

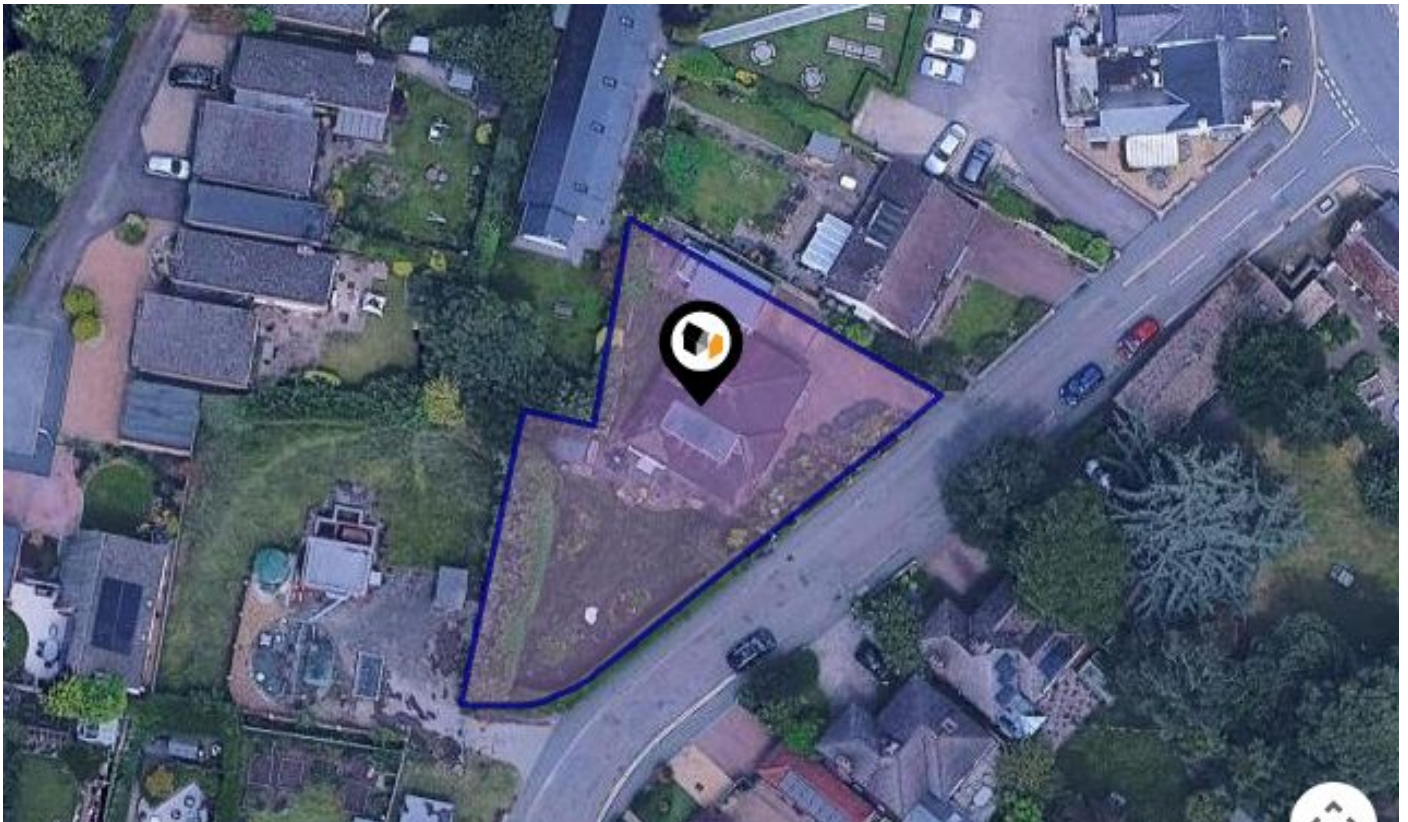


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# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 23<sup>rd</sup> July 2025**



**HOME CLOSE, HISTON, CAMBRIDGE, CB24**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

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www.cookecurtis.co.uk



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## Property

|                  |  |         |          |
|------------------|--|---------|----------|
| Type:            | Detached                                   | Tenure: | Freehold |
| Bedrooms:        | 2  |         |          |
| Floor Area:      | 1,162 ft <sup>2</sup> / 108 m <sup>2</sup> |         |          |
| Plot Area:       | 0.19 acres                                 |         |          |
| Year Built :     | 1950-1966                                  |         |          |
| Council Tax :    | Band E                                     |         |          |
| Annual Estimate: | £2,951                                     |         |          |
| Title Number:    | CB357863                                   |         |          |

## Local Area

|                    |                      |                                    |      |
|--------------------|----------------------|------------------------------------|------|
| Local Authority:   | South cambridgeshire | Estimated Broadband Speeds         |      |
| Conservation Area: | No                   | (Standard - Superfast - Ultrafast) |      |
| Flood Risk:        |                      |                                    |      |
| • Rivers & Seas    | Very low             | 22                                 | 1000 |
| • Surface Water    | Very low             | mb/s                               | mb/s |
|                    |                      |                                    |      |

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

# Planning History

## This Address



Planning records for: *Home Close, Histon, Cambridge, CB24*

| Reference - S/2007/10 |                         |
|-----------------------|-------------------------|
| Decision:             | Decided                 |
| Date:                 | 15th November 2010      |
| Description:          | Single Storey Extension |

Planning records for: **56 Home Close Histon Cambridge CB24 9JL**

| Reference - S/1892/19/FL |                               |
|--------------------------|-------------------------------|
| Decision:                | Decided                       |
| Date:                    | 29th May 2019                 |
| Description:             | SINGLE STOREY FRONT EXTENSION |

Planning records for: **3 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - S/2077/12/FL |                              |
|--------------------------|------------------------------|
| Decision:                | Decided                      |
| Date:                    | 02nd October 2012            |
| Description:             | Single storey rear extension |

Planning records for: **5 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - S/1438/12/FL |   |
|--------------------------|---|
| Decision:                | Decided   |
| Date:                    | 06th July 2012                                  |
| Description:             | Replacement Garage including a new utility room |

Planning records for: **Land Adjoining 6 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - S/4715/18/FL |                    |
|--------------------------|--------------------|
| Decision:                | Withdrawn          |
| Date:                    | 14th December 2018 |
| Description:             | New dwelling house |

Planning records for: **6 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - S/0933/19/FL |   |
|--------------------------|---|
| Decision:                | Decided   |
| Date:                    | 08th March 2019   |
| Description:             | Demolition of swimming pool and construction of new dwellinghouse |

| Reference - S/2840/19/DC |   |
|--------------------------|---|
| Decision:                | Decided   |
| Date:                    | 15th August 2019  |
| Description:             | Discharge of Condition 3 (materials) of Planning Application S.0933.19.FL - demolition of existing pool and construction of a new dwellinghouse |

Planning records for: **11 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - S/0343/14/FL |   |
|--------------------------|---|
| Decision:                | Decided                                       |
| Date:                    | 13th February 2014                            |
| Description:             | Two storey rear extension and loft conversion |

Planning records for: **13 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - S/2474/14/FL |  |
|--------------------------|--|
| Decision:                | Decided  |
| Date:                    | 10th October 2014  |
| Description:             | Alterations to Approved Application S/2027/14/F - (Retrospective) . Velux window in ensuite bathroom ceiling - above 2.8m from floor level.- Biofold doors instead of patio & Window in Kitchen.- Velux on rear roof slope |

Planning records for: **13 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - S/1584/13/FL |                |
|--------------------------|----------------|
| Decision:                | Decided        |
| Date:                    | 18th July 2013 |
| Description:             | Extensions     |

| Reference - S/2027/13/FL |                                    |
|--------------------------|------------------------------------|
| Decision:                | Decided                            |
| Date:                    | 23rd September 2013                |
| Description:             | First floor side & rear extensions |

Planning records for: **15 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - S/0514/13/FL |   |
|--------------------------|---|
| Decision:                | Decided   |
| Date:                    | 08th March 2013   |
| Description:             | Proposed two storey side extension & single storey rear extension |

Planning records for: **19 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - S/1212/09/F |   |
|-------------------------|---|
| Decision:               | Decided   |
| Date:                   | 20th August 2009                                  |
| Description:            | Extensions and Demolition of Garage WC and Stores |

Planning records for: **20 Home Close Histon CB24 9JL**

| Reference - S/1090/10 |                    |
|-----------------------|--------------------|
| Decision:             | Decided            |
| Date:                 | 01st July 2010     |
| Description:          | Replacement Garage |

Planning records for: **21 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - S/2737/15/FL |   |
|--------------------------|---|
| Decision:                | -   |
| Date:                    | 21st October 2015   |
| Description:             | Demolition of existing garage erection of extension to provide additional first floor and second floor accomdation erection of two storey rear extension erection of replacment garage/workshop and creation of new vehicular access. |

| Reference - S/1977/16/FL |   |
|--------------------------|---|
| Decision:                | Decided   |
| Date:                    | 14th July 2016  |
| Description:             | Proposed Replacement of existing chalet bungalow and garage with two storey dwelling. |

| Reference - S/1948/15/FL |   |
|--------------------------|---|
| Decision:                | Decided   |
| Date:                    | 27th July 2015  |
| Description:             | New 2 storeys to bungalow with 2 storey rear extension &d new garage & workshop to rear following demolition of existing garage |

Planning records for: **21 Home Close Histon Cambridgeshire CB24 9JL**

| Reference - S/3388/18/FL |   |
|--------------------------|---|
| Decision:                | Decided   |
| Date:                    | 05th September 2018   |
| Description:             | Insertion of Velux sun tunnels into roof and new Front Gable window to loft space |

| Reference - S/2965/16/DC |   |
|--------------------------|---|
| Decision:                | Decided   |
| Date:                    | 03rd November 2016  |
| Description:             | Discharge of conditions 3 (materials) and 8 (traffic management plan) of planning consent S/1977/16/F for Proposed Replacement of existing chalet bungalow and garage with two storey dwelling. |

Planning records for: **23 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - S/0640/12/DC |  |
|--------------------------|--|
| Decision:                | Decided  |
| Date:                    | 23rd March 2012  |
| Description:             | Discharge of conditions 3 10 and 11 of planning permission reference S/0812/11 |

| Reference - S/0812/11 |                      |
|-----------------------|----------------------|
| Decision:             | Decided              |
| Date:                 | 18th April 2011      |
| Description:          | Replacement Dwelling |



Planning records for: ***Benevenagh 26 Home Close Histon Cambridgeshire CB24 9JL***

| Reference - 24/02763/HFUL   |
|---|
| <b>Decision:</b> Decided  |
| <b>Date:</b> 22nd July 2024   |
| <b>Description:</b><br>Roof extension including raising of ridge to create first-floor. |

| Reference - 24/00134/FUL   |
|--|
| <b>Decision:</b> Withdrawn   |
| <b>Date:</b> 28th February 2024  |
| <b>Description:</b><br>Single storey extension to rear and garage conversion |

| Reference - F/YR24/0252/F  |
|--|
| <b>Decision:</b> Awaiting decision   |
| <b>Date:</b> 28th February 2024  |
| <b>Description:</b><br>Erect a single-storey extension to rear and replace conservatory to side of existing dwelling |

| Reference - S/0392/18/FL   |
|--|
| <b>Decision:</b> Decided   |
| <b>Date:</b> 24th January 2018   |
| <b>Description:</b><br>Separate annexe to existing single storey bungalow with 2 bedrooms bathroom and ensuite Kitchen and open plan living/dining room. |

Planning records for: ***Benevenagh 26 Home Close Histon Cambridgeshire CB24 9JL***

| Reference - 24/00724/HFUL |  |
|---------------------------|--|
| Decision:                 | Withdrawn  |
| Date:                     | 28th February 2024   |
| Description:              | Roof extension including raising of ridge to create first-floor. |

Planning records for: ***27 Home Close Histon Cambridge Cambridgeshire CB24 9JL***

| Reference - S/2160/12/FL |                           |
|--------------------------|---------------------------|
| Decision:                | Decided                   |
| Date:                    | 17th October 2012         |
| Description:             | Two storey rear extension |

| Reference - S/2179/13/DC |  |
|--------------------------|--|
| Decision:                | Decided  |
| Date:                    | 16th October 2013  |
| Description:             | Discharge of Condition 3 on Planning Permission S/2160/12/FL - Materials |

Planning records for: ***30 Home Close Histon CB24 9JL***

| Reference - S/1089/10 |                |
|-----------------------|----------------|
| Decision:             | Decided        |
| Date:                 | 19th July 2010 |
| Description:          | Extension      |

Planning records for: **32 Home Close Histon CB24 9JL**

| Reference - 20/05317/NMA3  |
|--|
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 13th January 2022</p>  |
| <p><b>Description:</b></p> <p>Non material amendment of planning permission 20/05317/HFUL (Single storey side and rear extension and outbuilding. Insulation and smooth render to existing walls) The new north ground floor extension of the main house will increase in size by 250mm length by moving the east wall with the main entrance door towards the east by 250mm.</p>  |
| Reference - 20/05317/NMA2  |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 19th October 2021</p>  |
| <p><b>Description:</b></p> <p>Non material amendment of planning permission 20/05317/HFUL (Single storey side and rear extension and outbuilding. Insulation and smooth render to existing walls) Repositioning the garden room within the plot, placing it 1500mm away from the west boundary instead of the 150mm distance that was previously agreed. Adding a door on the west side of the garden room.</p>  |
| Reference - 22/00127/LBC   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 13th January 2022</p>  |
| <p><b>Description:</b></p> <p>Installation of a biomass boiler into the garage to provide renewable central heating to house.</p>  |
| Reference - 20/05317/NMA1  |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 26th May 2021</p>  |
| <p><b>Description:</b></p> <p>Non material amendment of planning permission 20/05317/HFUL (Single storey side and rear extension and outbuilding. Insulation and smooth render to existing walls) for the addition of 2 No. rooflights on the flat floor of the garden office, garden office and extension of the main building (west and north of main house), their finish will be in brick (matching the brick of the original house) instead of render, removing the dilapidated low timber picket fence at the front garden, the tarmac and gravel, replace with block paving with channel drain at the end, north extension to step back from the north boundary by 150mm, garden office to step back from the north and west boundary by 150mm and all windows to be in grey colour (originally in white or white &amp; red).</p> |

Planning records for: **32 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - 20/05317/HFUL |   |
|---------------------------|---|
| Decision:                 | Decided   |
| Date:                     | 21st December 2020  |
| Description:              | Single storey side and rear extension and outbuilding. Insulation and smooth render to existing walls |

Planning records for: **33 Home Close Histon CB24 9JL**

| Reference - 20/04662/FUL |                                    |
|--------------------------|------------------------------------|
| Decision:                | Decided                            |
| Date:                    | 14th November 2020                 |
| Description:             | Detached single storey rear annex. |

Planning records for: **34 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - S/1243/13/FL |                                     |
|--------------------------|-------------------------------------|
| Decision:                | Decided                             |
| Date:                    | 07th June 2013                      |
| Description:             | First floor side and rear extension |

| Reference - S/2187/13/FL |                                     |
|--------------------------|-------------------------------------|
| Decision:                | Decided                             |
| Date:                    | 14th October 2013                   |
| Description:             | First floor side and rear extension |

Planning records for: **36 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - S/0334/11 |                                   |
|-----------------------|-----------------------------------|
| Decision:             | Decided                           |
| Date:                 | 21st February 2011                |
| Description:          | Two Storey Side & Rear Extension. |

Planning records for: **37 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - S/2388/17/FL |  |
|--------------------------|--|
| Decision:                | Decided  |
| Date:                    | 06th July 2017                                     |
| Description:             | Single storey front extension to existing bungalow |

| Reference - S/4119/18/FL |   |
|--------------------------|---|
| Decision:                | Decided                                     |
| Date:                    | 29th October 2018                           |
| Description:             | (Retrospective) Garden building rear garden |

Planning records for: **40 Home Close Histon Cambridgeshire CB24 9JL**

| Reference - 22/05135/HFUL |   |
|---------------------------|---|
| Decision:                 | Decided   |
| Date:                     | 25th November 2022  |
| Description:              | Demolition of existing conservatory and existing lean to and replace with single storey rear extension. |

Planning records for: **41 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - S/0858/04/F |                 |
|-------------------------|-----------------|
| Decision:               | Decided         |
| Date:                   | 23rd April 2004 |
| Description:            | Extension       |

| Reference - 21/00315/HFUL |   |
|---------------------------|---|
| Decision:                 | Decided                                     |
| Date:                     | 25th January 2021                           |
| Description:              | Application of external render to extension |

Planning records for: **44 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - S/1878/10 |   |
|-----------------------|---|
| Decision:             | Decided                                       |
| Date:                 | 28th October 2010                             |
| Description:          | Extension (renewal of time limit S/1749/07/F) |

Planning records for: **48 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - S/0233/09/F |                    |
|-------------------------|--------------------|
| Decision:               | Decided            |
| Date:                   | 19th February 2009 |
| Description:            | Extensions         |

Planning records for: **48 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - S/4522/17/FL |  |
|--------------------------|--|
| Decision:                | Decided  |
| Date:                    | 21st December 2017   |
| Description:             | Loft conversion to match and allign with existing neighbours. new single garage. new dropped kerb and vehicular access |

Planning records for: **49 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - S/2419/13/FL |                    |
|--------------------------|--------------------|
| Decision:                | Decided            |
| Date:                    | 12th November 2013 |
| Description:             | Proposed Annexe    |

Planning records for: **53 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - S/1535/12/FL |                |
|--------------------------|----------------|
| Decision:                | Decided        |
| Date:                    | 23rd July 2012 |
| Description:             | Conservatory   |

Planning records for: **54 Home Close Histon Cambridgeshire CB24 9JL**

| Reference - 24/02402/HFUL |   |
|---------------------------|---|
| Decision:                 | Withdrawn   |
| Date:                     | 24th June 2024  |
| Description:              | Demolition of existing porch and utility. Single storey side and rear extensions. |

Planning records for: **54 Home Close Histon Cambridgeshire CB24 9JL**

| Reference - 24/03928/HFUL  |
|--|
| <b>Decision:</b> Decided   |
| <b>Date:</b> 21st October 2024   |
| <b>Description:</b><br>Single storey side extensions, including new chimney, rear extension, removal of chimney and alternations to the fenestration including replacement and repairs to existing windows and external doors. |

| Reference - S/2383/14/DC  |
|---|
| <b>Decision:</b> Decided  |
| <b>Date:</b> 30th September 2014  |
| <b>Description:</b><br>Discharge of Conditions 3 (Traffic Management Plan) 4 (Materials Refuse Storage & Cycle Provision) 5 (S106 Agreement) 6 (No dig Foundations) 8 (Tree Protection) 10 (Foul Water Drainage) & 11 (Surface Water Drainage) of Planning Consent S/2029/11 for dwelling |

| Reference - S/0253/15/FL                  |
|---|
| <b>Decision:</b> Decided                  |
| <b>Date:</b> 03rd February 2015           |
| <b>Description:</b><br>Erection of Garage |

| Reference - S/2029/11   |
|---|
| <b>Decision:</b> Decided  |
| <b>Date:</b> 10th October 2011  |
| <b>Description:</b><br>Subdivision of the site to provide a new single storey dwelling & garage plus a new garage for the existing dwelling |



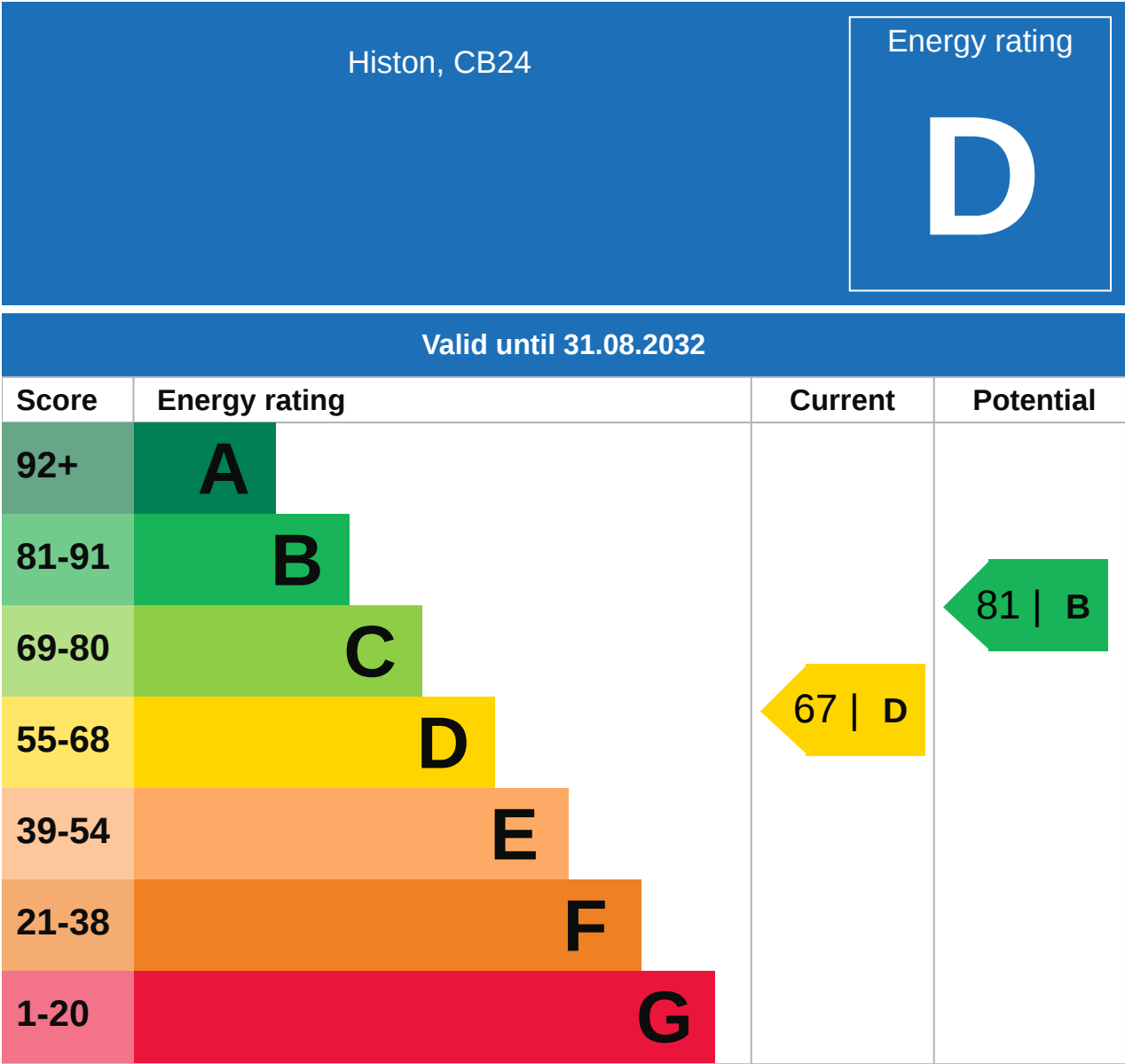
Planning records for: **59 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - S/1903/17/FL |  |
|--------------------------|--|
| <b>Decision:</b>         | Withdrawn  |
| <b>Date:</b>             | 25th May 2017  |
| <b>Description:</b>      | Partial demolition of garage and car port. Erection of new 2 storey 2 bed dwelling on the (extended) existing garage slab and foundations. Erection of new build detached double garage. |

| Reference - S/0912/17/FL |  |
|--------------------------|--|
| <b>Decision:</b>         | Withdrawn  |
| <b>Date:</b>             | 10th March 2017  |
| <b>Description:</b>      | Partial demolition of garage and car port. Erection of new 2 storey 2 bed dwelling on the (extended) existing garage slab and foundations. Erection of new build detached double garage. |

Planning records for: **61 Home Close Histon Cambridge Cambridgeshire CB24 9JL**

| Reference - S/3592/18/FL |  |
|--------------------------|--|
| <b>Decision:</b>         | Decided  |
| <b>Date:</b>             | 21st September 2018  |
| <b>Description:</b>      | Alterations two storey front and rear extension single storey side extension conversion of double garage and store into annex erection of 'cart lodge' garage and pergolas |



## Additional EPC Data

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|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | Bungalow                                      |
| <b>Build Form:</b>                  | Detached                                      |
| <b>Transaction Type:</b>            | Marketed sale                                 |
| <b>Energy Tariff:</b>               | Single  |
| <b>Main Fuel:</b>                   | Mains gas (not community)                     |
| <b>Main Gas:</b>                    | Yes   |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002 |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                       |
| <b>Walls:</b>                       | Cavity wall, filled cavity                    |
| <b>Walls Energy:</b>                | Average                                       |
| <b>Roof:</b>                        | Pitched, 270 mm loft insulation               |
| <b>Roof Energy:</b>                 | Good  |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas               |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs          |
| <b>Hot Water System:</b>            | From main system                              |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets      |
| <b>Floors:</b>                      | Suspended, no insulation (assumed)            |
| <b>Total Floor Area:</b>            | 108 m <sup>2</sup>                            |

## Electricity Supply

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Eon

## Gas Supply

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Eon

## Water Supply

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Cambridge Water

## Drainage

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Anglian Water



### Cooke Curtis & Co

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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



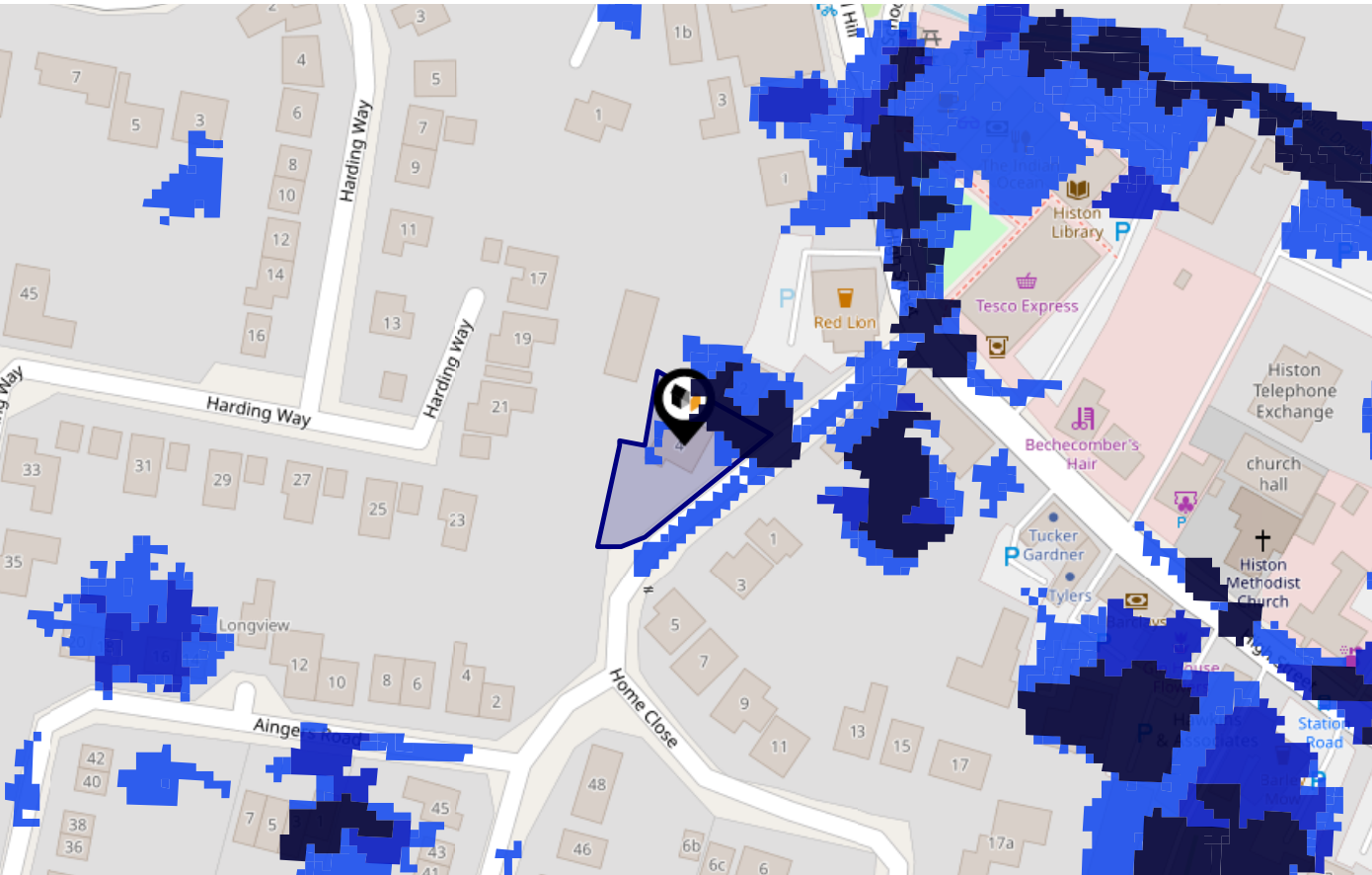
/cookecurtisco

# 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.

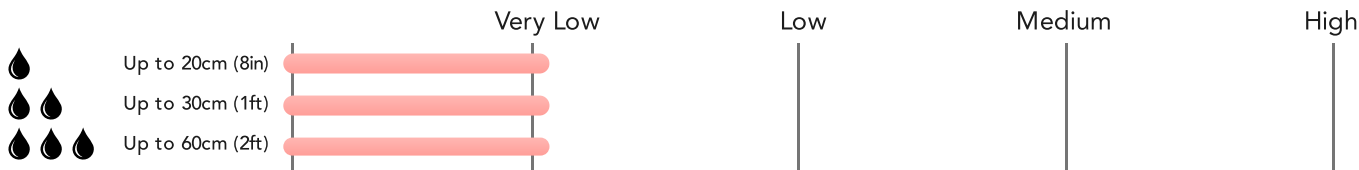


Risk Rating: Very low

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:

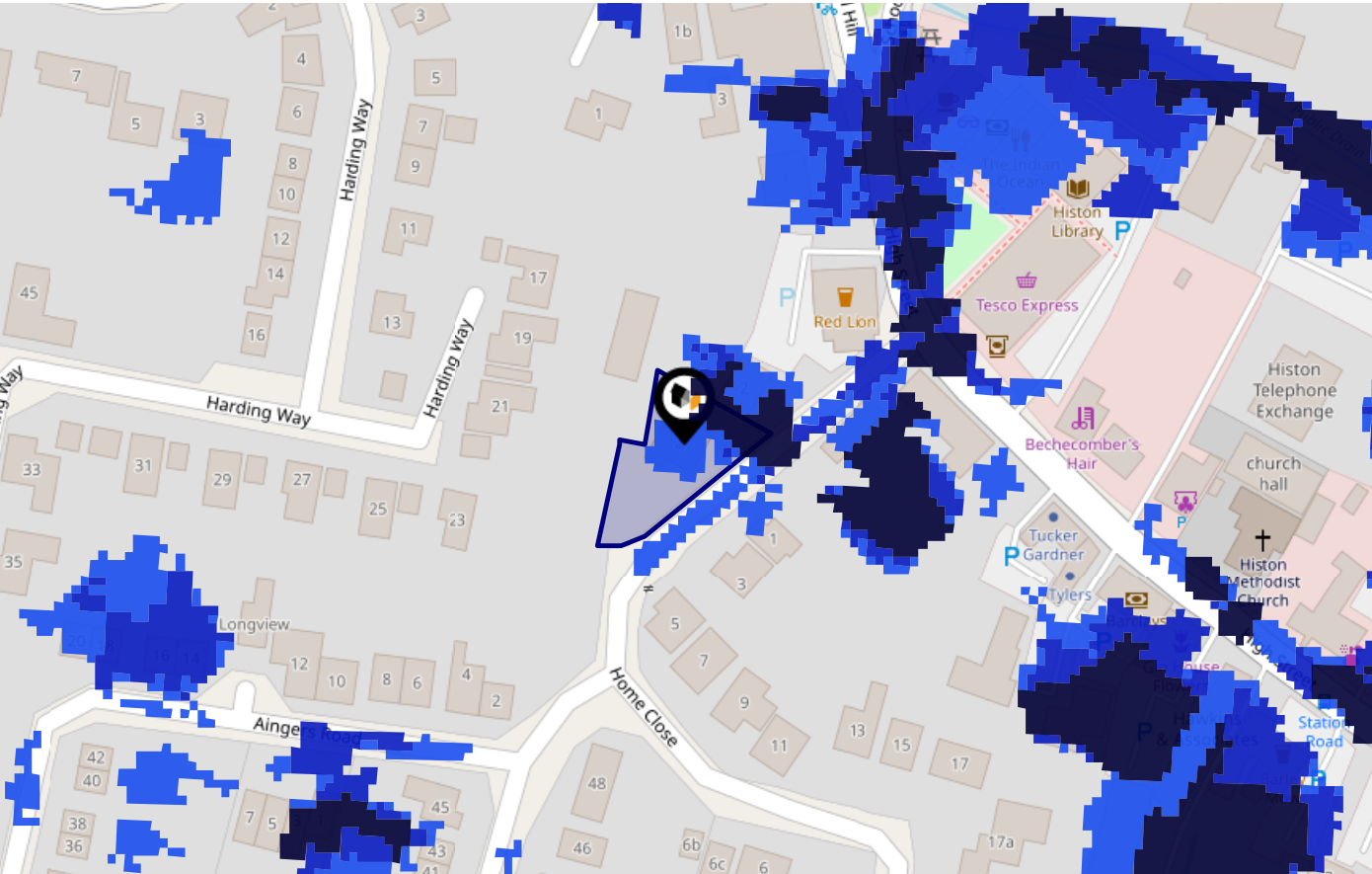


# Flood Risk

## 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.

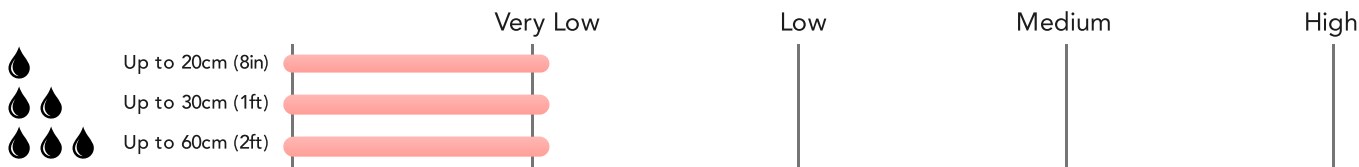


Risk Rating: Low

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:



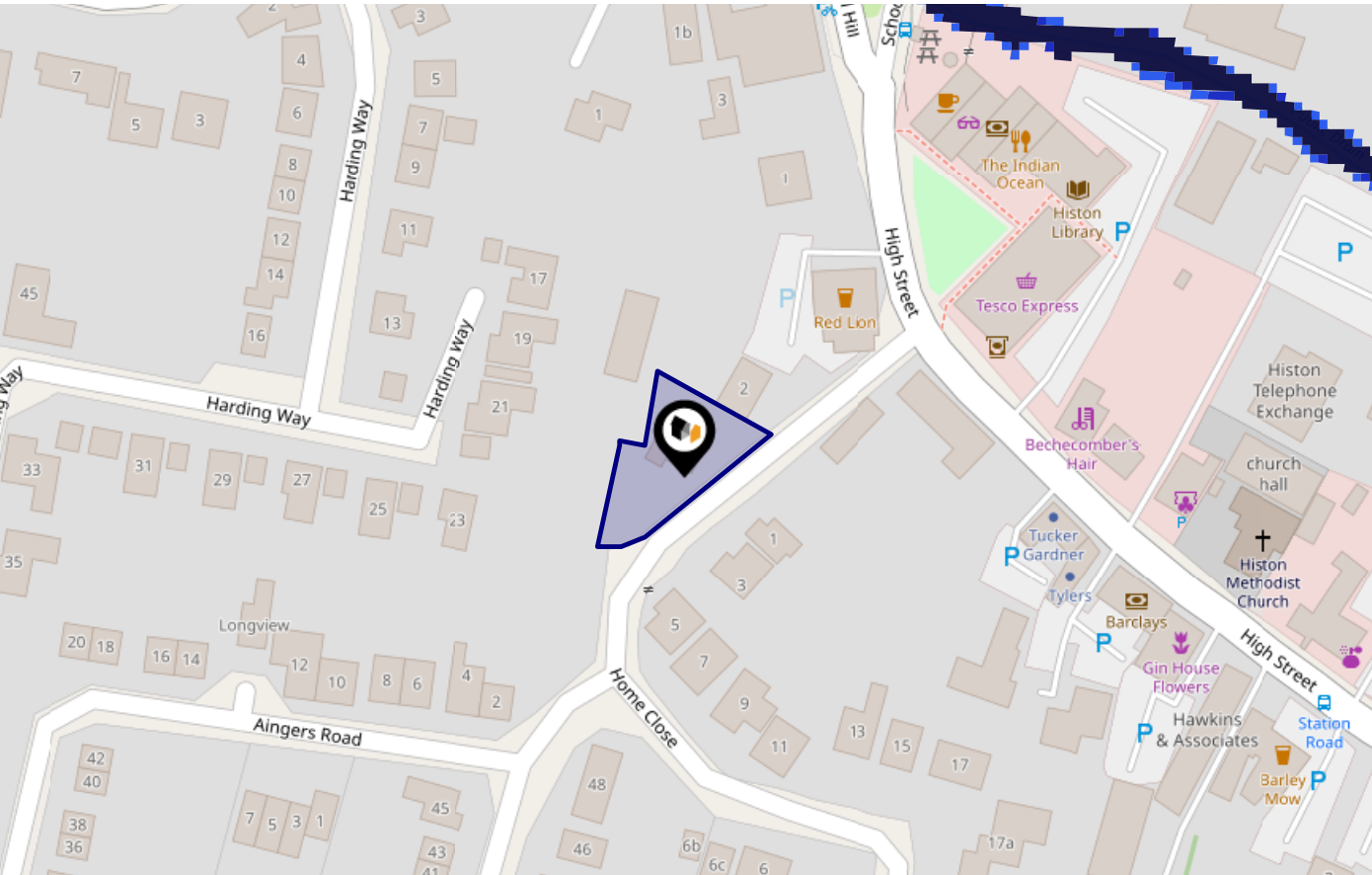


# Flood Risk

## 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.

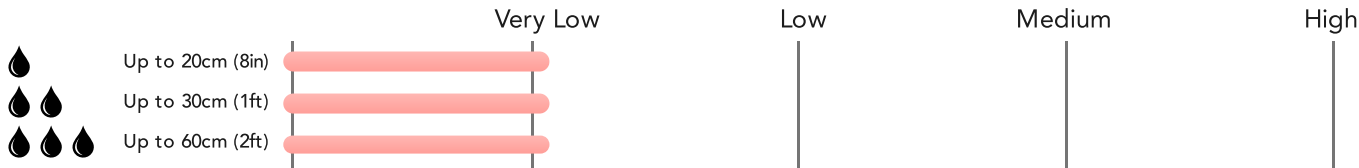


Risk Rating: Very low

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:

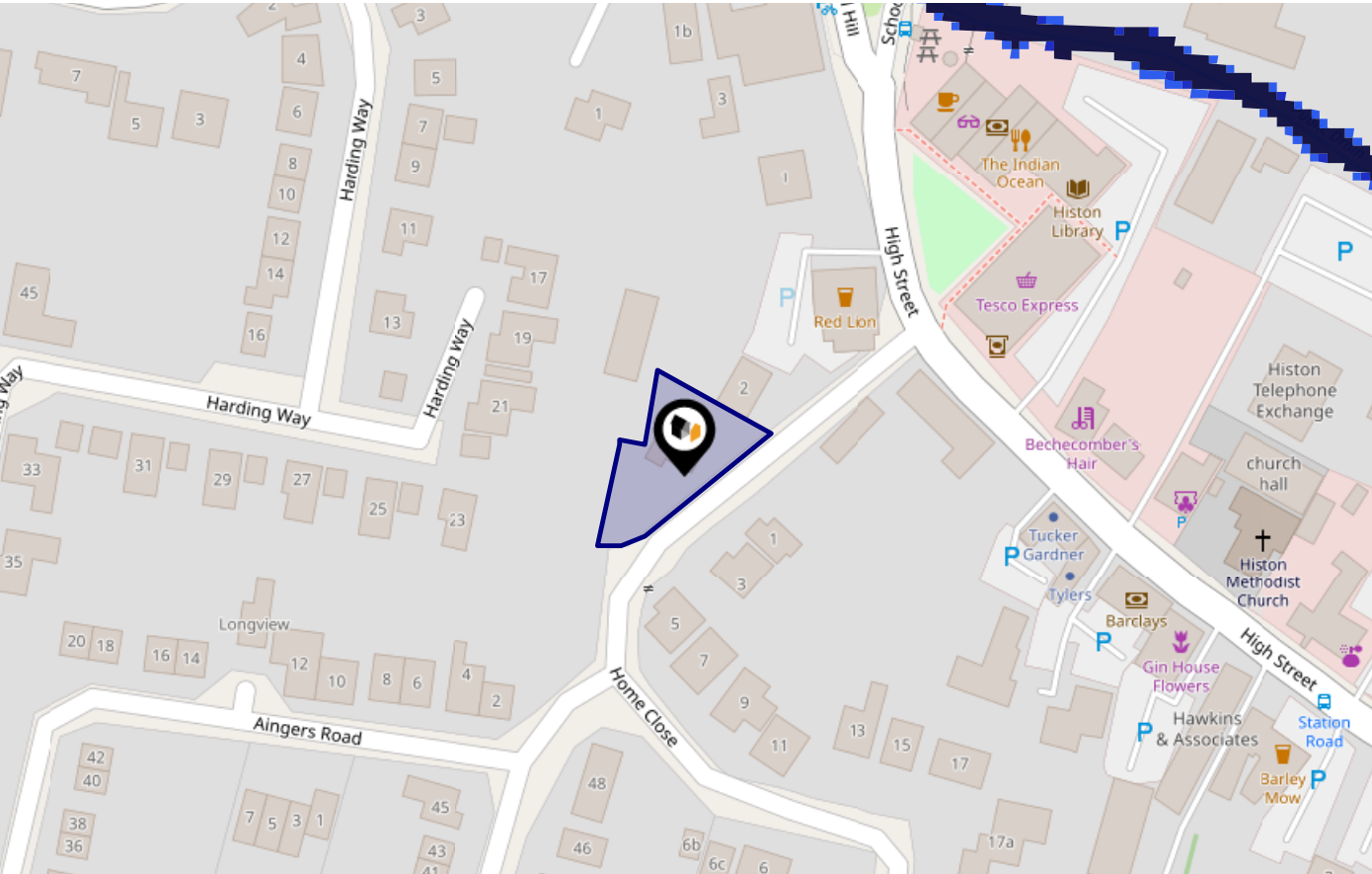


# Flood Risk

## 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.

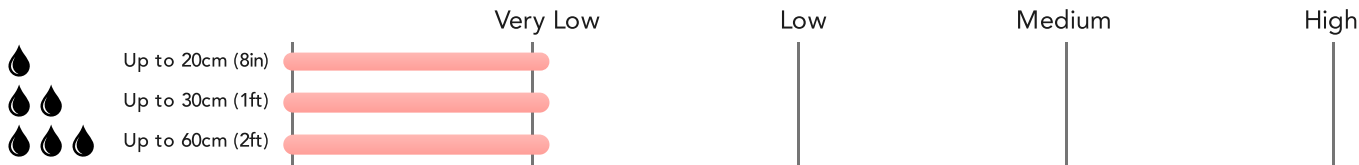


Risk Rating: Very low

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:

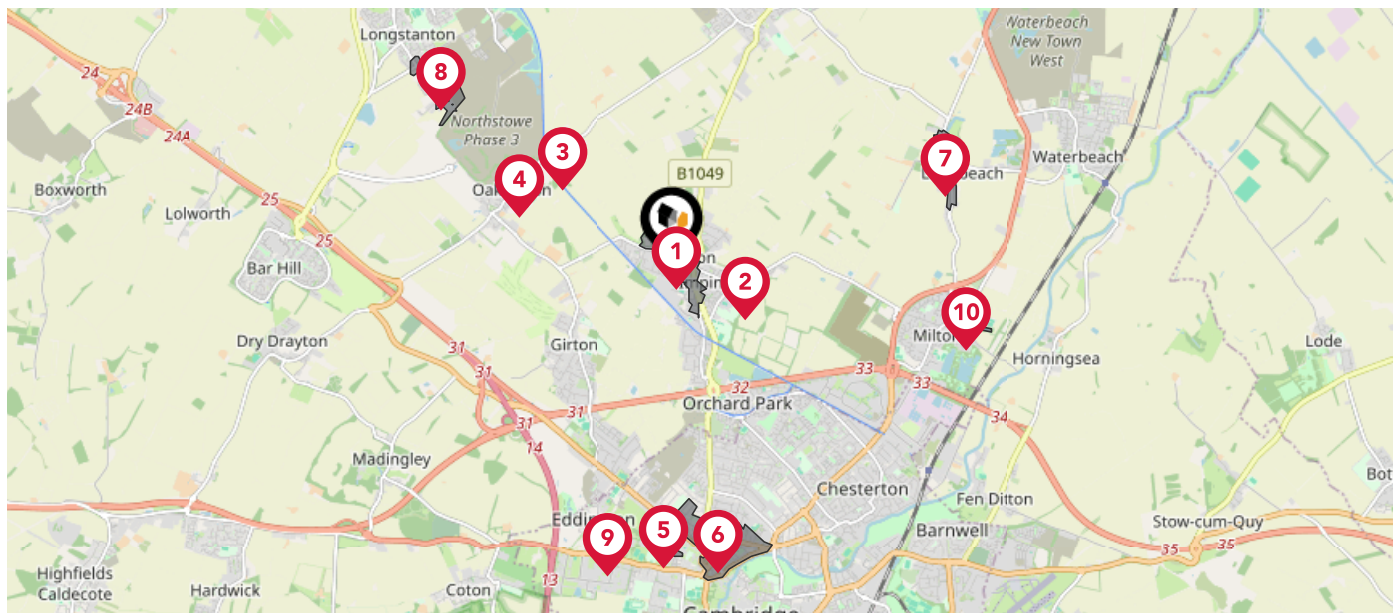


# Maps

## 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



Histon and Impington



Impington St Andrew's



Westwick



Oakington



Storey's Way



Castle and Victoria Road



Landbeach



Longstanton

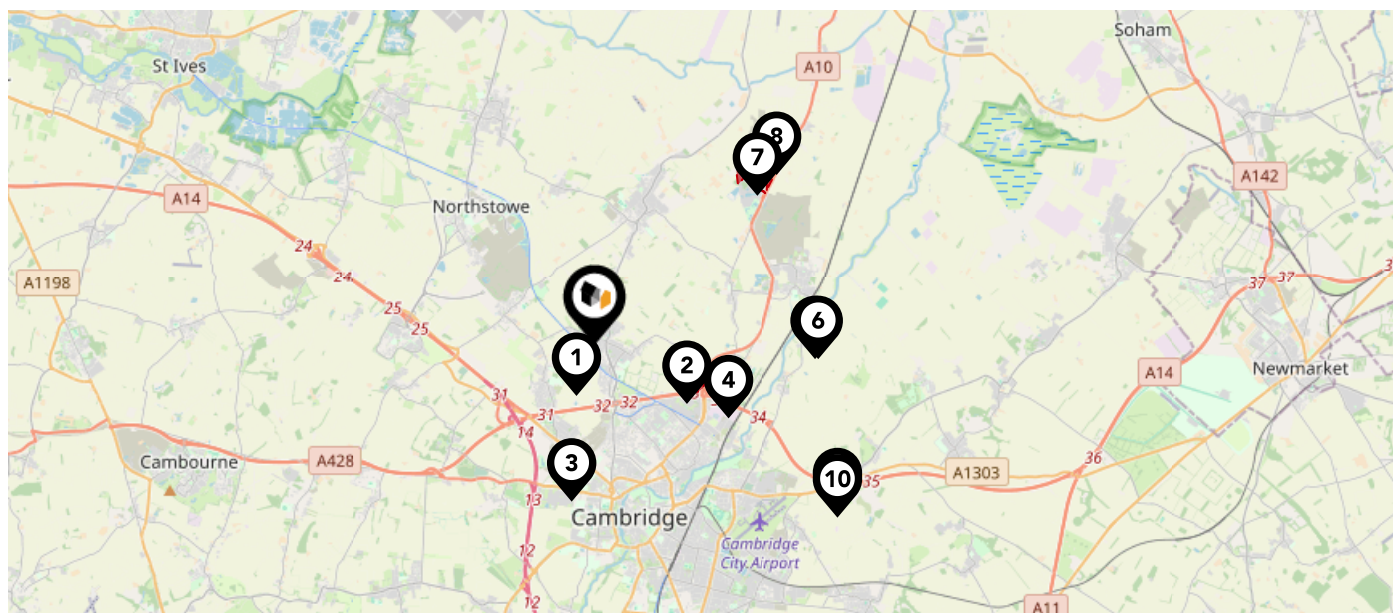


Conduit Head Road



Milton

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  | Sludge Beds-Cadbury Park Farm, Impington   | Historic Landfill |  |
| 2  | No name provided by source   | Active Landfill   |  |
| 3  | Cambridge University Farm-Huntingdon Road, Cambridgeshire                          | Historic Landfill |  |
| 4  | Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire                   | Historic Landfill |  |
| 5  | Clayhithe Cottages-Horningsea  | Historic Landfill |  |
| 6  | C Hunter - Northfields Farm-Northfields Farm, Clayhithe, Cambridge, Cambridgeshire | Historic Landfill |  |
| 7  | EA/EPR/FP3190NH/V002   | Active Landfill   |  |
| 8  | No name provided by source   | Active Landfill   |  |
| 9  | Quy Mill Hotel-Quy   | Historic Landfill |  |
| 10 | Quy Bridge-Quy   | Historic Landfill |  |



This map displays nearby coal mine entrances and their classifications.



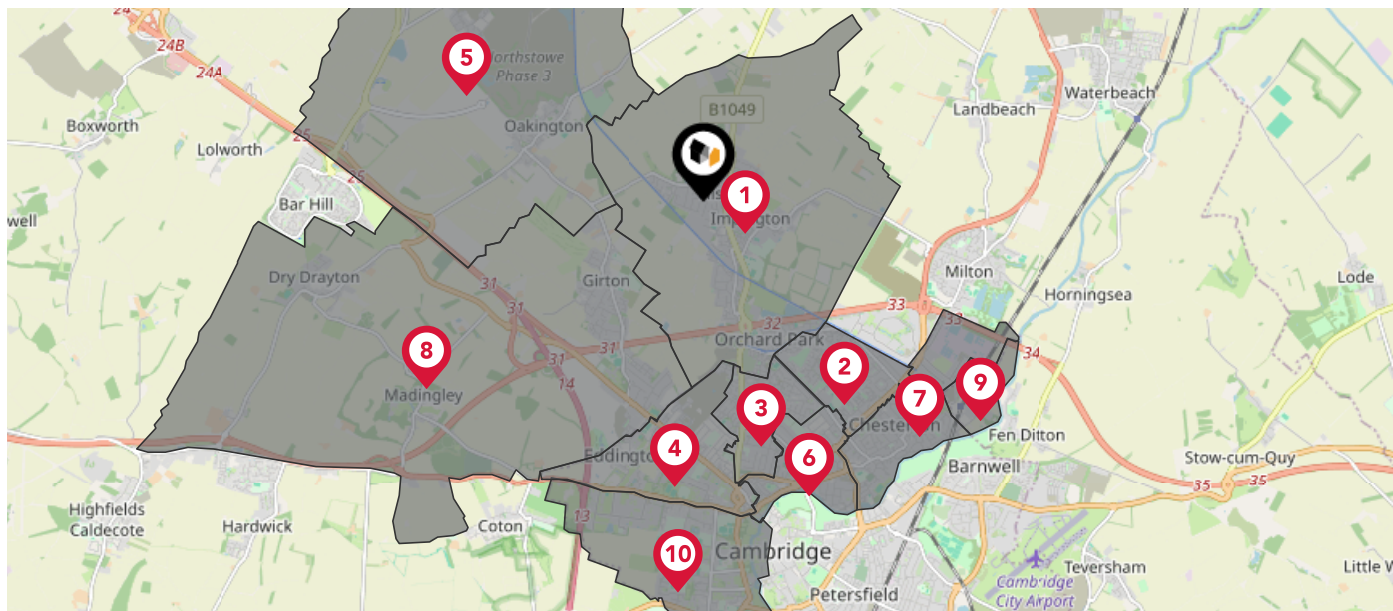
### Mine Entry

- ✕ 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

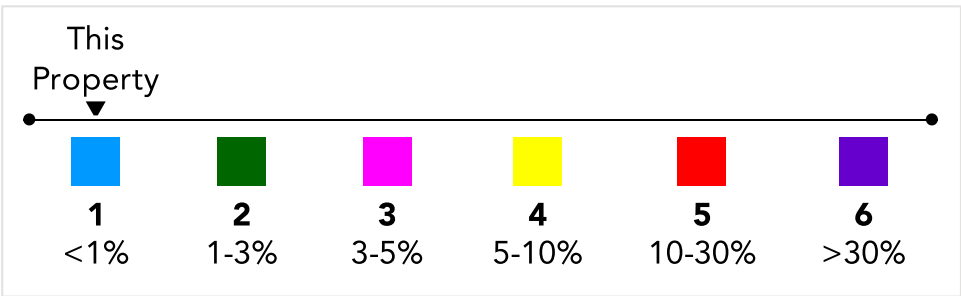
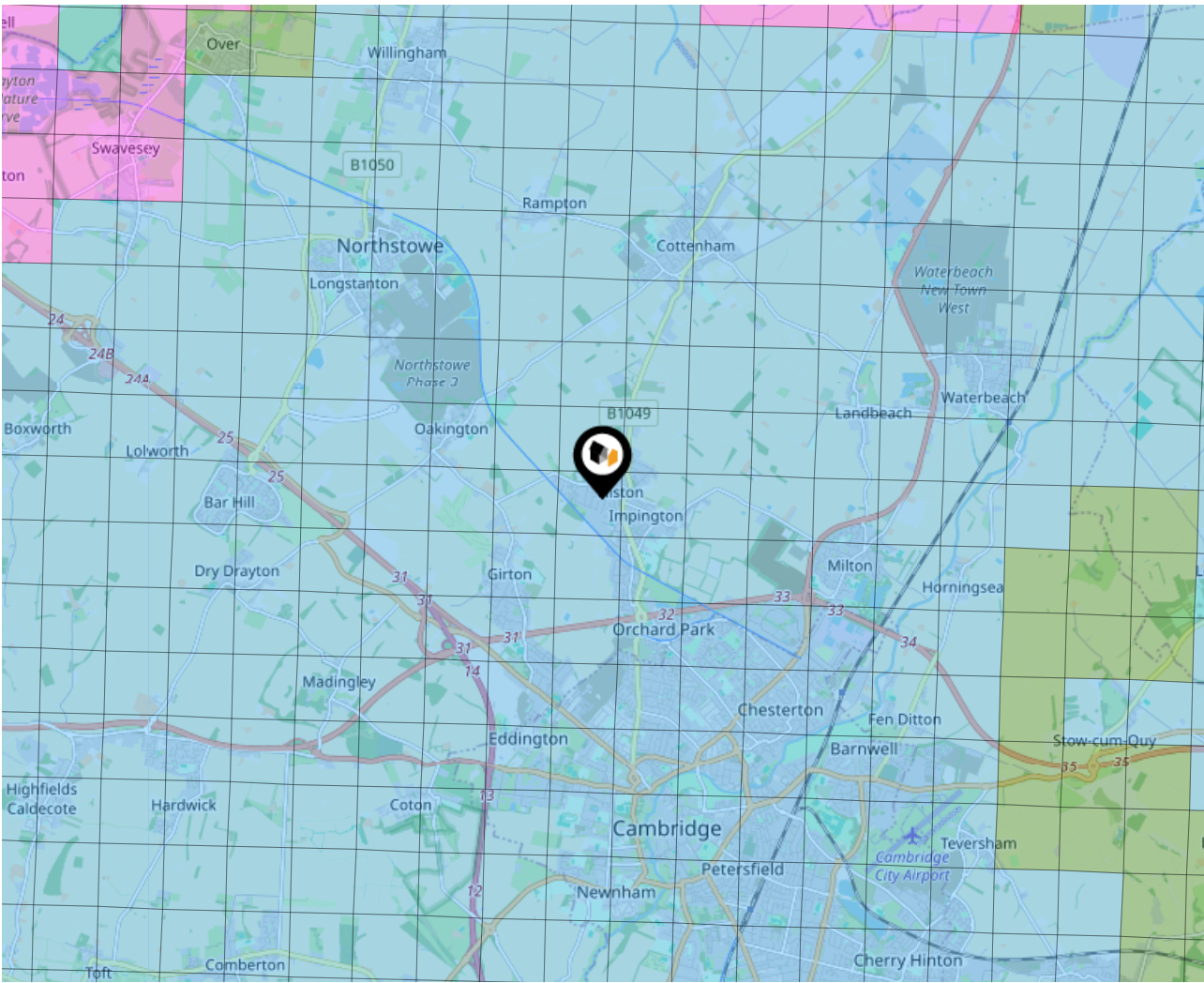


### Nearby Council Wards

-  1 Histon & Impington Ward
-  2 King's Hedges Ward
-  3 Arbury Ward
-  4 Castle Ward
-  5 Longstanton Ward
-  6 West Chesterton Ward
-  7 East Chesterton Ward
-  8 Girton Ward
-  9 Milton & Waterbeach Ward
-  10 Newnham Ward

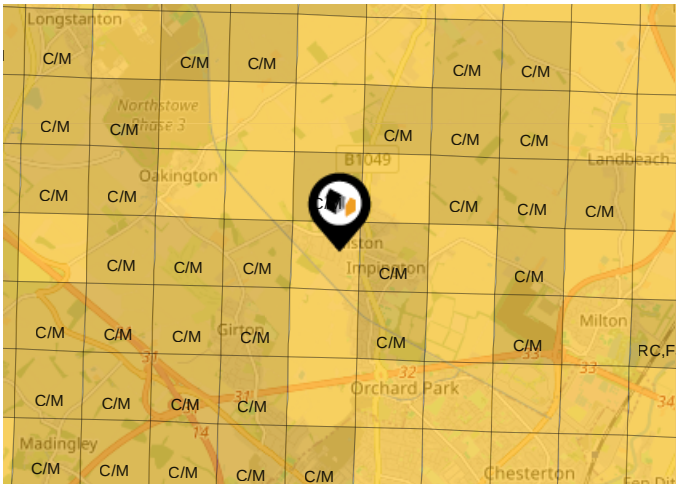
### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



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

|                               |              |                      |                   |
|-------------------------------|--------------|----------------------|-------------------|
| <b>Carbon Content:</b>        | NONE         | <b>Soil Texture:</b> | SAND              |
| <b>Parent Material Grain:</b> | ARENACEOUS   | <b>Soil Depth:</b>   | DEEP-INTERMEDIATE |
| <b>Soil Group:</b>            | LIGHT(SANDY) |                      |                   |



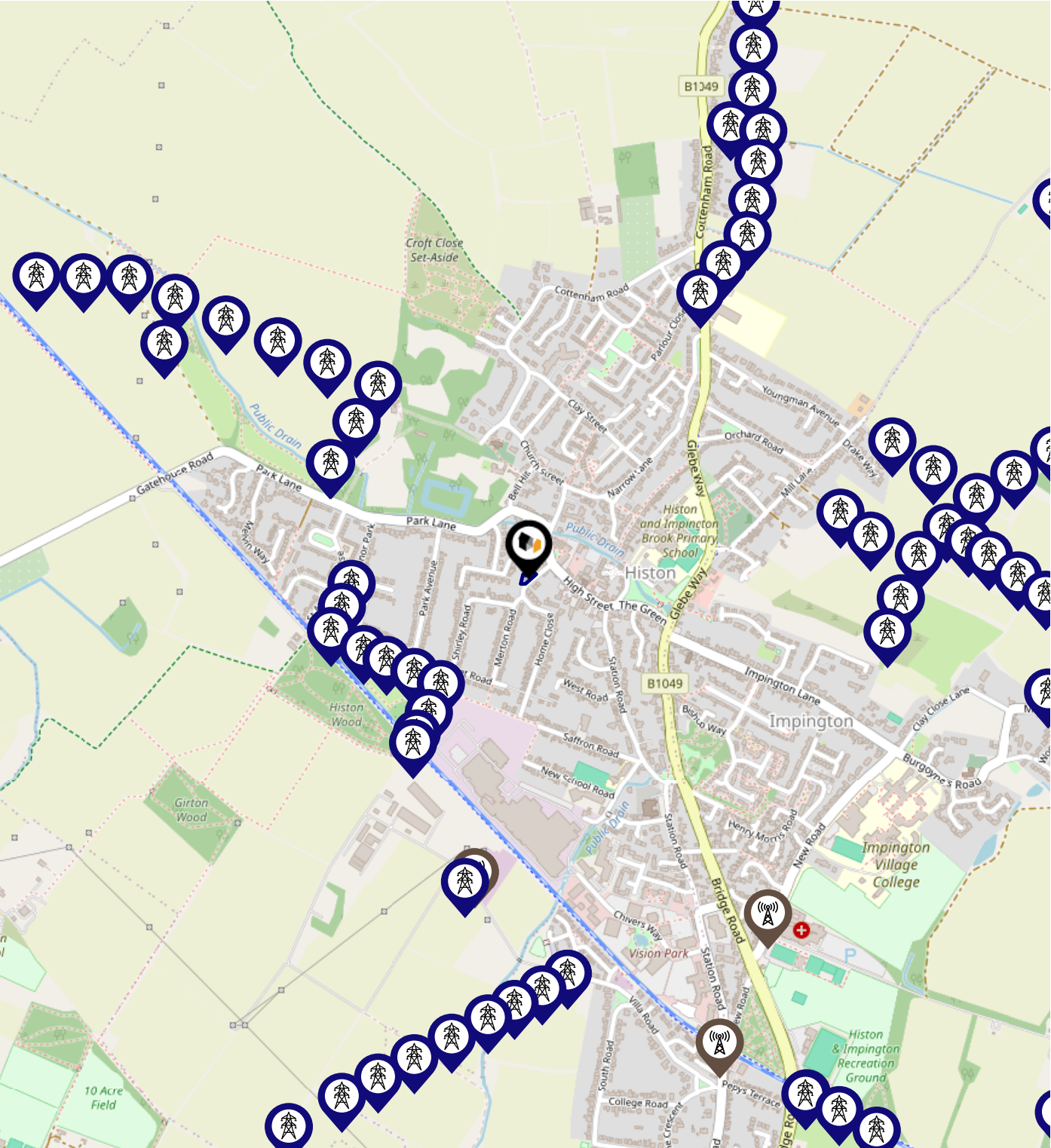
Primary Classifications (Most Common Clay Types)

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





# Local Area

## Masts & Pylons



### Key:

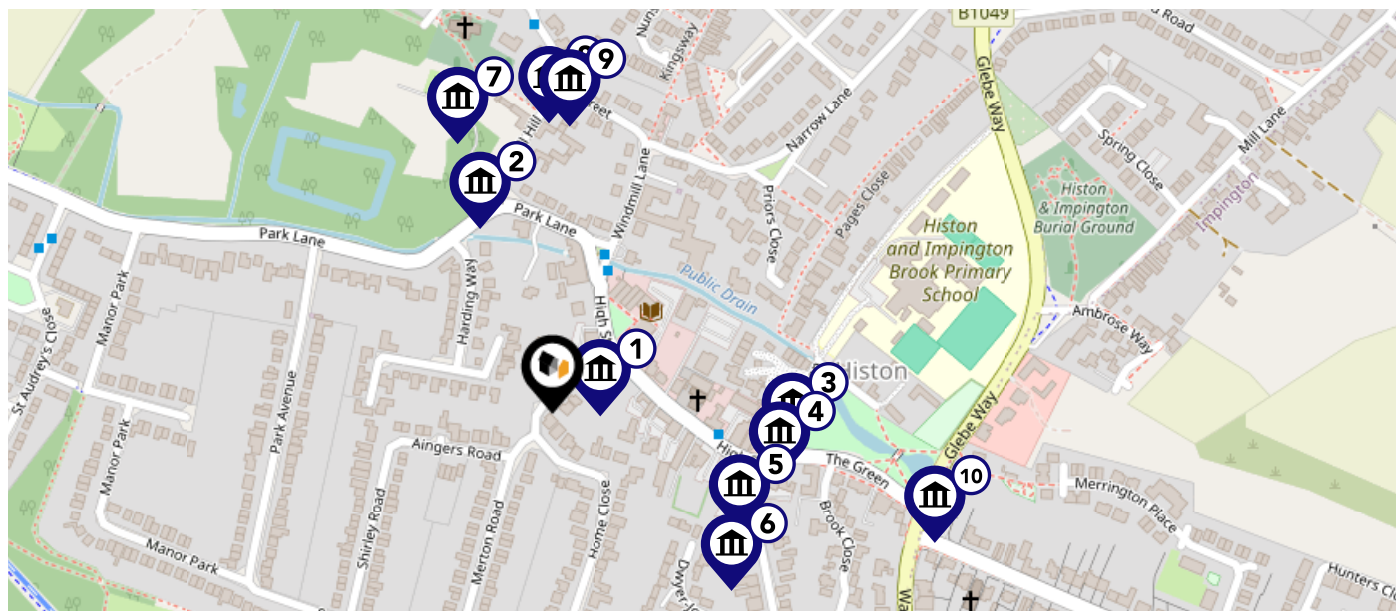
-  Power Pylons
-  Communication Masts











# Maps

## Listed Buildings

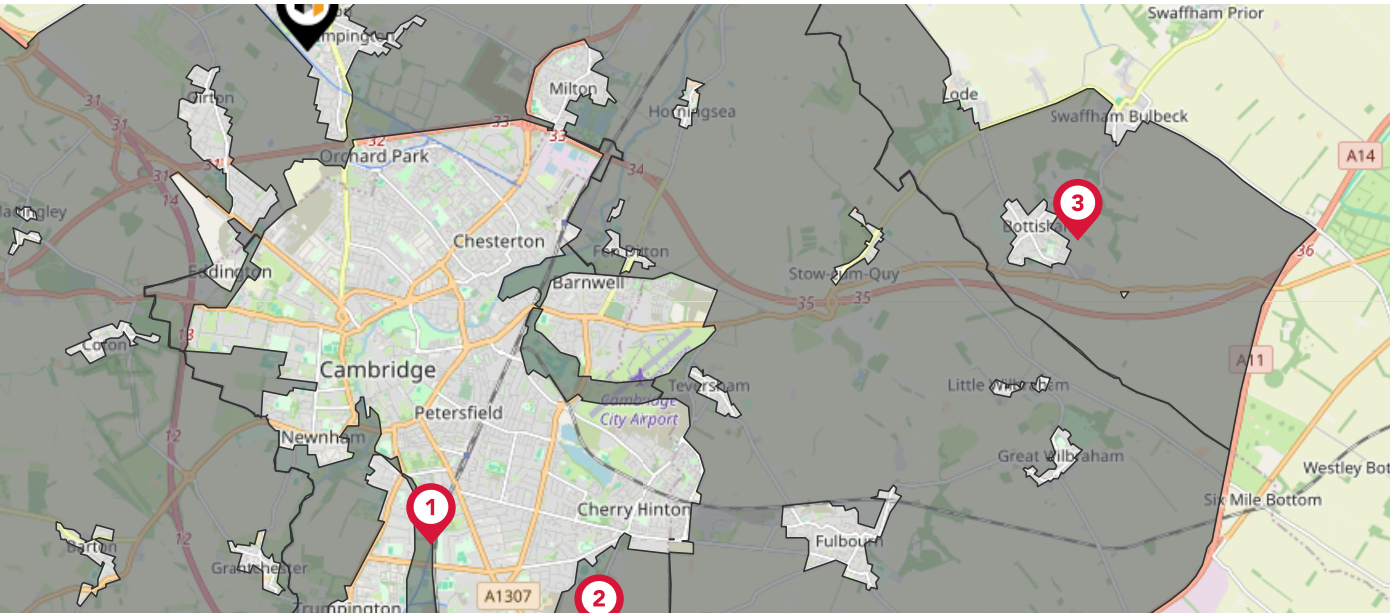


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



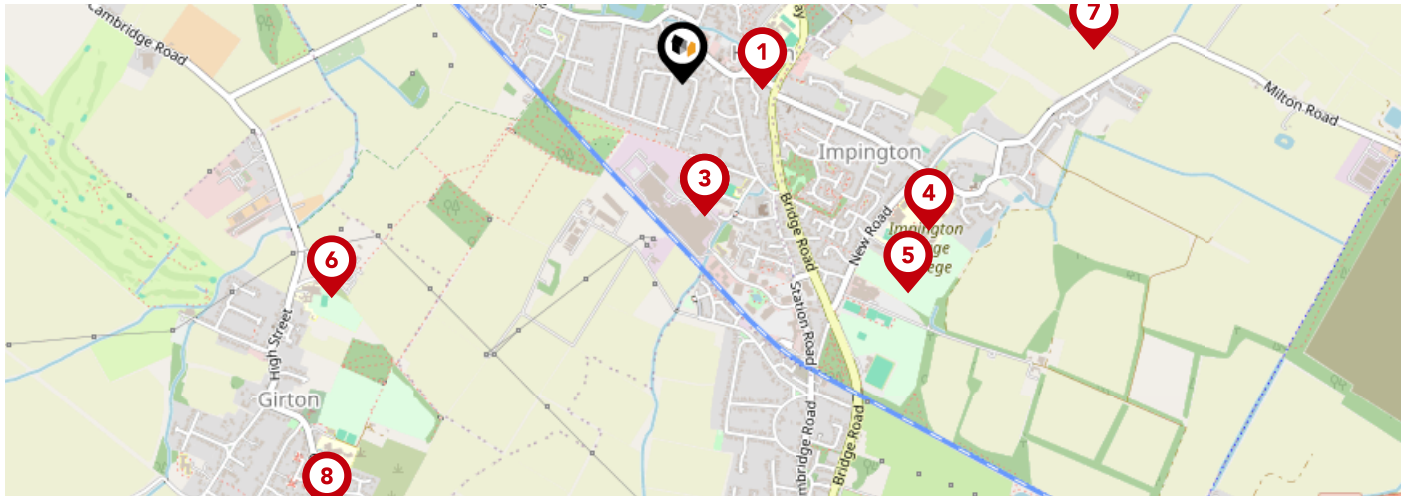
| Listed Buildings in the local district  |  | Grade    | Distance  |
|---|--|----------|-----------|
|  | 1178566 - The Gables                   | Grade II | 0.0 miles |
|  | 1302421 - Lodge To Histon Manor        | Grade II | 0.1 miles |
|  | 1178556 - 5, The Green                 | Grade II | 0.1 miles |
|  | 1127405 - 1 And 3, The Green           | Grade II | 0.1 miles |
|  | 1331271 - The Boot Public House        | Grade II | 0.1 miles |
|  | 1127408 - The Olde House               | Grade II | 0.1 miles |
|  | 1302456 - Histon Manor House           | Grade II | 0.2 miles |
|  | 1127401 - Bell House                   | Grade II | 0.2 miles |
|  | 1127403 - King William Iv Public House | Grade II | 0.2 miles |
|  | 1178509 - Rose And Crown               | Grade II | 0.2 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

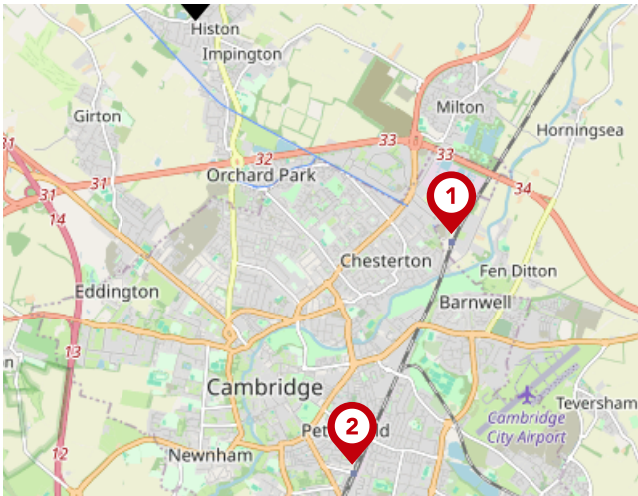




|          |  | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|----------|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Histon and Impington Brook Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 434   Distance:0.18 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Histon Early Years Centre</b><br>Ofsted Rating: Good   Pupils: 102   Distance:0.3                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Histon and Impington Park Primary School</b><br>Ofsted Rating: Good   Pupils: 344   Distance:0.3          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Impington Village College</b><br>Ofsted Rating: Good   Pupils: 1432   Distance:0.65                       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>The Cavendish School</b><br>Ofsted Rating: Outstanding   Pupils: 99   Distance:0.69                       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Gretton School</b><br>Ofsted Rating: Outstanding   Pupils: 141   Distance:0.93                            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>Hope Tree School</b><br>Ofsted Rating: Requires improvement   Pupils: 17   Distance:0.94                  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Girton Glebe Primary School</b><br>Ofsted Rating: Good   Pupils: 183   Distance:1.26                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

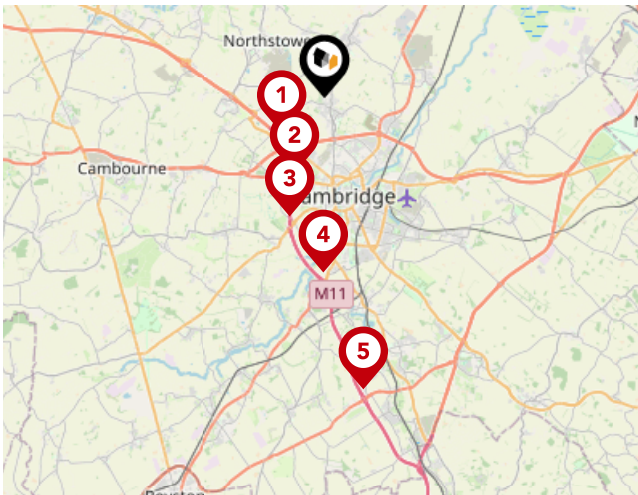


|   |  | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|---|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Orchard Park Community Primary School</b><br>Ofsted Rating: Good   Pupils: 206   Distance: 1.41 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>Oakington CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 102   Distance: 1.56         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>St Laurence Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 239   Distance: 1.66   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Cambridge Regional College</b><br>Ofsted Rating: Good   Pupils: 0   Distance: 1.76              | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>King's Hedges Nursery School</b><br>Ofsted Rating: Good   Pupils: 68   Distance: 1.77           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Kings Hedges Primary School</b><br>Ofsted Rating: Good   Pupils: 398   Distance: 1.77           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Grove Primary School</b><br>Ofsted Rating: Good   Pupils: 245   Distance: 2.06              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Colleges Nursery School</b><br>Ofsted Rating: Outstanding   Pupils: 85   Distance: 2.1          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



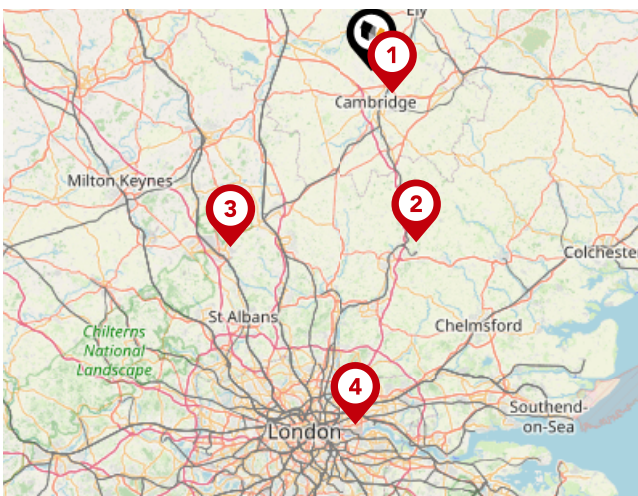
### National Rail Stations

| Pin | Name                         | Distance   |
|-----|------------------------------|------------|
| 1   | Cambridge North Rail Station | 3.02 miles |
| 2   | Cambridge Rail Station       | 4.27 miles |
| 3   | Waterbeach Rail Station      | 4.01 miles |



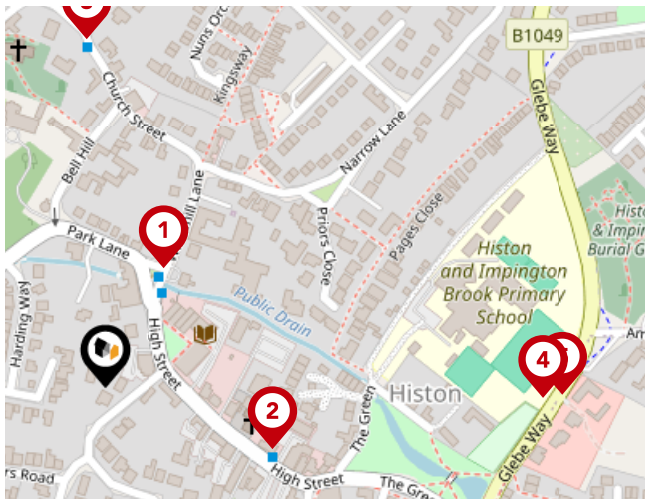
### Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M11 J14 | 2.01 miles  |
| 2   | M11 J13 | 2.99 miles  |
| 3   | M11 J12 | 4.51 miles  |
| 4   | M11 J11 | 6.37 miles  |
| 5   | M11 J10 | 10.74 miles |



### Airports/Helipads

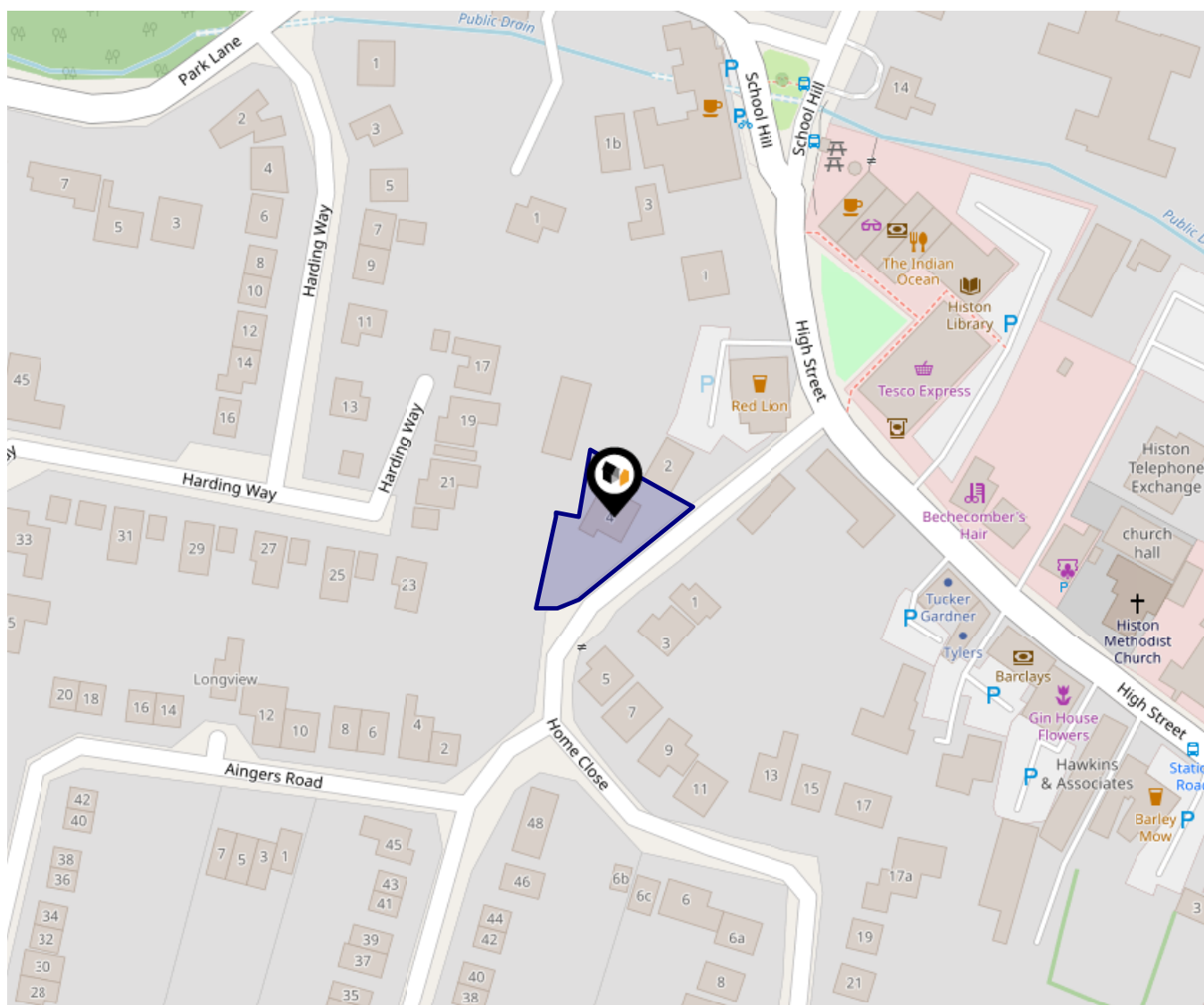
| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Cambridge        | 4.41 miles  |
| 2   | Stansted Airport | 25.9 miles  |
| 3   | Luton Airport    | 32.92 miles |
| 4   | Silvertown       | 51.87 miles |



Bus Stops/Stations

| Pin | Name         | Distance   |
|-----|--------------|------------|
| 1   | School Hill  | 0.08 miles |
| 2   | Station Road | 0.1 miles  |
| 3   | Winders Lane | 0.2 miles  |
| 4   | Mill Lane    | 0.25 miles |
| 5   | Mill Lane    | 0.26 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

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Valuation Office  
Agency

