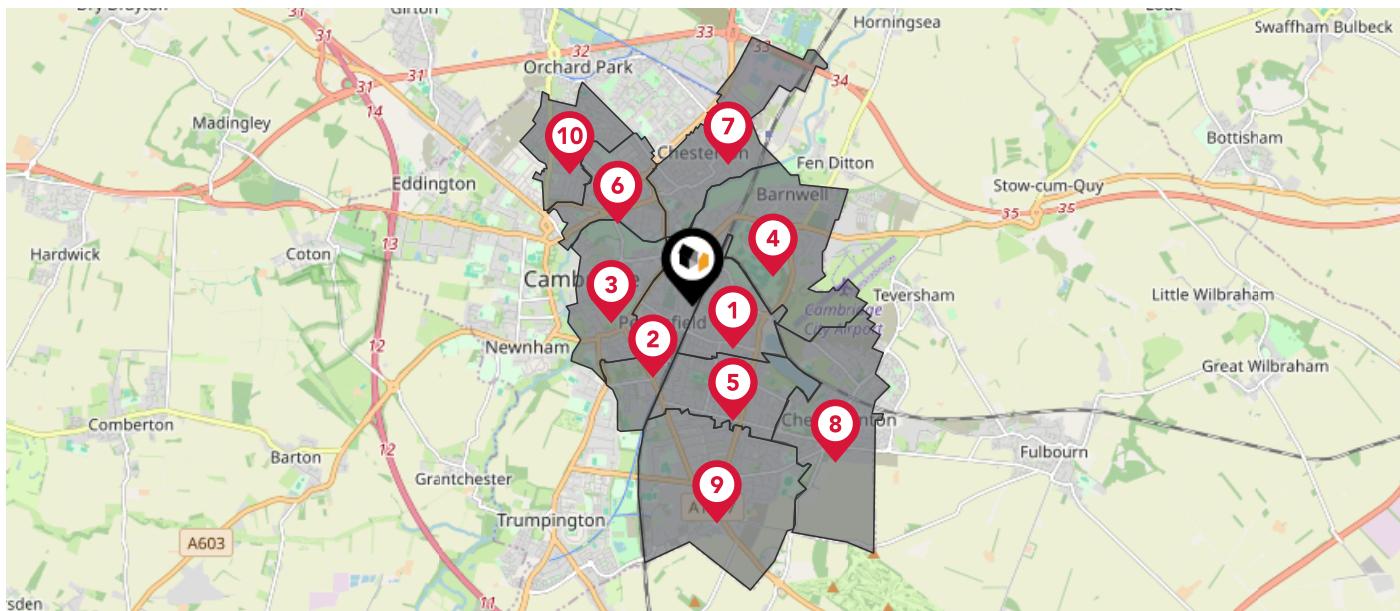
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

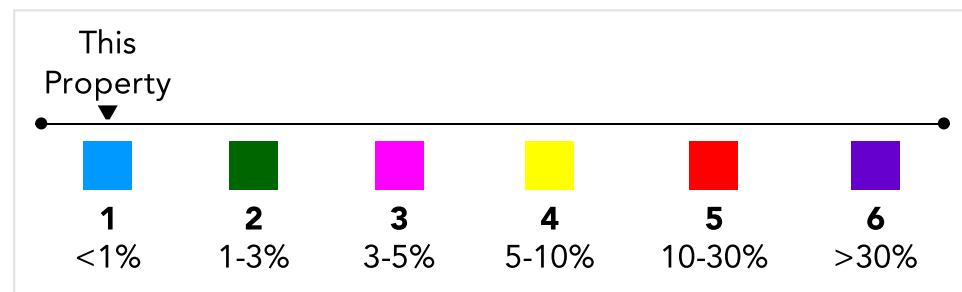
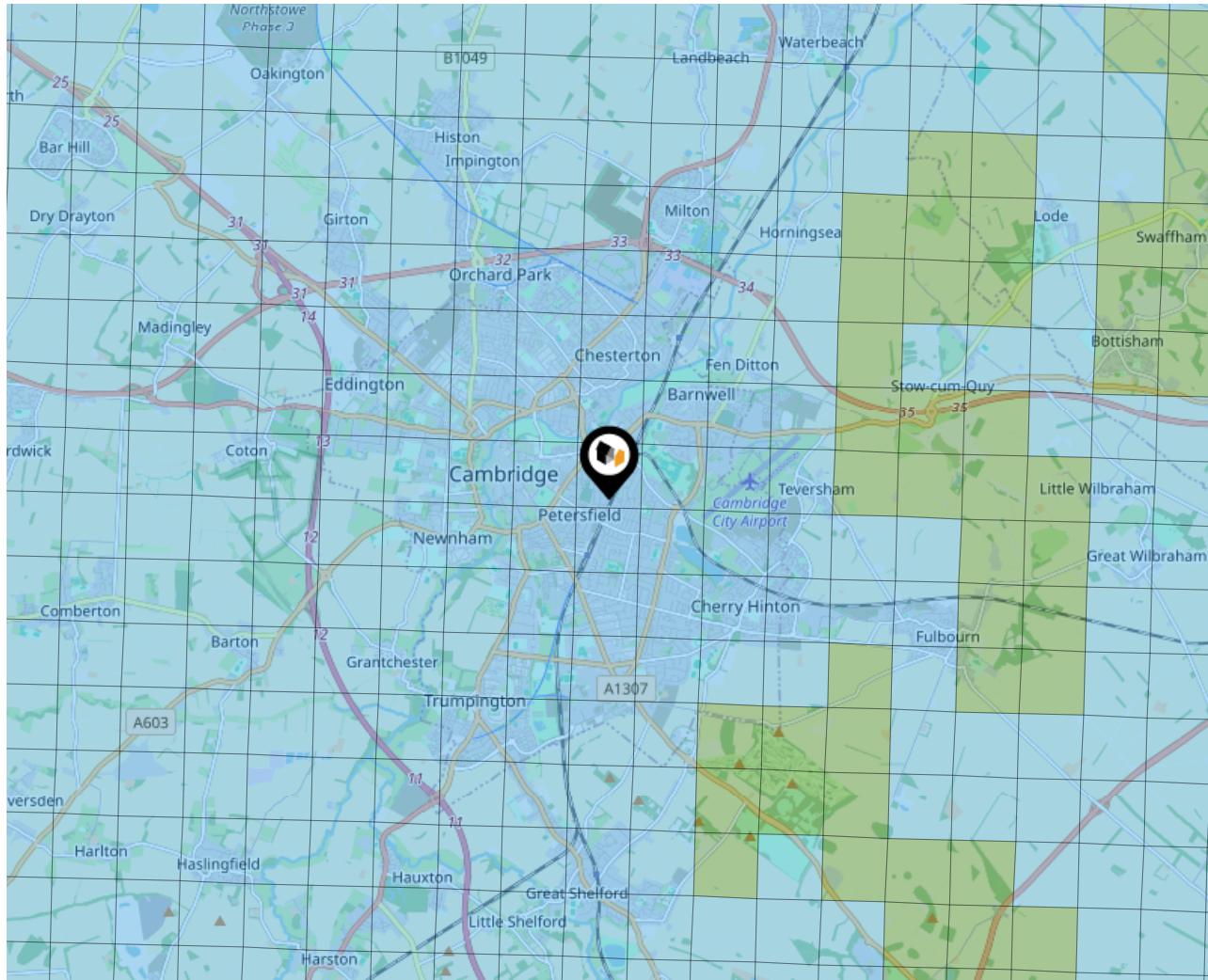


Nearby Council Wards

- 1 Romsey Ward
- 2 Petersfield Ward
- 3 Market Ward
- 4 Abbey Ward
- 5 Coleridge Ward
- 6 West Chesterton Ward
- 7 East Chesterton Ward
- 8 Cherry Hinton Ward
- 9 Queen Edith's Ward
- 10 Arbury Ward

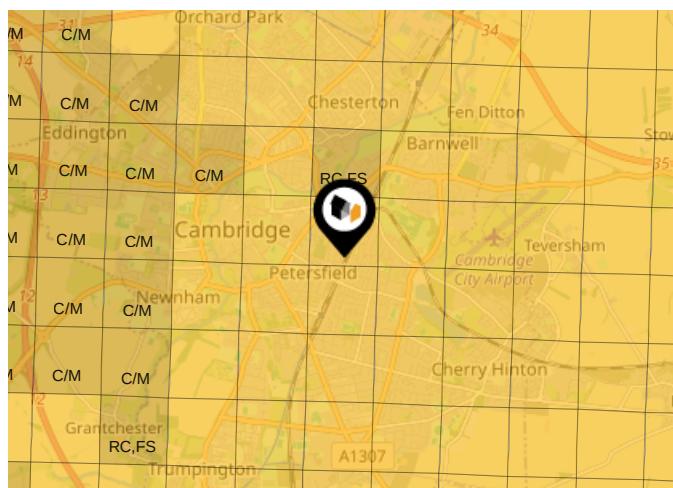
What is Radon?

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).



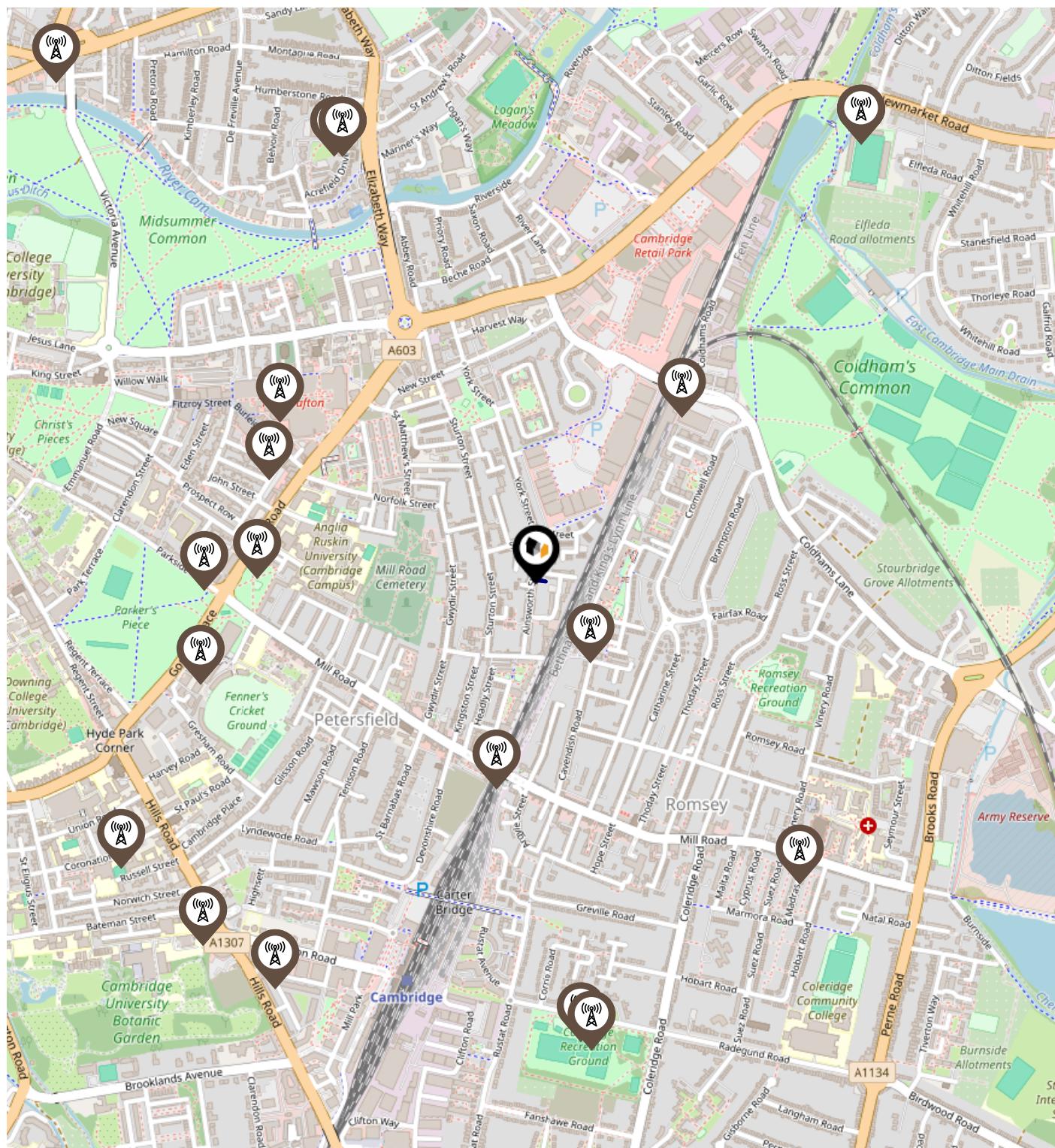
Ground Composition for this Address (Surrounding square kilometer zone around property)

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



Local Area Masts & Pylons

CC&C



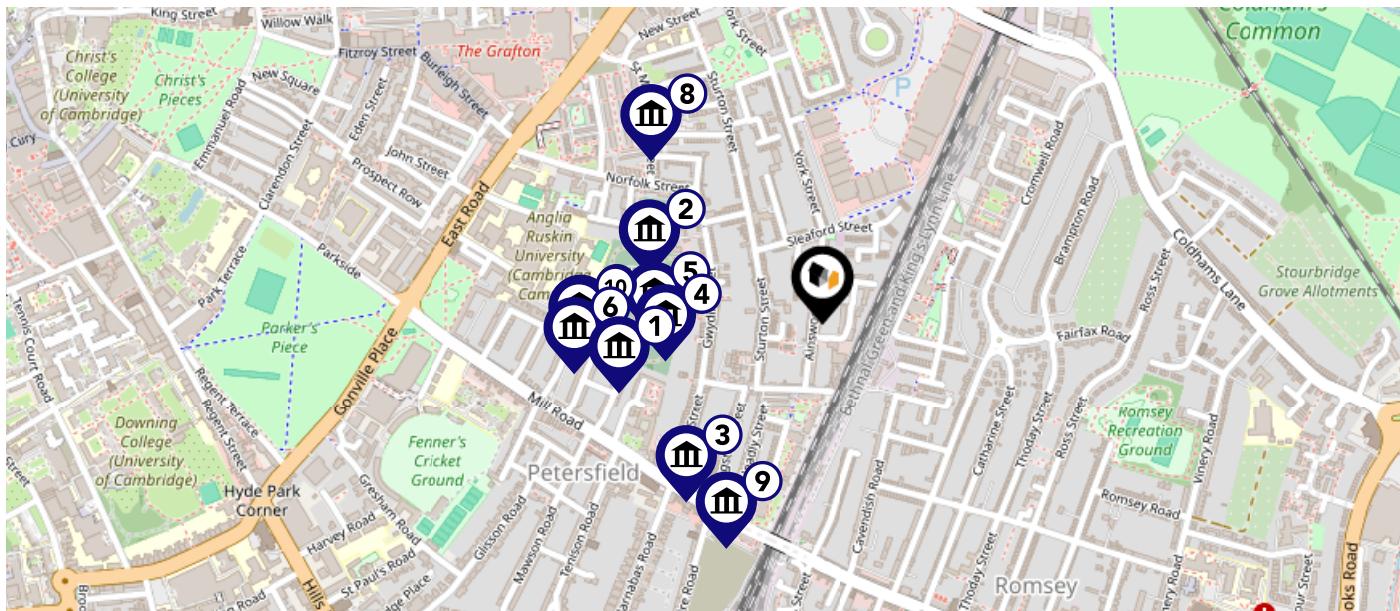
Key:

-  Power Pylons
-  Communication Masts

Maps Listed Buildings

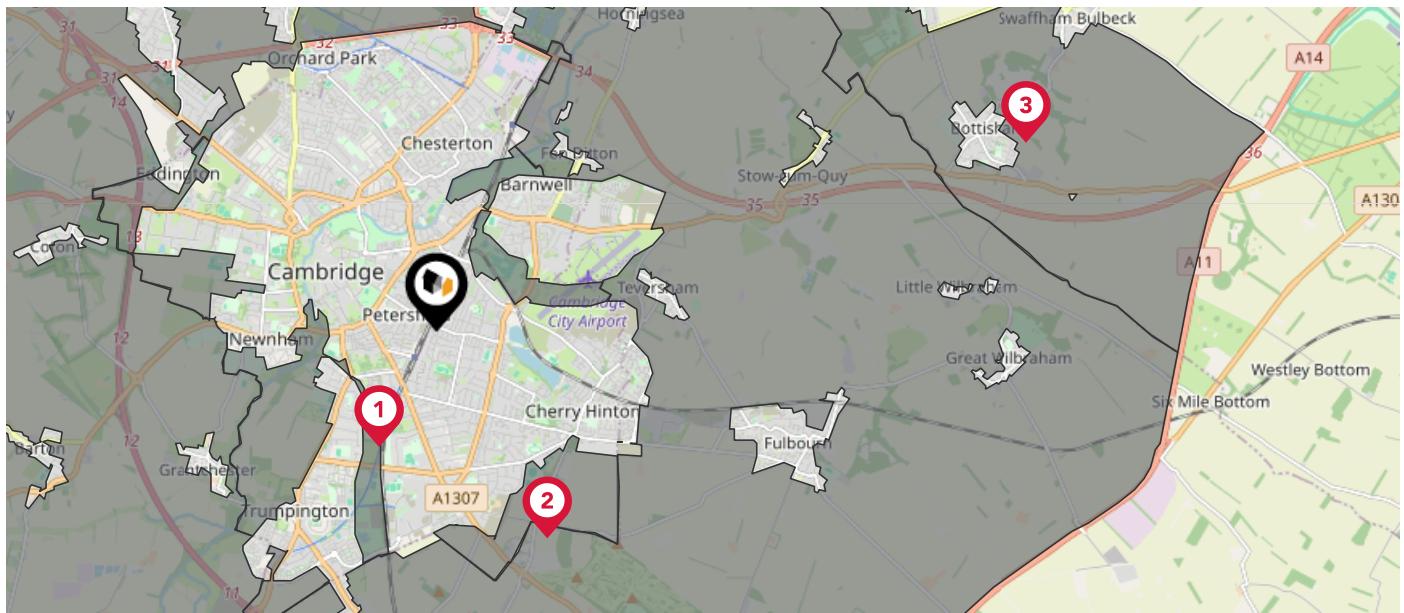
CC&C

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



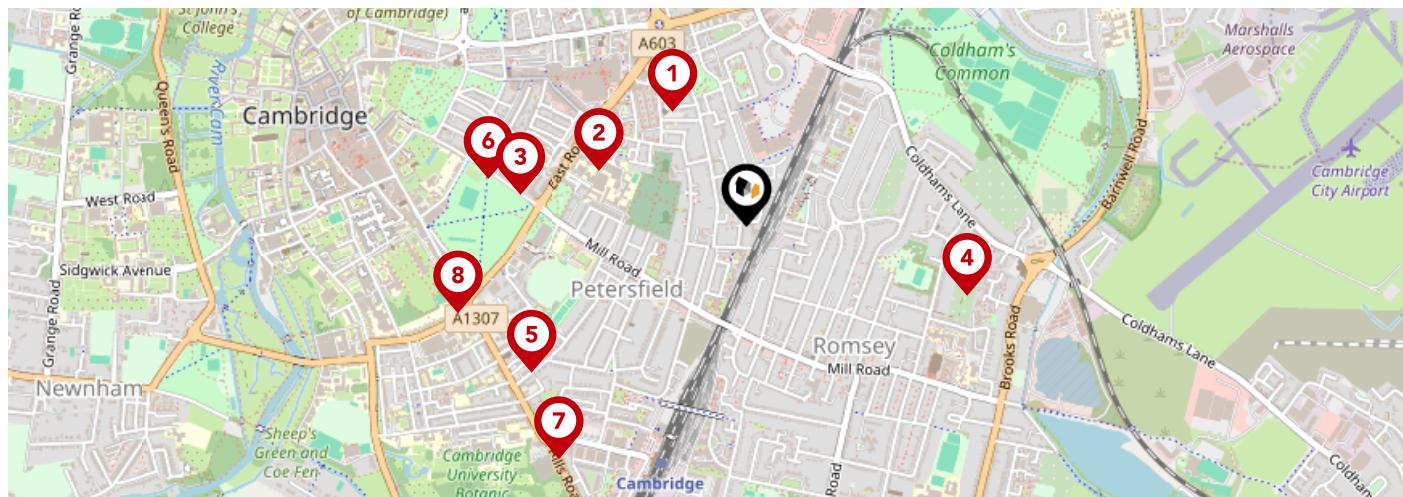
Listed Buildings in the local district	Grade	Distance
1380306 - Tomb Of William Crowe At Mill Road Cemetery	Grade II	0.2 miles
1380303 - Tomb Of James Reynolds At Mill Road Cemetery	Grade II	0.2 miles
1470294 - The David Parr House	Grade II	0.2 miles
1380305 - Tomb Of Edward And Elizabeth Rist Lawrence At Mill Road Cemetery	Grade II	0.2 miles
1380304 - Tomb Of Hermann Bernard At Mill Road Cemetery	Grade II	0.2 miles
1083564 - Custodian's House Mill Road Cemetery	Grade II	0.3 miles
1380300 - Tomb Of James Rattee At Mill Road Cemetery	Grade II	0.3 miles
1268345 - Church Of St Matthew	Grade II	0.3 miles
1126141 - Cambridge City Branch Library	Grade II	0.3 miles
1350396 - Tomb Of George And Sarah Kett At Mill Road Cemetery	Grade II	0.3 miles

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



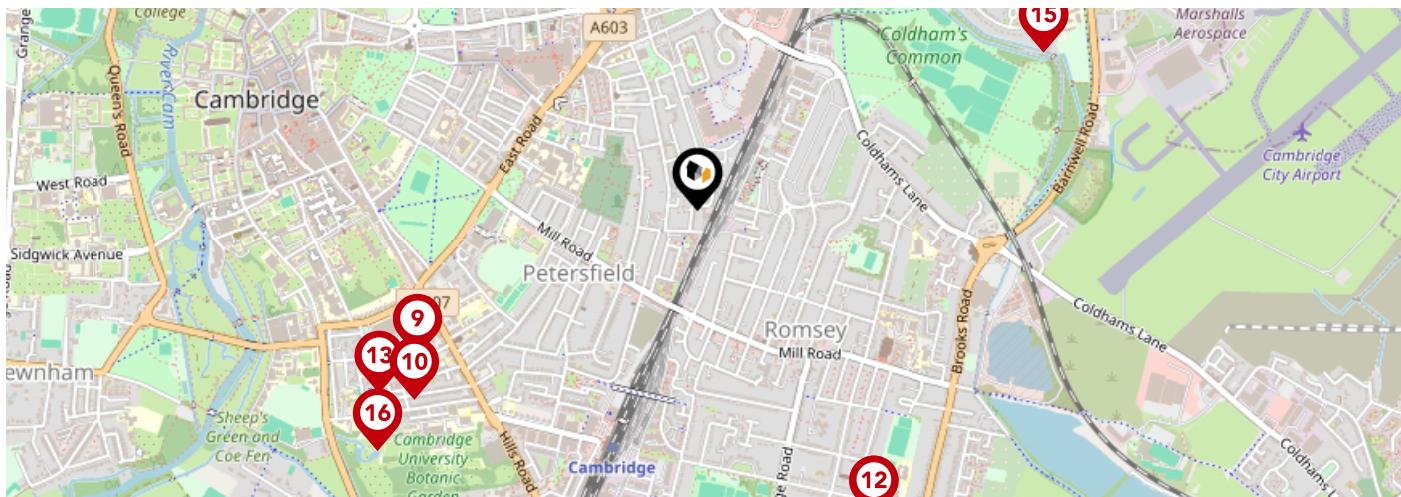
Nearby Green Belt Land

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



Nursery Primary Secondary College Private

1	Brunswick Nursery School	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 70 Distance:0.31					
2	St Matthew's Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 664 Distance:0.36					
3	Red Balloon Learner Centre - Cambridge	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 34 Distance:0.52					
4	St Philip's CofE Aided Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 259 Distance:0.52					
5	Sancton Wood School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 397 Distance:0.59					
6	Parkside Community College	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 735 Distance:0.6					
7	St. Andrew's College Cambridge	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Not Rated Pupils: 146 Distance:0.68					
8	Cardiff Sixth Form College, Cambridge	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 74 Distance:0.68					

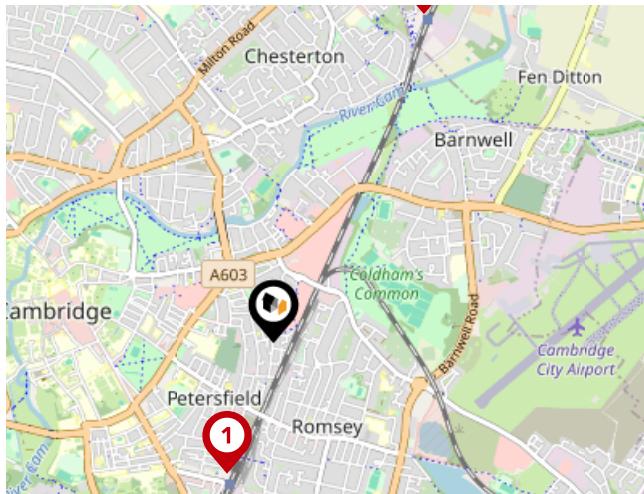


Nursery Primary Secondary College Private

	St Alban's Catholic Primary School						
9	St Alban's Catholic Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Outstanding Pupils:0 Distance:0.72							
10	St Pauls CofE VA Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 161 Distance:0.78							
11	Ridgefield Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 232 Distance:0.81							
12	Coleridge Community College	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 568 Distance:0.81							
13	The Stephen Perse Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Not Rated Pupils: 1668 Distance:0.84							
14	The Fields Nursery School	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 57 Distance:0.86							
15	The Galfrid School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Good Pupils: 267 Distance:0.86							
16	St Mary's School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ofsted Rating: Not Rated Pupils: 613 Distance:0.91							

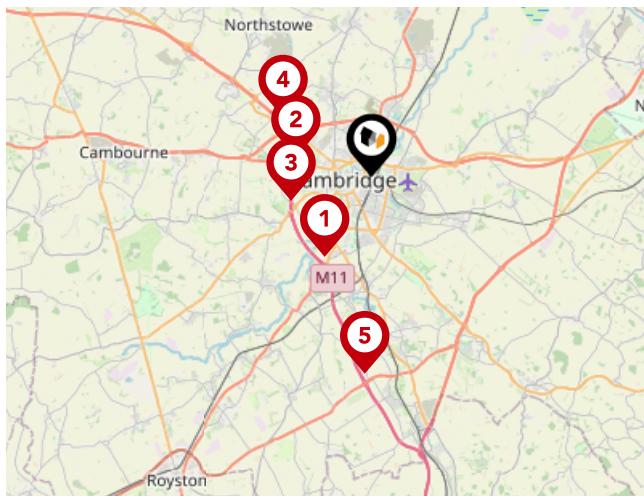
Area Transport (National)

CC&C



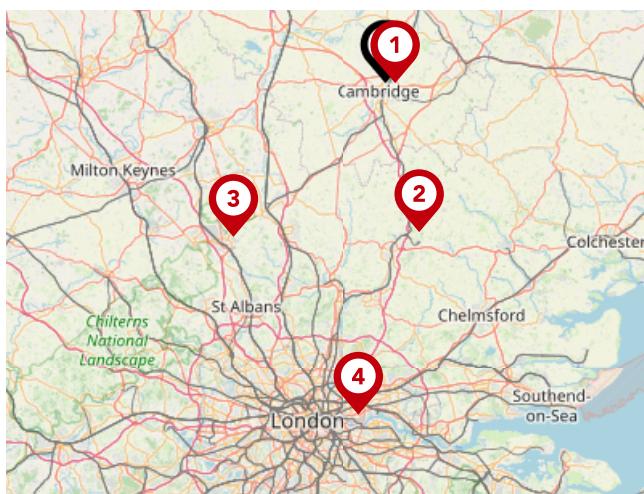
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	0.63 miles
2	Cambridge North Rail Station	1.64 miles
3	Shelford (Cambs) Rail Station	3.72 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	3.37 miles
2	M11 J13	2.81 miles
3	M11 J12	3.02 miles
4	M11 J14	3.81 miles
5	M11 J10	7.21 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge	1.39 miles
2	Stansted Airport	22.18 miles
3	Luton Airport	31.44 miles
4	Silvertown	48.55 miles

Area Transport (Local)

CC&C

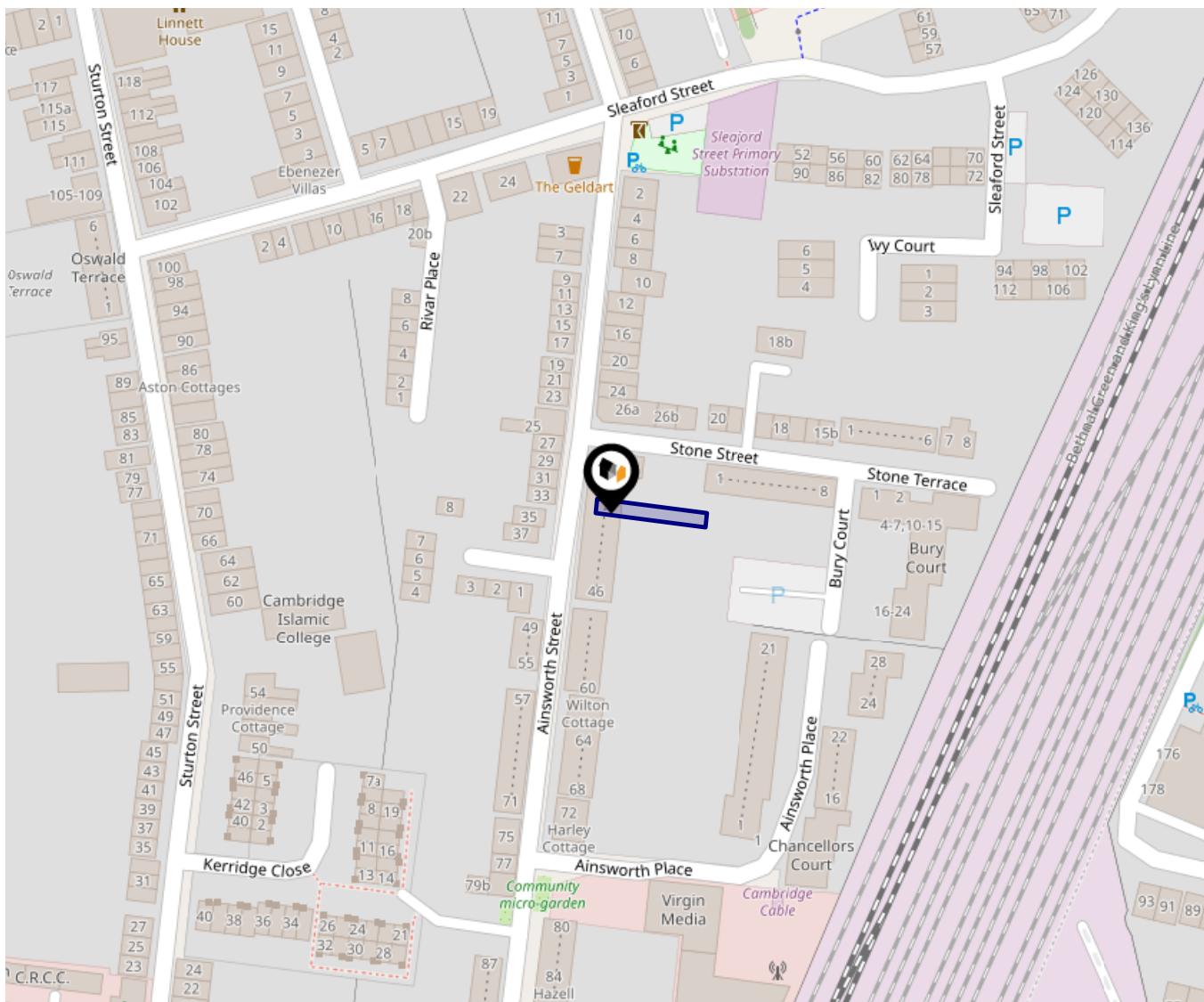


Bus Stops/Stations

Pin	Name	Distance
1	Beehive Retail Park	0.22 miles
2	Gwydir Street	0.29 miles
3	The Broadway	0.35 miles
4	New Street	0.38 miles
5	Gwydir Street	0.29 miles

Local Area Road Noise

CC&C



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

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

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

Cooke Curtis & Co

Data Quality

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

Powered by



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Cooke Curtis & Co

40 High Street Trumpington Cambridge
CB2 9LS
01223 508 050
Jenny@cookecurtis.co.uk
www.cookecurtis.co.uk

