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MIR: Material Info

The Material Information Affecting this Property

Tuesday 06th January 2026



HIGH STREET, HINXTON, SAFFRON WALDEN, CB10

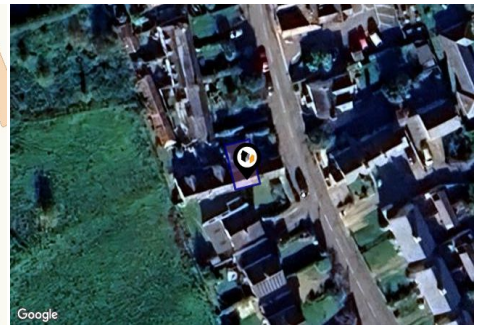
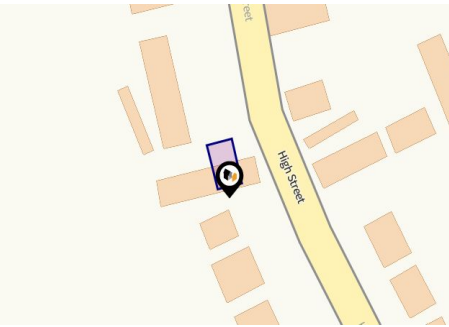
Cooke Curtis & Co

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	602 ft ² / 56 m ²		
Plot Area:	0.02 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,415		
Title Number:	CB96824		

Local Area

Local Authority:	South cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	Hinxton	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	3	79	1000
• Surface Water	Very low	mb/s	mb/s	mb/s

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

Planning records for: **86 High Street Hinxton Saffron Walden CB10 1QY**

Reference - S/2940/19/LB
<p>Decision: Decided</p>
<p>Date: 23rd August 2019</p>
<p>Description: Mains gas to the house gas boiler and dual fuel range cooker installed.</p>
Reference - S/2939/19/FL
<p>Decision: Decided</p>
<p>Date: 23rd August 2019</p>
<p>Description: Mains gas to the house gas boiler and dual fuel range cooker installed.</p>
Reference - S/3722/18/TC
<p>Decision: Decided</p>
<p>Date: 01st October 2018</p>
<p>Description: Ash tree (A1) - reduction of the crown. This is a very large old tree and the branches have become very heavy causing large branches break off when it is windy and stormy. A tree surgeon has inspected the tree and recommended reducing the branches by 2-3 metres around the whole of the tree. The tree is in the garden of The Old Byre directly on the fence between that garden and the garden of Pettetts Barn. We have agreed with the owner that both sides of the tree should be reduced.</p>
Reference - S/1492/19/LB
<p>Decision: Withdrawn</p>
<p>Date: 24th April 2019</p>
<p>Description: Mains gas is to be installed at the property for the first time. The oil-fired boiler and AGA are to be replaced with a gas boiler and an electric/gas range cooker respectively.</p>

Planning records for: **86 High Street Hinxton Cambridgeshire CB10 1QY**

Reference - 25/1179/TTCA	
Decision:	Decided
Date:	20th October 2025
Description:	T1 - Purple Maple - Reduce crown by 3m to previous reduction points T2, T3 ,T4 - Apple - Reduce height by 2m T5 - Apple - Thin crown by 25%

Reference - S/4028/18/TC	
Decision:	Decided
Date:	23rd October 2018
Description:	This red sycamore marked A1 on the attached plan has now grown to a height which provides excessive shading in the gardens of both 86 and 84 High St. A tree surgeon has been appointed and the agreement of the owner of 84 High Street obtained to a crown reduction of around 25%.

Planning records for: **69 High Street Hinxton Cambridgeshire CB10 1QY**

Reference - 22/0836/TTCA	
Decision:	Decided
Date:	01st August 2022
Description:	This tree (see photo) is one of a pair of what were meant to be 'accent' bushes in the garden, but which was allowed to grow to become oversized and very much out of keeping with the local flora (the other bush is very much smaller and will also be removed due to its incongruity). Both will be replaced with smaller, less dense and indigenous trees (eg silver birch) - in the case of the tree in question, 3 new trees will be planted to replace it this winter. Another reason to remove this tree is that it has come to overhang the neighbour's garden (No 19) and, as it continues to grow, so its already negative impact on the (native) hedge between the properties, due to light deprivation, will increase. The replacement tress will be positioned a more suitable distance away from the hedge.

Reference - S/1473/09/F	
Decision:	Decided
Date:	12th October 2009
Description:	Summer house (retrospective application)

Planning records for: **69 High Street Hinxton Cambridgeshire CB10 1QY**

Reference - 22/0837/TTPO	
Decision:	Decided
Date:	01st August 2022
Description:	T26 Lawson Cypress - fell poor two stems have collapsed at 2m AGL leaving two others on weak attachments with garden adjacent T27 Bird Cherry - fell poor one of bifurcated stems already fallen in to cottage garden, remaining stem now leaning towards adjacent building. T28 Norway Spruce - fell upper crown has dense foliage making this tree top heavy with a shallow rooting habit, cottage within falling distance.

Planning records for: **The Old Dairy 71 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - S/1801/09/F	
Decision:	Decided
Date:	07th December 2009
Description:	Greenhouse

Planning records for: **67 High Street Hinxton CB10 1QY**

Reference - 21/03338/HFUL	
Decision:	Decided
Date:	19th July 2021
Description:	Temporary stationing of a portable hot tub and pergola (retrospective)

Planning records for: **39 High Street Hinxton Cambridgeshire CB10 1QY**

Reference - 23/04830/CL2PD	
Decision:	Decided
Date:	19th December 2023
Description:	Certificate Of Lawfulness Under S192 for installation of 8 solar PV panels to rear roof slopes.

Planning records for: **39 High Street Hinxton Cambridgeshire CB10 1QY**

Reference - 23/03400/CL2PD	
Decision:	Decided
Date:	05th September 2023
Description:	Certificate Of Lawfulness Under S192 for installation of solar PV panels to the rear roof.

Planning records for: **1 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - S/3172/19/TC	
Decision:	Decided
Date:	11th September 2019
Description:	T1 Walnut to reduce crown by 3m (back to previous reduction)

Reference - 25/1109/TTCA	
Decision:	Decided
Date:	06th October 2025
Description:	Walnut - Reduce by 3 metres and reshape. Remove all dead branches.

Reference - S/2860/18/FL	
Decision:	Decided
Date:	24th July 2018
Description:	Single storey side extension

Planning records for: **Land Adjacent 2 High Street Hinxton Cambridge CB10 1QY**

Reference - S/1873/12/FL	
Decision:	Decided
Date:	06th September 2012
Description:	Dwelling

Reference - 21/03449/LBC	
Decision:	Decided
Date:	26th July 2021
Description:	Relocation of 1 No. window to side (south) elevation, insertion of 2 No. windows and French doors to rear (east) elevation and internal alterations.

Planning records for: **8 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - S/3530/17/TC	
Decision:	Decided
Date:	09th October 2017
Description:	Felling of Walnut tree next to flint wall. To replant new tree in garden a safe distance from the wall.

Planning records for: **12 High Street Hinxton Cambridgeshire CB10 1QY**

Reference - 22/1213/TTCA	
Decision:	Decided
Date:	19th October 2022
Description:	Willow -this tree has a crack in the stem at 2.5m and is in poor condition - fell

Planning records for: **14 High Street Hinxton Saffron Walden CB10 1QY**

Reference - S/2596/19/TC	
Decision:	Decided
Date:	18th July 2019
Description:	***5 Day Notice*** Fell dead walnut tree

Planning records for: **15 High Street Hinxton CB10 1QY**

Reference - 20/03075/HFUL	
Decision:	Decided
Date:	15th July 2020
Description:	Proposed single storey rear extension, front porch canopy and internal and external alterations to existing property.

Planning records for: **20 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - S/1875/15/LD	
Decision:	Decided
Date:	23rd July 2015
Description:	Lawful Development Certificate for proposed alterations to fenestration on the north east (rear) elevation and internal alterations.

Planning records for: **23 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - S/2028/11	
Decision:	Decided
Date:	11th October 2011
Description:	Alterations to the size and location of windows in the Western elevation .

Planning records for: **23 High Street Hinxton Cambridgeshire CB10 1QY**

Reference - 22/01480/HFUL
Decision: Decided
Date: 28th March 2022
Description: Retrospective ground floor window to south elevation.

Reference - 21/03718/HFUL
Decision: Decided
Date: 13th August 2021
Description: Bay window and enclosed porch to front.

Reference - 22/01566/FUL
Decision: Decided
Date: 28th March 2022
Description: Erection of a detached dwelling with a new vehicular access

Reference - S/1272/14/FL
Decision: Decided
Date: 29th May 2014
Description: Erection of extension to single storey outbuilding.

Planning records for: **26 High Street Hinxton Saffron Walden CB10 1QY**

Reference - S/4797/18/TC	
Decision:	Decided
Date:	20th December 2018
Description:	2. Apple in rear garden - crown reduce 6-7ft crown thin 25% re-shape as necessary. Clear brushwood leave logs. 3. Lilac - coppice at 6 inches-1ft clear brushwood and leave logs.

Reference - F/YR24/0344/RM	
Decision:	Decided
Date:	14th March 2024
Description:	Reserved Matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to outline permission F/YR22/1187/FDC to erect of 1 x dwellings (2-storey, 3-bed) involving demolition of existing garage block

Reference - 24/0331/TTCA	
Decision:	Decided
Date:	14th March 2024
Description:	1. Apple - crown reduce to (approximately) previous pruning points but balancing where necessary (by 2.5m)2. Lilac - Pollard to approximate height of adjacent fence (to 1.8m)

Planning records for: **28 High Street Hinxton Saffron Walden CB10 1QY**

Reference - S/3628/18/TC	
Decision:	Decided
Date:	24th September 2018
Description:	No trees in our garden have TPOs but we are in a conservation area. The trees we would like to fell/trim are creating an excessively dark garden in which we cannot get anything to grow successfully. We plan to replant many more shrubs/flowers and keep the newer trees in the sunnier part of the garden and along one fence. Work to be done: Pine Tree (T1) (30cm diameter at 1.3m above ground)- fell because of excessive shading preventing growth of other plants in the garden very large size (approx 40ft) undue mess due to pine needles. Tree surgeon stated that they suspect this is Christmas tree that was planted. White beam (T2) (28cm diameter at 1m above ground) - fell because of unsafe proximity (2.5m) to house (for insurance and concerns over damage to foundation due to roots) it also produces excessive shading of house meaning no light gets into bedrooms and fungal growth on the house exterior. Approx 30ft. Note: we could not measure this at 1.3m above ground as the branches fan / split from trunk. Cherry tree (T3) (25cm diameter at 1.3m above ground) - fell because of damage to garden path (roots lifting paving) and adding more shading to rear of garden seems to be unhealthy too (did not flower well) approx 20ft. Small Apple (T4) (13cm diameter at 1.3m above ground) - fell because of proximity to fence and poor fruit yield unhealthy tree in part of garden not suitable (approx 15 ft). Apple tree (T5) - keep but trim back to better resemble fan. Outreach into neighbour's garden.

Planning records for: *Old Manor House 29 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY*

Reference - S/2294/17/DC	
Decision:	Decided
Date:	28th June 2017
Description:	Discharge of conditions of planning permission S/3399/16/LB

Reference - S/3399/16/LB	
Decision:	Decided
Date:	06th December 2016
Description:	Demolition of existing 1970's octagonal kitchen/link construct a one and a half storey rear extension reinstate a window on the ground floor of the North elevation repair/replace the timber frame of a first floor window on the south elevation remove modern door lining of the door between the dining room and the link and revise the door in the extension.

Reference - 25/02861/HFUL	
Decision:	Decided
Date:	21st July 2025
Description:	Restore the original brick and flint boundary wall along the western boundary.

Reference - 25/02862/LBC	
Decision:	Decided
Date:	21st July 2025
Description:	Restore the original brick and flint boundary wall along the western boundary.

Planning records for: *Old Manor House 29 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY*

Reference - S/3398/16/FL
<p>Decision: Decided</p>
<p>Date: 06th December 2016</p>
<p>Description:</p> <p>Demolition of existing 1970's octagonal kitchen/link construct a one and a half storey rear extension reinstate a window on the ground floor of the North elevation repair/replace the timber frame of a first floor window on the south elevation remove modern door lining of the door between the dining room and the link and revise the door in the extension.</p>
Reference - S/2597/13/LB
<p>Decision: Decided</p>
<p>Date: 05th December 2013</p>
<p>Description:</p> <p>Part retrospective internal alterations & 2 rooflights - alterations to ground floors & vents heating incl boiler first floor bathroom and Bed3 partitions 2 rooflights & attic bedroom/shower safety protection to stairs.</p>
Reference - S/0885/17/DC
<p>Decision: Decided</p>
<p>Date: 13th March 2017</p>
<p>Description:</p> <p>Discharge of conditions 3 (Roof tile) 4 (Brick & Brick bond) 5a (Relocate removed door) 5b (Rooflight details) 6 (Mortar % Render specification) and 7 (Detailing of rooflight flush with tiles) of planning permission S/3399/16/LB</p>
Reference - S/0696/15/FL
<p>Decision: Decided</p>
<p>Date: 18th March 2015</p>
<p>Description:</p> <p>Erection of Storage Shed</p>

Planning records for: **31 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - 21/02065/LBC	
Decision:	Decided
Date:	04th March 2021
Description:	Raise the chimney height to 1.8m above the thatch roof (Retention)
Reference - 21/0655/TTCA	
Decision:	Decided
Date:	25th May 2021
Description:	T.1 Silver birch - Crown reduce by 2M to re shape tree and raise canopy to 3M to clear foot path. T.2 Conifer - Fell to ground level group consisting of 2 Conifers. Low amenity trees and are currently blocking out lots of light to property. Trees being felled will improve light and airflow to thatch of roof.
Reference - 22/04192/HFUL	
Decision:	Decided
Date:	22nd September 2022
Description:	Enlarge existing parking area to the north side of the property by removing existing concrete paver retaining wall. To build new brick and flint retaining wall including electric vehicle charging point and remove existing wooden gates.
Reference - S/2251/13/FL	
Decision:	Decided
Date:	02nd October 2013
Description:	Replacement entrance gates (proposed) and removal of paved slope and replacement with steps (retrospective)

Planning records for: **31 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - S/3756/17/LB	
Decision:	Decided
Date:	17th October 2017
Description:	Repair work to flint wall removal of existing brick work post and wire fencing

Reference - 21/00991/HFUL	
Decision:	Decided
Date:	04th March 2021
Description:	Raise the chimney height to 1.8m above the thatch roof (Retrospective)

Reference - S/2695/13/LB	
Decision:	Decided
Date:	20th October 2013
Description:	Replacement entrance gates (proposed) and removal of paved slope and replacement with steps (retrospective)

Reference - 22/04179/HFUL	
Decision:	Decided
Date:	22nd September 2022
Description:	Erection of detached double garage

Planning records for: *The Old School House 31 High Street Hinxtton Saffron Walden Cambridgeshire CB10 1QY*

Reference - S/3104/19/TC	
Decision:	-
Date:	09th September 2019
Description:	Willow (T1) located within the front garden of the property to be re-pollarded in back to, but not below the previous pruning points. Works to be carried out at the appropriate time of year in order to better maintain the trees health. The local public bus operator has reported that the bus has struck tree in recent months. Once re-pollarded the arborists will identify if there is the need to remove approx 300-450mm of an older limb measuring approx 250mm in diameter and they plan to remove it accordingly. Silver Birch (T2) located within the rear boundary mixed hedge line to be felled. The tree currently stands at approach 4m in height. The native mixed hedge which has been planted in fairly recent years has a number of mixed native varieties. There is a Silver Birch growing in close proximity to a native Oak and the two trees are outcompeting each other. Therefore in order to prolong and enhance the life of the Oak we hope to fell the Silver Birch.

Planning records for: *33 High Street Hinxtton Saffron Walden Cambridgeshire CB10 1QY*

Reference - 21/02727/HFUL	
Decision:	Decided
Date:	10th June 2021
Description:	Single storey timber orangery

Reference - 23/01952/LBC	
Decision:	Decided
Date:	22nd May 2023
Description:	Removal of asbestos ceiling to boiler room and replacement with non-asbestos cement board. Installation of 2 No. airbricks to boiler room Replacement of rotten timber cill to window in boiler room

Reference - 20/03172/HFUL	
Decision:	Decided
Date:	22nd July 2020
Description:	One and a half storey rear extension with single storey link

Planning records for: **33 High Street Hinxton Cambridgeshire CB10 1QY**

Reference - 23/0492/TTCA	
Decision:	Decided
Date:	22nd May 2023
Description:	T1 Leylandii within rear of garden near boundary with neighbour. Felling of tree to to aid establishment of the mixed native hedge beneath. T2 Leylandii within rear of garden near boundary with neighbour. Felling of tree to aid establishment of the mixed native hedge beneath.Both trees very close together and block light from neighbouring properties.
Reference - 20/2153/TTCA	
Decision:	Awaiting decision
Date:	15th October 2020
Description:	(Amended proposal) T1: Cherry Tree (Prunus serrulata) Crown to be reduced by approximately 1.5metres.T2: Apple Tree Felling of the tree within the rear garden. T3: Swedish Whitebeam (Sorbus intermedia) Reduction by approximately 2.5metres. T4: Wild Cherry (Prunus avium) Fell to ground level of the small self sown juvenile Cherry tree (approx 4m) in order to aid future establishment of the mixed native hedge beneath.
Reference - S/1043/19/FL	
Decision:	Withdrawn
Date:	18th March 2019
Description:	Two storey rear extension
Reference - 23/02342/CLUED	
Decision:	Decided
Date:	21st June 2023
Description:	Certificate of lawfulness under S191 for the continued use of land as a residential garden

Planning records for: **33 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - 20/03172/NMA1	
Decision:	Decided
Date:	27th November 2020
Description:	Non material amendment on application 20/01372/HFUL for revised window layout and addition of patio doors.

Planning records for: **37 High Street Hinxton Cambridgeshire CB10 1QY**

Reference - S/0899/19/CONDC	
Decision:	Decided
Date:	12th September 2022
Description:	Submission of details required by conditions 2 Part D and E (Contamination) of planning permission S/0899/19/PA

Reference - S/0787/13/DC	
Decision:	Decided
Date:	15th April 2013
Description:	Discharge of Condition 3 (Wall Protection) of Conservation Area Consent S/1865/12/CAC for Demolition of Existing Garage and Stable Block.

Reference - S/1514/13/NM	
Decision:	Decided
Date:	11th July 2013
Description:	Non Material Amendment (Window and Light Well to Cellar) to Planning Consent S/1866/12/FL for Erection of Dwelling and Widening of Access together with Relocation of Existing Garage and Stable Block.

Planning records for: **37 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - S/0625/18/FL
<p>Decision: Decided</p>
<p>Date: 16th February 2018</p>
<p>Description: Demolition of existing conservatory and build new garden room and extension to the garage</p>
Reference - 21/05032/NMA1
<p>Decision: Decided</p>
<p>Date: 12th September 2022</p>
<p>Description: Non material amendment of planning permission 21/05032/HFUL (Conversion of existing stable and tack room to a home office ancillary to main dwelling) The addition of solar panels to the south facing roof of the outbuilding that is going to be converted to a home office. The replacement of the proposed air source heat pump with an electric boiler.</p>
Reference - S/0944/13/DC
<p>Decision: Decided</p>
<p>Date: 02nd May 2013</p>
<p>Description: Discharge of Conditions 3 (Dwelling Materials) 4 (Pier and Wall Materials) 5 (Method Statement for Wall) 6 (Foundations of Dwelling) 7 (Details) 8 (Levels) 9 (Boundary treatment) 10 (Soft Landscaping) 12 (Materials and Drainage for Driveway) and 16 Contamination) of Planning Consent S/1866/12/FL for Erection of Dwelling and Widening of Access with Re-located Garage/Stable.</p>
Reference - S/1865/12/CA
<p>Decision: Decided</p>
<p>Date: 04th September 2012</p>
<p>Description: Demolition of Existing Garage and Stable Block.</p>

Planning records for: **37 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - 21/05032/HFUL	
Decision:	Decided
Date:	16th November 2021
Description:	Conversion of existing stable and tack room to a home office ancillary to main dwelling

Reference - S/1866/12/FL	
Decision:	Decided
Date:	04th September 2012
Description:	Erection of Dwelling and Widening of Access together with Relocation of Existing Garage and Stable Block.

Reference - S/4772/18/NM	
Decision:	Decided
Date:	24th December 2018
Description:	Non Material amendment of planning permission S/0625/18/FL by changing the central car port (with timber frame weather boarded walls) into a garage by Reducing its length of extension from 5.95m to 5.0m Increased width from 2.8m to 3.0m.

Planning records for: **47 High Street Hinxton Cambridgeshire CB10 1QY**

Reference - F/YR24/0163/F	
Decision:	Withdrawn
Date:	16th February 2024
Description:	Change of use of building and land to B2 use

Planning records for: **47 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - S/1831/17/DC
Decision: Decided
Date: 24th May 2017
Description: Discharge conditions 3 and 4 (5678a & 8b)

Reference - S/0674/09/F
Decision: Decided
Date: 18th May 2009
Description: Alterations and Reconstruction of Existing Outbuildings to Create Workshop/Studio and Open Fronted Shelter

Reference - S/0676/09/LB
Decision: Decided
Date: 18th May 2009
Description: Alter and reconstruct outbuildings to form open fronted shelter and studios.

Reference - S/1129/15/FL
Decision: Decided
Date: 30th April 2015
Description: Extensions and Alterations to dwelling and erection of outbuilding

Planning records for: **47 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - S/1132/15/LB	
Decision:	Decided
Date:	30th April 2015
Description:	Extensions and Alterations to Dwelling

Reference - 24/0226/TTCA	
Decision:	Withdrawn
Date:	16th February 2024
Description:	T1 = Large Walnut Tree - Reduce Crown by 2 metres T2 = Horse Chestnut - Reduce crown by 1.5 metres

Planning records for: **56 High Street Hinxton CB10 1QY**

Reference - S/3195/18/TC	
Decision:	Decided
Date:	17th August 2018
Description:	1 x Holly 1 x Purple Leaf Plum 1 x Buddleia: All three are of low amenity value too large to manage and block light to the property. Section fell to as near to ground level as possible and grind out resulting stumps to 300mm below ground level. Replant with appropriate shrubs in same place.

Planning records for: **58 High Street Hinxton Cambridgeshire CB10 1QY**

Reference - 23/04710/HFUL	
Decision:	Awaiting decision
Date:	08th December 2023
Description:	New front porch, two storey rear extension and dormer windows on south east and north west elevations.

Planning records for: **58 High Street Hinxton Cambridgeshire CB10 1QY**

Reference - 23/1506/TTCA	
Decision:	Decided
Date:	08th December 2023
Description:	T1 Birch - Sever ivy.T2 Oak - Remove reduced lower laterals and other lower branches to 2m above ground level.T3 -Holly - Crown lift to 1.5m above ground level and crown reduce by 1.5m to leave as a domeT4 - Sycamore - Crown lift to 1.8m and sever ivy at base.T5- Birch - Crown lift to 3m above ground level and sever ivy at base.T6 - Sycamore by wall - Fell.T7 - Elder beneath Holly - Fell.T10 - Laburnum - Remove deadwood and sever ivy.

Planning records for: **64 High Street Hinxton CB10 1QY**

Reference - 20/01468/HFUL	
Decision:	Decided
Date:	28th February 2020
Description:	Single storey and two storey rear extensions, alterations to existing building and the construction of a cart lodge to the rear

Reference - 20/01468/CONDB	
Decision:	Decided
Date:	24th August 2020
Description:	Submission of details required by condition 3 (Windows) of planning permission 20/01468/HFUL

Reference - 20/1976/TTCA	
Decision:	Decided
Date:	16th September 2020
Description:	H001 - Leylandii - Fell to ground level. G001 - Western Red Cedar and Holly - Fell to ground level. T003 - Willow - Pollard to 7m. T007 - Crab Apple - Fell to ground level. The works are a continuation to those approved in a recent approved planning application (20/01468/HFUL). These works will form part of a wider renovation to the garden of 64 high street.

Planning records for: **64 High Street Hinxton CB10 1QY**

Reference - 20/01468/CONDC	
Decision:	Decided
Date:	05th September 2020
Description:	Submission of details required by condition 4 (External materials) of planning permission 20/01468/HFUL

Reference - 24/00457/FUL	
Decision:	Decided
Date:	07th February 2024
Description:	Sub-division of the existing residential curtilage of 64 High Street, Hinxton and erection of 1No. new dwelling, following demolition of the existing garage block. New dwelling to be accessed via existing access from Hunts Lane.

Reference - 20/01468/CONDA	
Decision:	Decided
Date:	28th July 2020
Description:	Submission of details required by condition 5 (Arboricultural Method Statement and Tree Protection Strategy) of planning permission 20/01468/HFUL.

Reference - 23/01471/FUL	
Decision:	Withdrawn
Date:	18th April 2023
Description:	Sub-division of the existing residential curtilage of 64 High Street, Hinxton and erection of 1No. new dwelling, following demolition of the existing garage block. New dwelling to be accessed via existing access from Hunts Lane.

Planning records for: **66 High Street Hinxton Cambridgeshire CB10 1QY**

Reference - 23/0648/TTCA
Decision: Decided
Date: 28th June 2023
Description: Monterey Cypress - 2m crown reduction

Reference - 25/0633/TTCA
Decision: Decided
Date: 30th June 2025
Description: Walnut - Crown Reduction 1-2 m.

Reference - 23/0646/TTCA
Decision: Decided
Date: 28th June 2023
Description: The trees listed below are numbered in blue on the attached plan of the property.T4 Bird Cherry - split crown, proximity to neighbors dwelling. danger of roof damage to 6 greenside - FellT5 Holly - severe die-back, proximity to owners dwelling. abutting wall of 8 greenside- FellT6 Walnut - self seeded tree, proximity to business at 8a greenside - Fell and replace with smaller specimen tree (eg magnolia)

Reference - S/4353/17/TC
Decision: Decided
Date: 11th December 2017
Description: Tree works as per Application

Planning records for: **66 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - S/0395/14/FL	
Decision:	Decided
Date:	14th February 2014
Description:	New timber framed detached garage

Planning records for: **81 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - S/1974/12/FL	
Decision:	Decided
Date:	17th September 2012
Description:	Rear first floor extension

Planning records for: **85 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - S/1278/08/F	
Decision:	Withdrawn
Date:	23rd July 2008
Description:	Extension

Reference - S/1781/16/FL	
Decision:	Decided
Date:	05th July 2016
Description:	Single storey rear extension

Planning records for: **85 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - S/1893/15/TC
Decision: Decided
Date: 02nd July 2015
Description: Tree Works Applicaiton
Reference - S/1321/16/LD
Decision: Withdrawn
Date: 18th May 2016
Description: Proposed Lawful Development Certificate for single storey flat roofed extension
Reference - S/0700/13/FL
Decision: Decided
Date: 02nd April 2013
Description: First floor side extension
Reference - S/0468/17/TC
Decision: Decided
Date: 09th February 2017
Description: Horse Chestnut - tree loses leaves early due to leaf miner and is in poor condition with early stage bacterial canker. Removal of this young tree will benefit the development of the other young trees in this group. This will also address further shade problems that could be caused by a large tree close to a small garden.

Planning records for: **85 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - S/3119/16/TC	
Decision:	Decided
Date:	09th November 2016
Description:	Apple (T1) - Remove. Tree is shading back of house and not of dwarf root-stock

Planning records for: **87 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - S/0161/20/TC	
Decision:	Decided
Date:	14th January 2020
Description:	Malus (T1) - reduce height and width by about 25%. Thin crown for better fruit and remove any crossing branches Malus (T2) - reduce height of cooking apple by 50% reduce width and thin crown for better fruit and to create a balanced shape. Remove any crossing branches Pyrus (T3) - reduce height by 50% reduce width and thin crown for better fruit and to provide a balanced shape. Remove crossing branches

Reference - 20/1192/TTCA	
Decision:	Decided
Date:	16th March 2020
Description:	Prunus (T1) - reduce plum by 30%. Remove dead and crossing branches. Work to be done in the summer to prevent possibility of problems with silver leaf.

Reference - S/0921/19/DC	
Decision:	Decided
Date:	06th March 2019
Description:	Discharge of Conditions 2 (Approved Plans) & 4(Boundary Walls) - of Planning Application S.1542.18.FL - Single storey extension conversion of outbuildings and alterations. (Revised proposals following consent S/1134/13FL).

Planning records for: **87 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - S/1542/18/FL
<p>Decision: Decided</p>
<p>Date: 18th April 2018</p>
<p>Description: Single storey extension conversion of outbuildings and alterations. (Revised proposals following consent S/1134/13FL).</p>
Reference - S/1134/13/FL
<p>Decision: Decided</p>
<p>Date: 23rd May 2013</p>
<p>Description: Single storey extension to and conversion of outbuilding alterations</p>
Reference - S/2975/19/FL
<p>Decision: Decided</p>
<p>Date: 27th August 2019</p>
<p>Description: Single storey extension conversion of outbuildings and alterations. (Revised Proposals following consent S/1542/18/FL)</p>
Reference - S/1542/18/NMA1
<p>Decision: Decided</p>
<p>Date: 05th February 2021</p>
<p>Description: Non material amendment of planning permission S/1542/18/FL (Single storey extension conversion of outbuildings and alterations. (Revised proposals following consent S/1134/13FL)) 1. Straighten the outer wall along Mill Lane so there is now no small notch. The whole wall has moved slightly inwards towards out house. 2. Move the position of two conservation skylights so that they are on the south facing roof</p>

Planning records for: **89 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - S/0281/11	
Decision:	Decided
Date:	14th February 2011
Description:	Change of Use of Outbuilding to Self-Contained Annexe

Reference - S/3873/18/FL	
Decision:	Decided
Date:	12th October 2018
Description:	Side dormer to first floor of existing outbuilding and window to west elevation

Planning records for: **97 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - S/0783/16/FL	
Decision:	Decided
Date:	21st March 2016
Description:	Replacement of front hedge with 1.2 m brick wall.

Planning records for: **32 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - S/3650/17/LB	
Decision:	Decided
Date:	11th October 2017
Description:	Replacement of 2 no. 1st floor front elevation windows and repair of chimney

Planning records for: **Red Lion 32 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - S/0203/08/F	
Decision:	Decided
Date:	31st January 2008
Description:	Erection of Building to Provide 8 Guest Bedrooms (Amended Design)

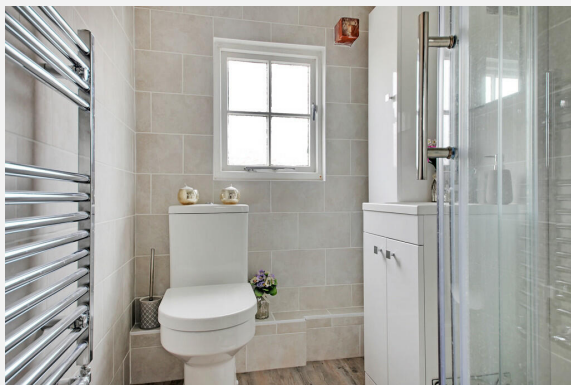
Planning records for: **Allotments Behind Village Hall 51 High Street Hinxton Saffron Walden Cambridgeshire CB10 1QY**

Reference - S/3326/17/TC	
Decision:	Decided
Date:	19th September 2017
Description:	Tree works application to fell 3 lime trees - See applicaiton for full details

Reference - 25/0735/TTCA	
Decision:	Decided
Date:	23rd July 2025
Description:	T1: Cherry tree - Crown lift to 5 metres above ground level

Reference - S/1722/18/TC	
Decision:	Decided
Date:	30th April 2018
Description:	Allotments - Crown reduce by 2m cherry tree in middle of allotments and remove three trees along left boundary (Elm Sumac and Horse Chestnut)..Ancient Lane - Coppice left hand side pollard right hand side remove dead wood





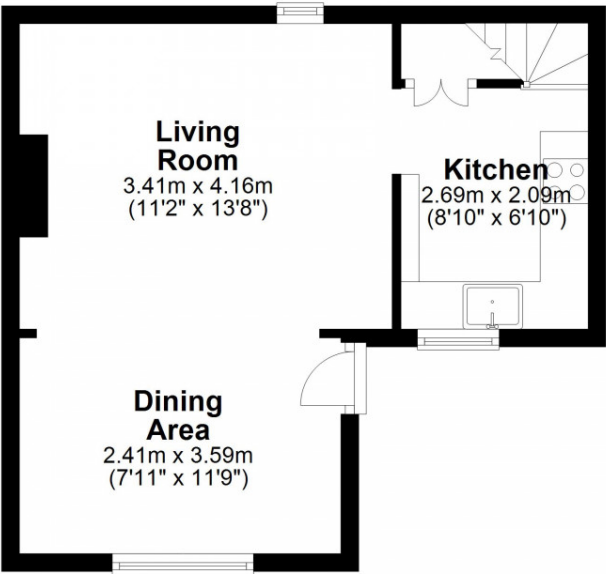
HIGH STREET, HINXTON, SAFFRON WALDEN, CB10



HIGH STREET, HINXTON, SAFFRON WALDEN, CB10

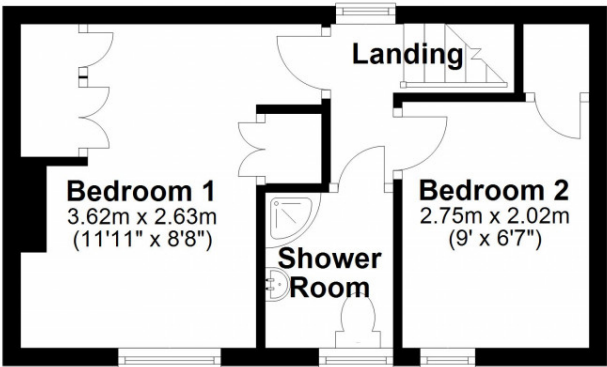
Ground Floor

Approx. 30.7 sq. metres (330.5 sq. feet)



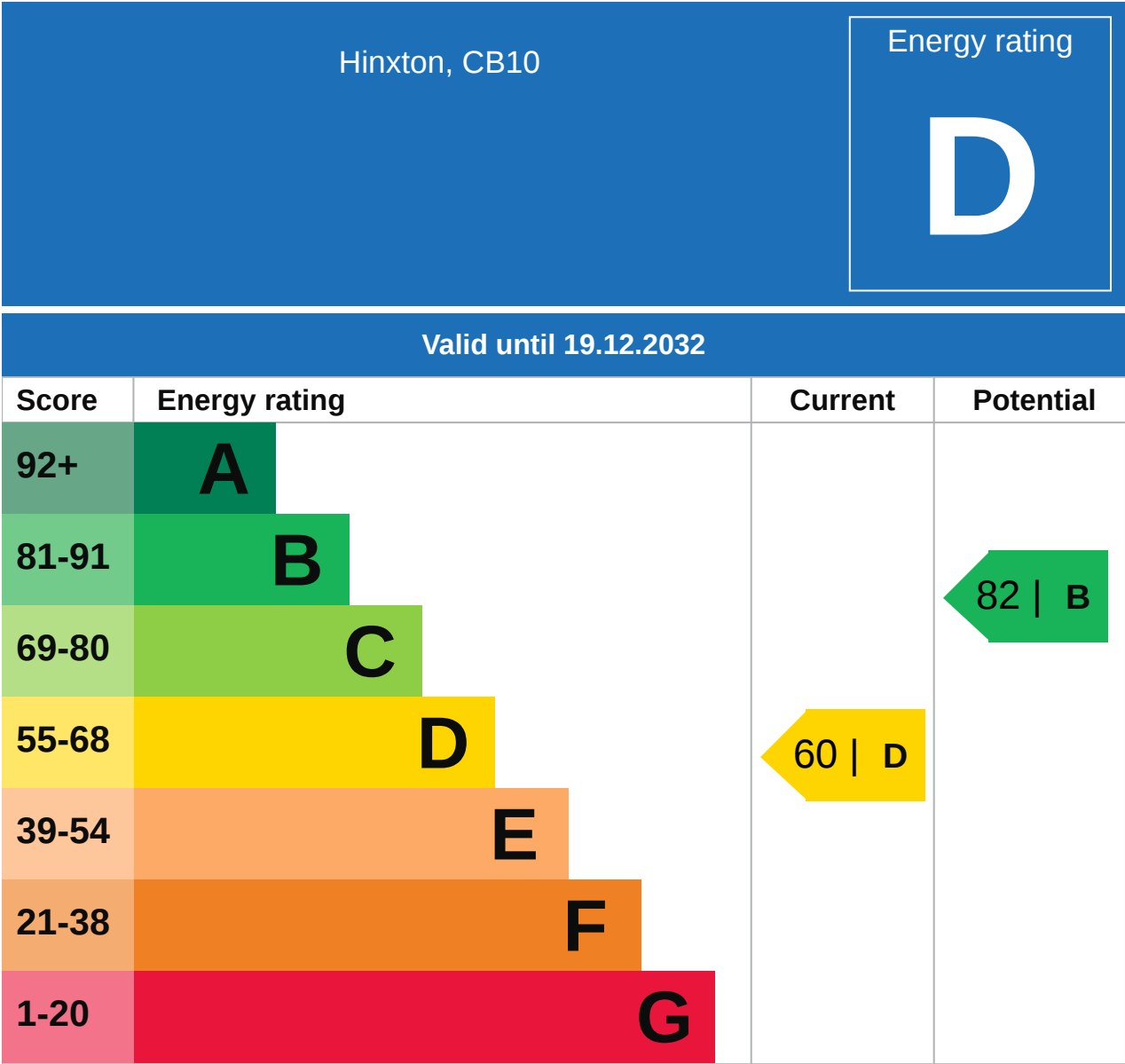
First Floor

Approx. 23.3 sq. metres (251.2 sq. feet)



Total area: approx. 54.0 sq. metres (581.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Timber frame, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	56 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

1800's - timber frame

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Gas Supply

Central Heating

Yes

Water Supply

Cambridge Water

Drainage



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

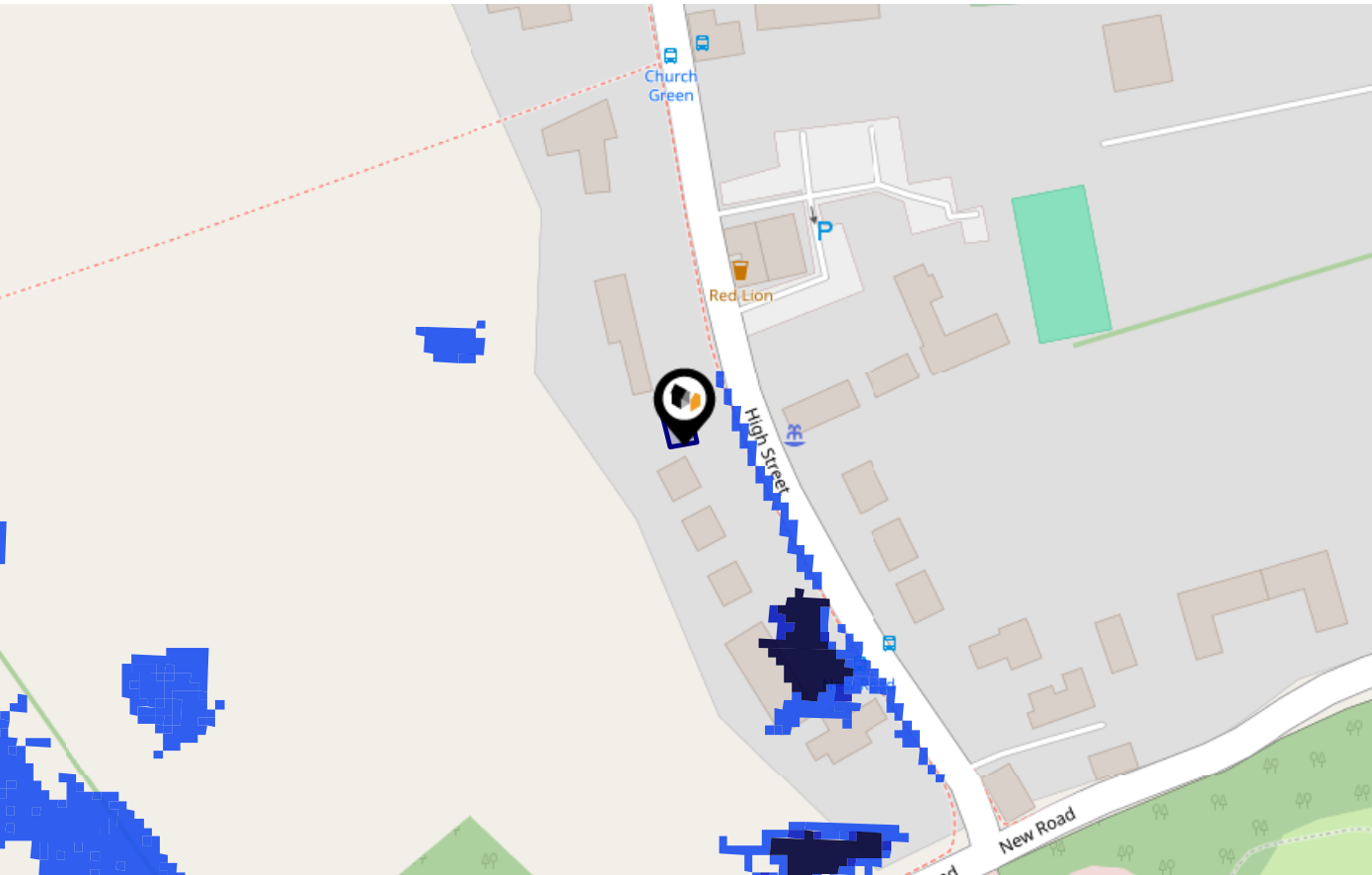
Important - Please read

Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

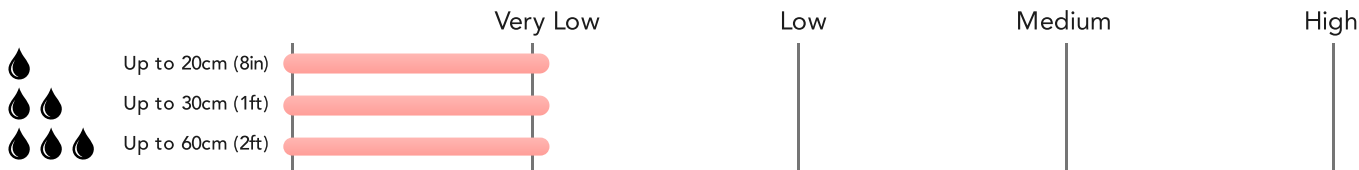


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

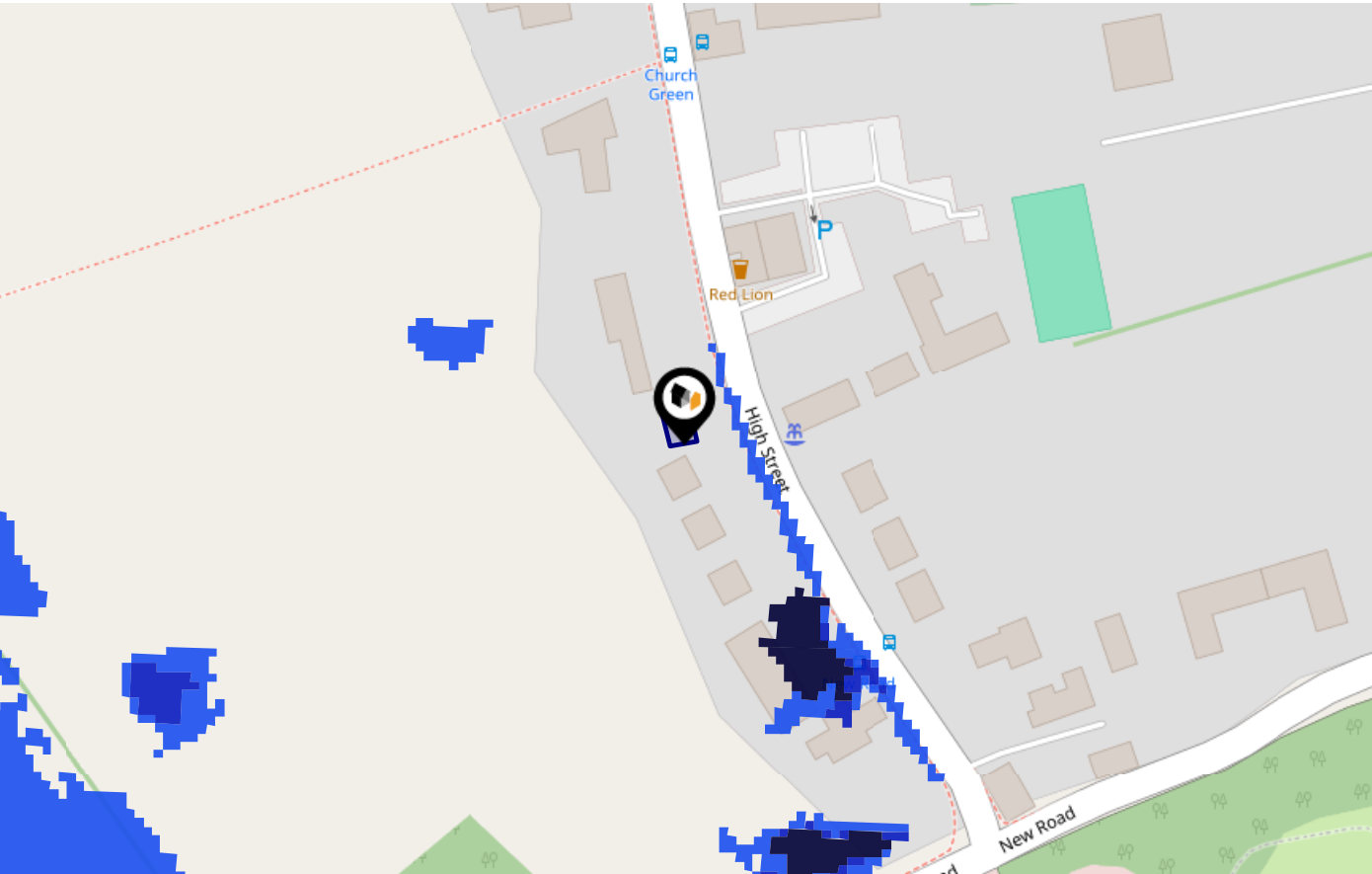


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

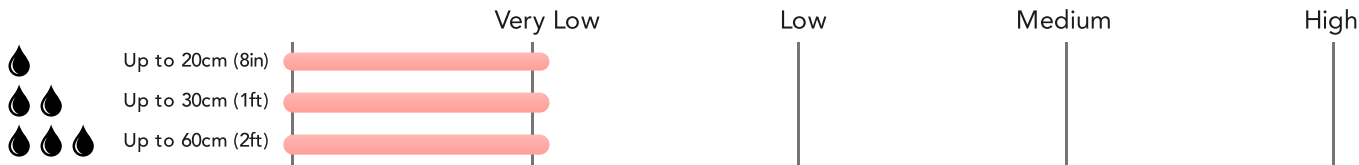


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- 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:

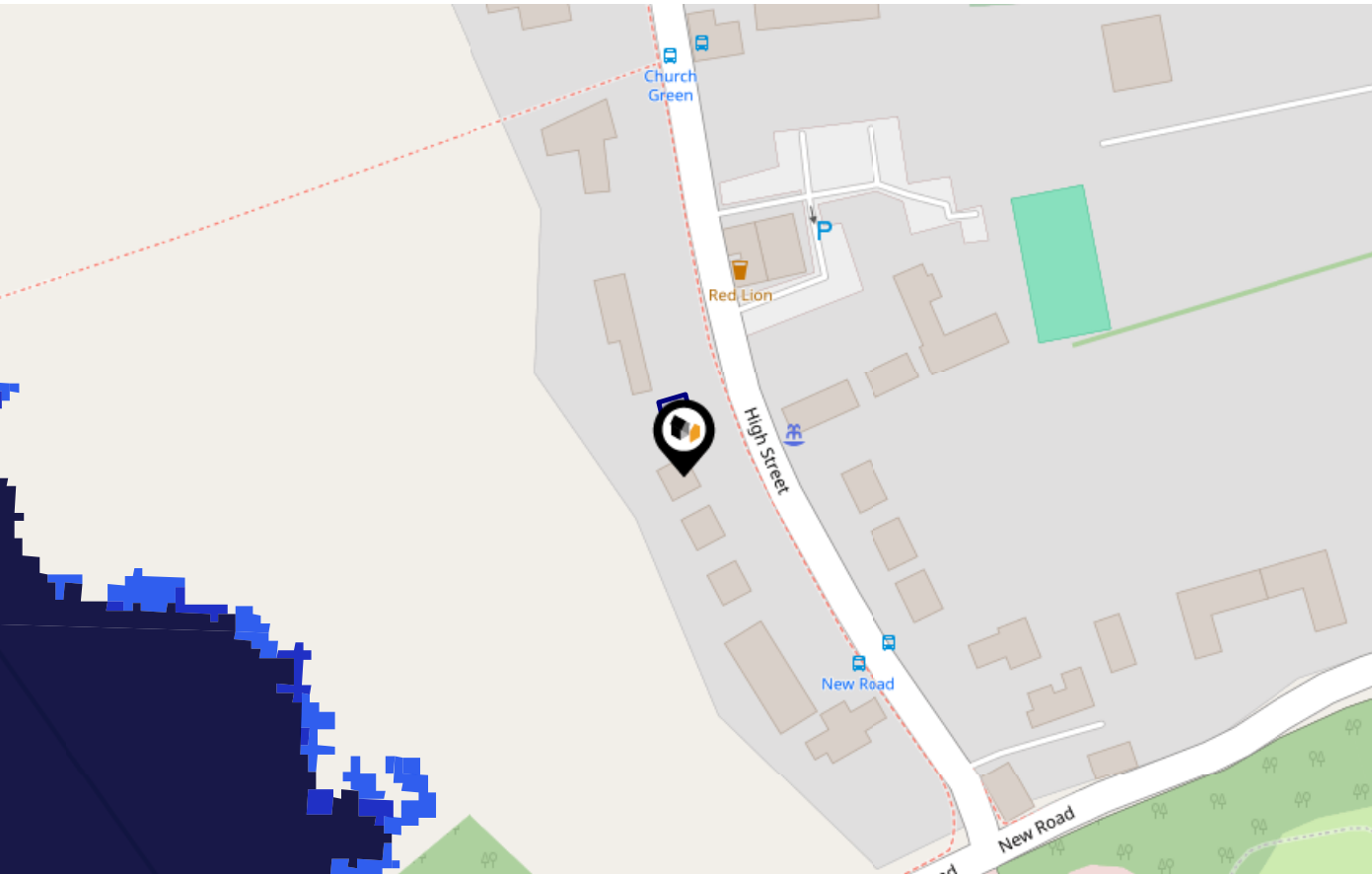


Flood Risk

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.

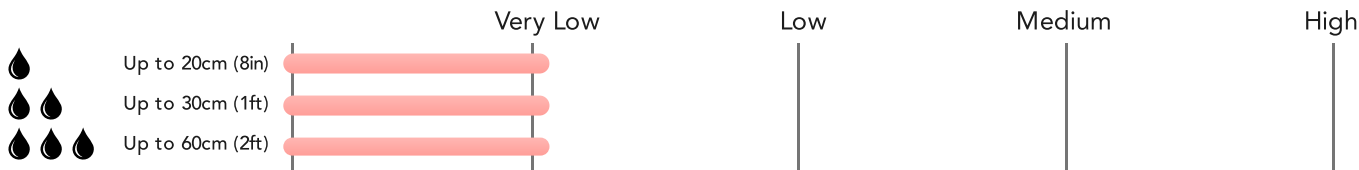


Risk Rating: Very low

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.
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- 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:

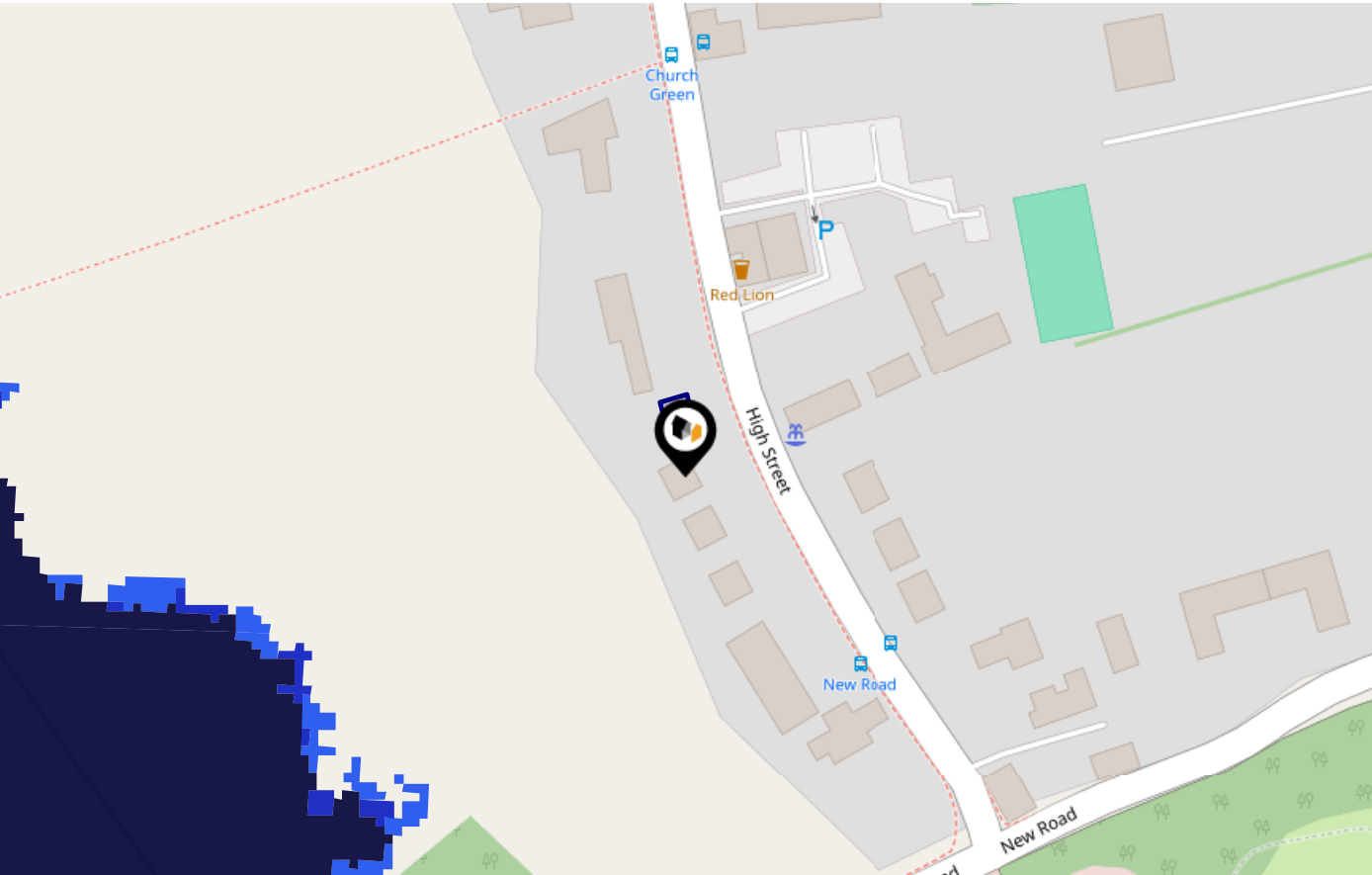


Flood Risk

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.

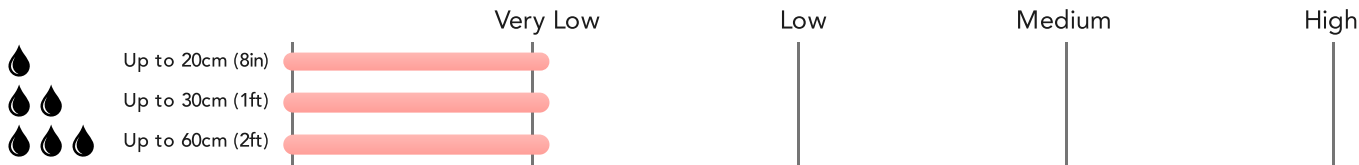


Risk Rating: Very low

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.
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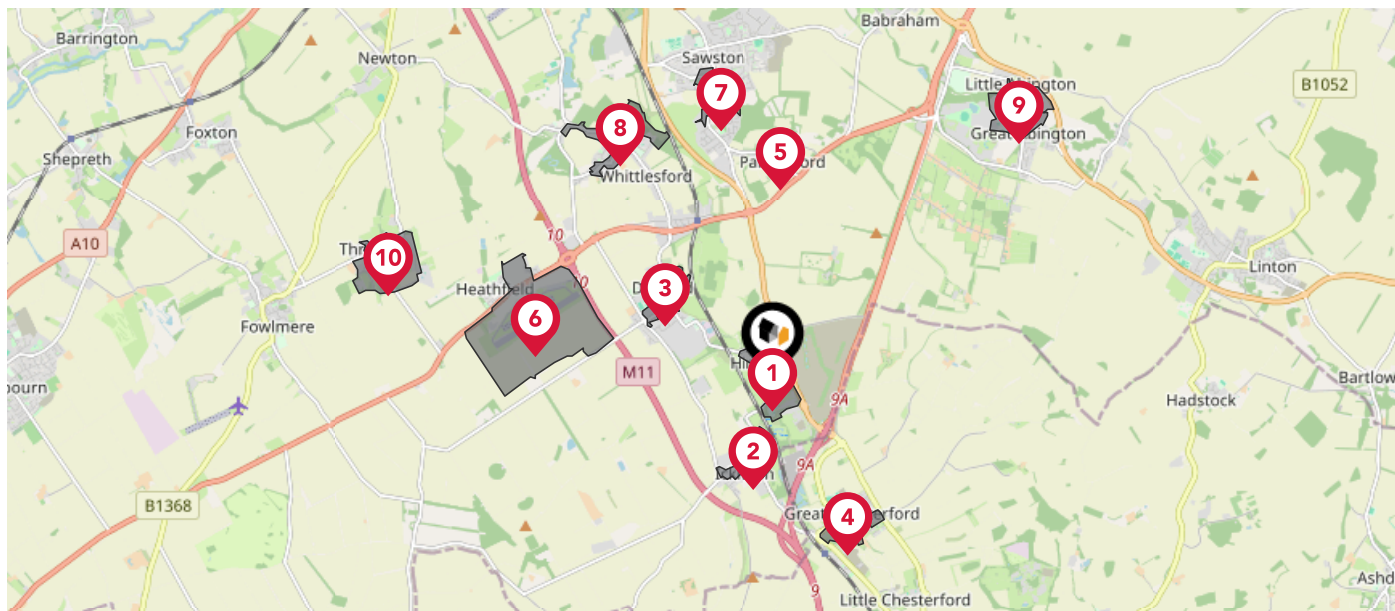
Chance of flooding to the following depths at this property:



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

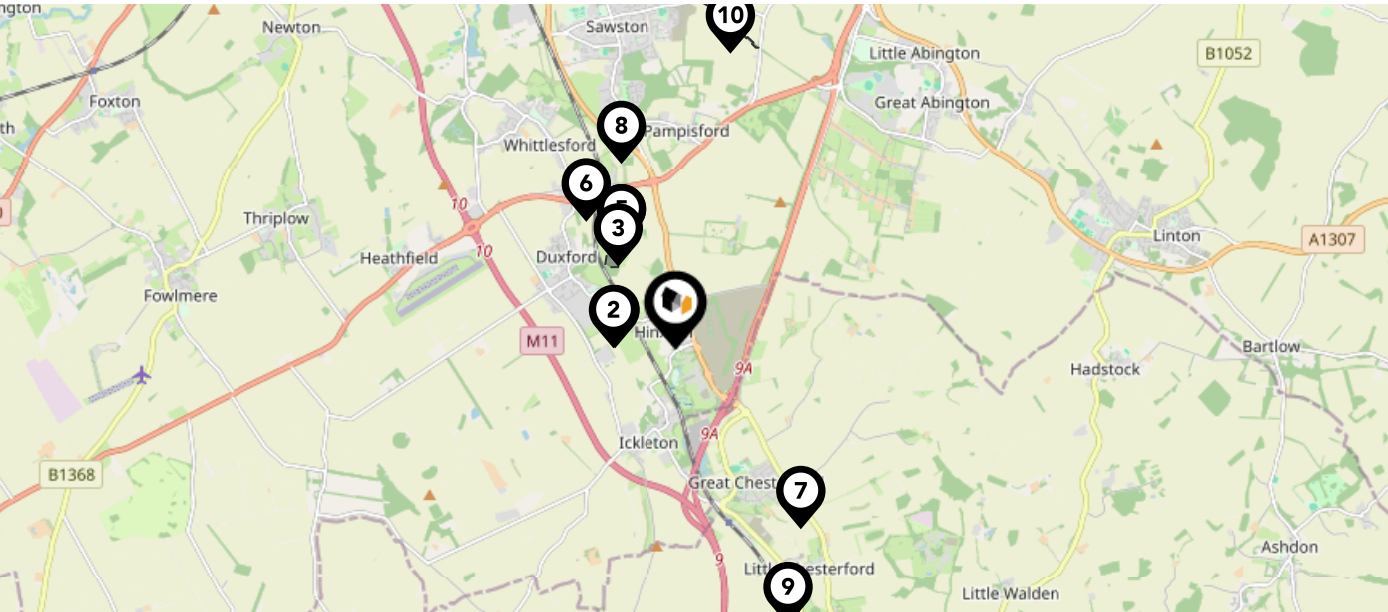
- | | |
|----|---------------------------|
| 1 | Hinxton |
| 2 | Ickleton |
| 3 | Duxford |
| 4 | Great Chesterford |
| 5 | Pampisford |
| 6 | Duxford Airfield |
| 7 | Sawston |
| 8 | Whittlesford |
| 9 | Great and Little Abington |
| 10 | Thriplow |

Maps

Landfill Sites

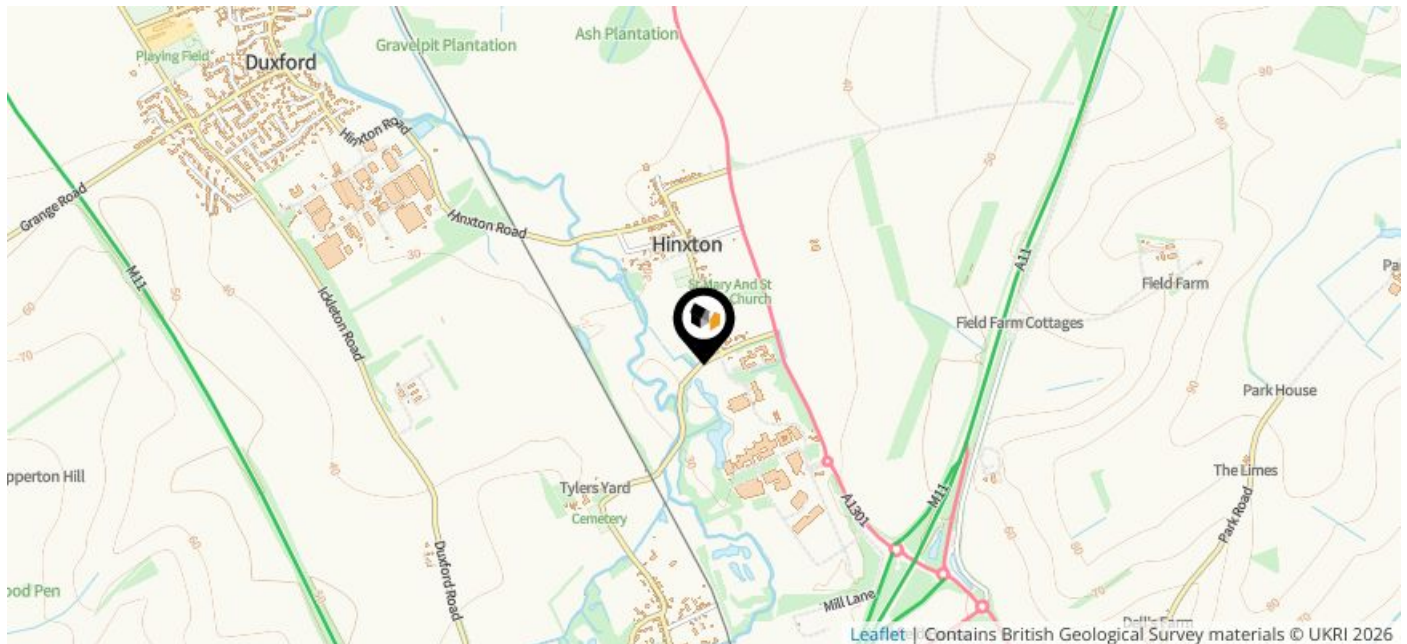


This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Ciba Tip-Hinxton Road, Duxford, Cambridgeshire	Historic Landfill
2	Abbey Farm-Duxford Road, Ickleton	Historic Landfill
3	Hinxton Landfill-Sawston Road, Hinxton, Cambridge, Cambridgeshire	Historic Landfill
4	Middleton Aggregates Ltd - Hinxton Quarry-Lordship Farm, Hinxton, Cambridgeshire	Historic Landfill
5	North Hinxton Landfill-Hinxton, Cambridgeshire	Historic Landfill
6	Land off Station Road West-Station Road, Whittlesford	Historic Landfill
7	D Haird & Co Ltd - Old Chalk Pit-Great Chesterford, B 184, Essex	Historic Landfill
8	Eastern County Leather-Sawston	Historic Landfill
9	Bordeaux Farm-London Road, Little Chesterford	Historic Landfill
10	Home Farm-Babraham, Cambridge	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



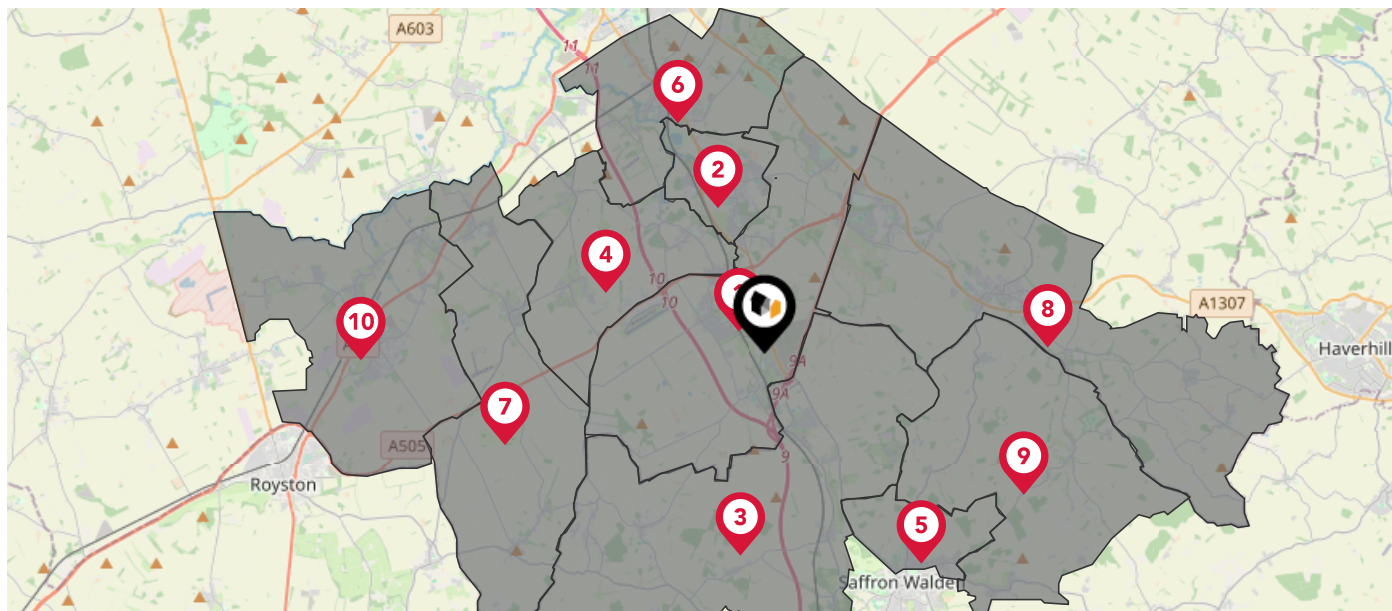
Mine Entry

- ✕ 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



Duxford Ward



Sawston Ward



Littlebury, Chesterford & Wenden Lofts Ward



Whittlesford Ward



Saffron Walden Castle Ward



Shelford Ward



Foxton Ward



Linton Ward



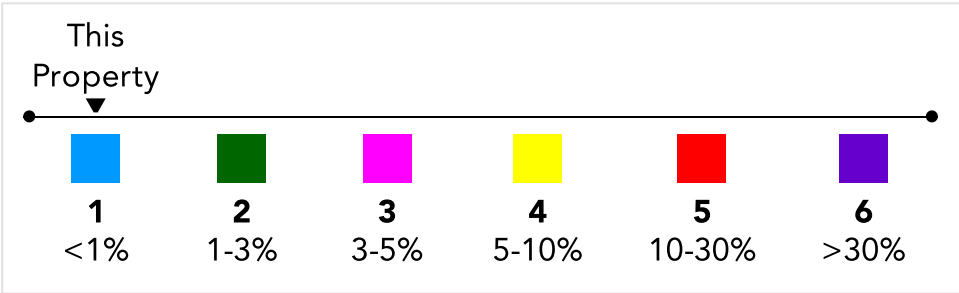
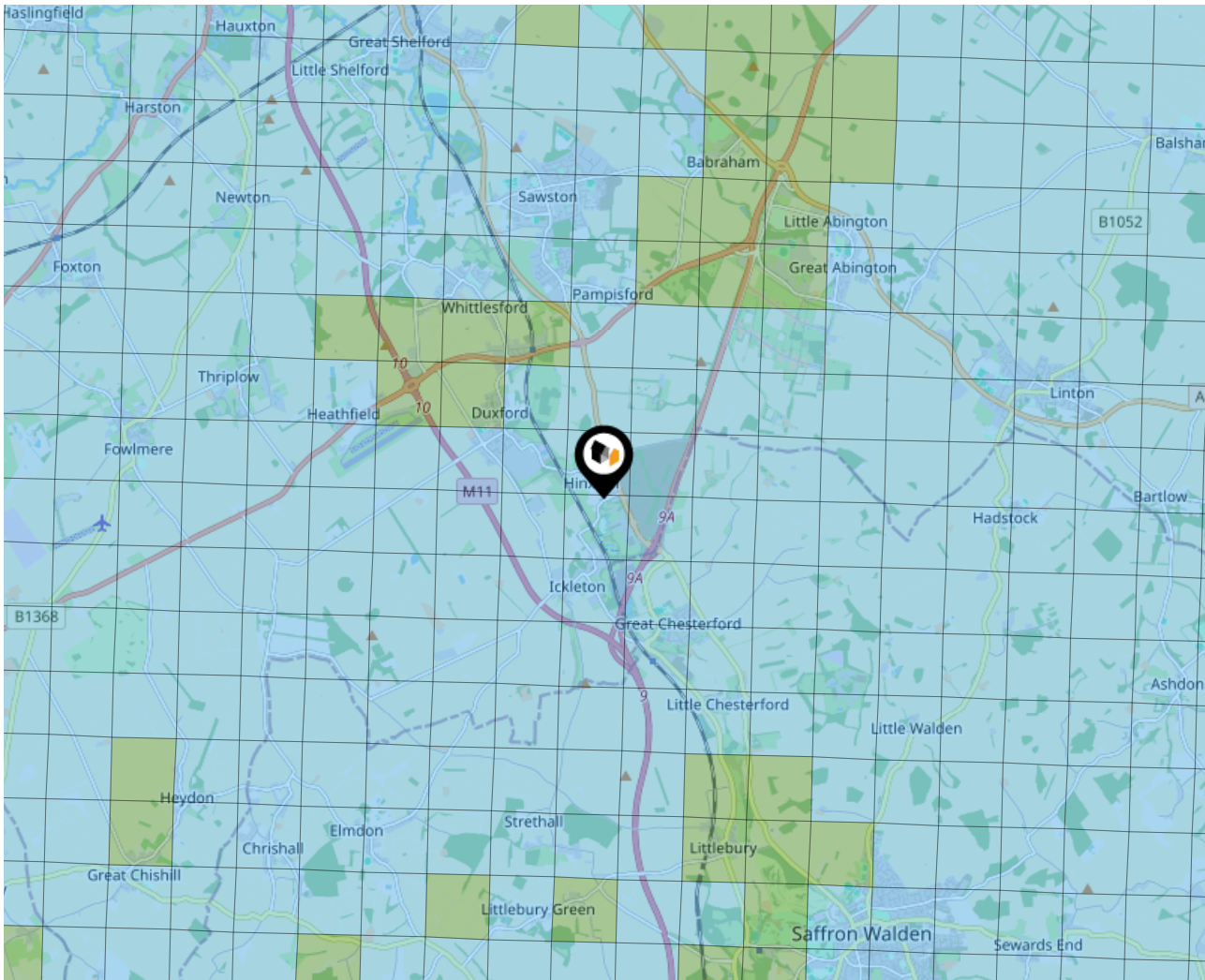
Ashdon Ward



Melbourn Ward

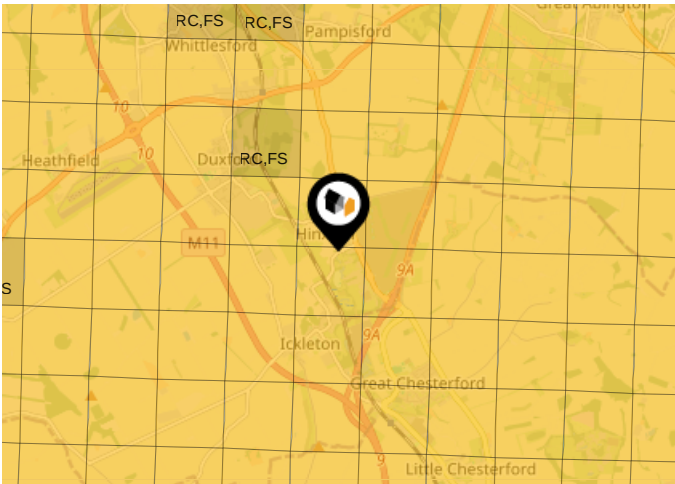
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



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

Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	MEDIUM TO LIGHT(SILTY)		

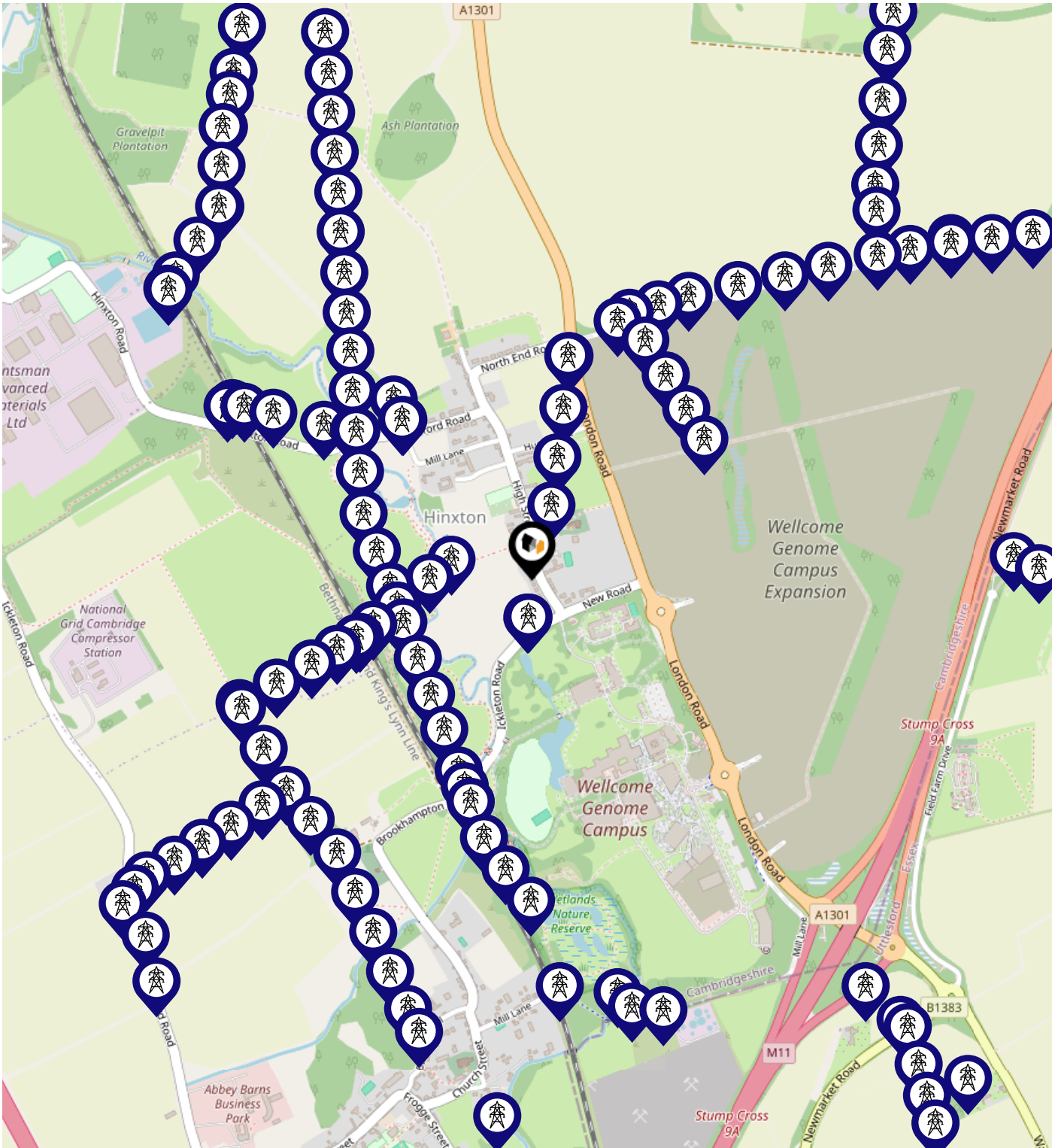


Primary Classifications (Most Common Clay Types)



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

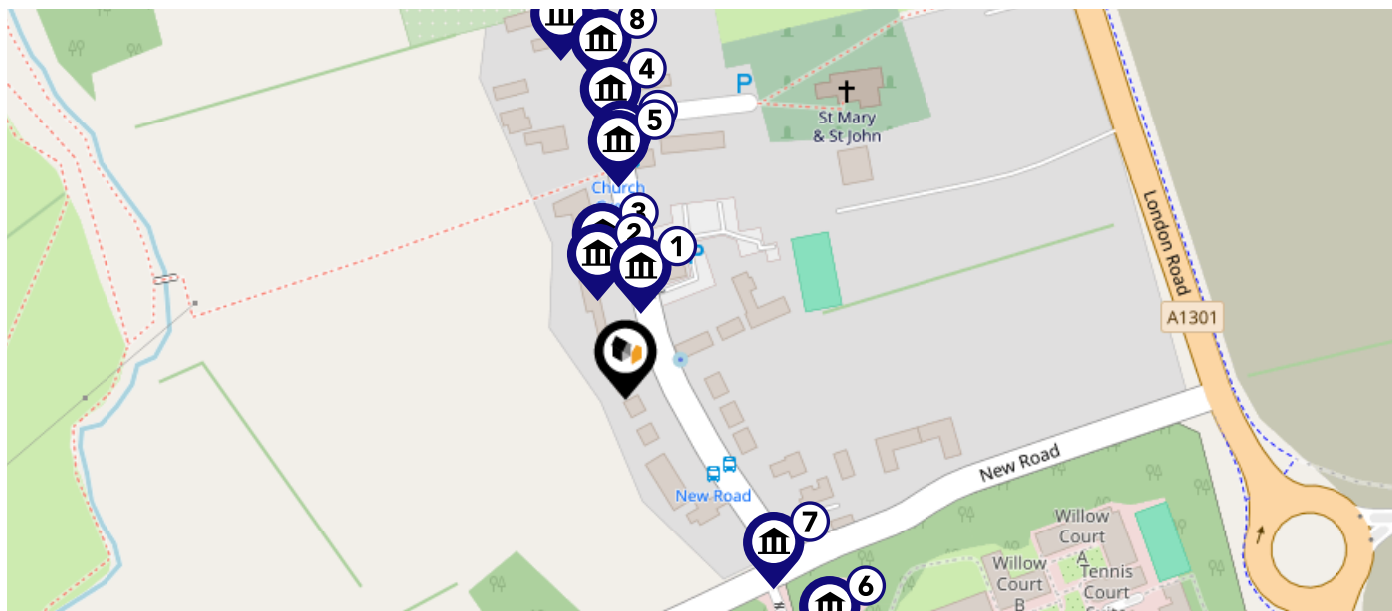
Masts & Pylons













Key:

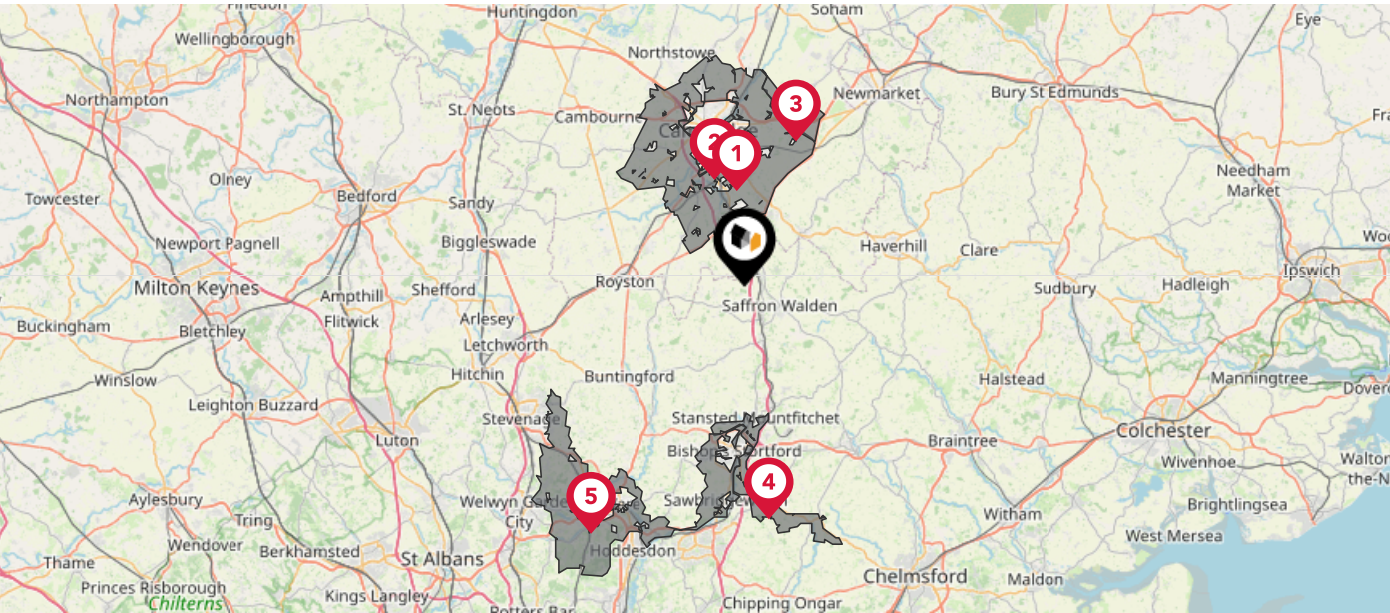
-  Power Pylons
-  Communication Masts

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

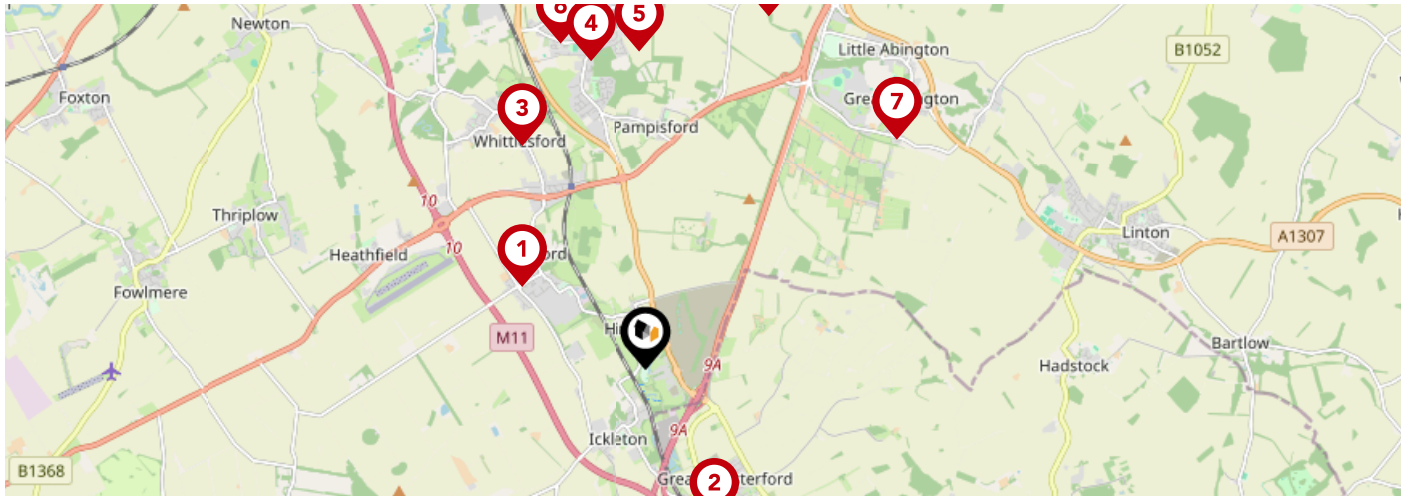


Listed Buildings in the local district		Grade	Distance
	1128079 - Red Lion Inn	Grade II	0.0 miles
	1330970 - The Old Manor House	Grade II	0.0 miles
	1163658 - 31, High Street	Grade II	0.0 miles
	1128075 - Church Green Cottage	Grade II	0.1 miles
	1163694 - Village Pump At Corner With Church Green And High Street	Grade II	0.1 miles
	1318133 - North Lodge	Grade II	0.1 miles
	1318116 - The Corner House	Grade II	0.1 miles
	1128080 - Sparrows Cottage	Grade II	0.1 miles
	1128077 - 47, High Street	Grade II	0.1 miles
	1200406 - K6 Telephone Kiosk	Grade II	0.1 miles

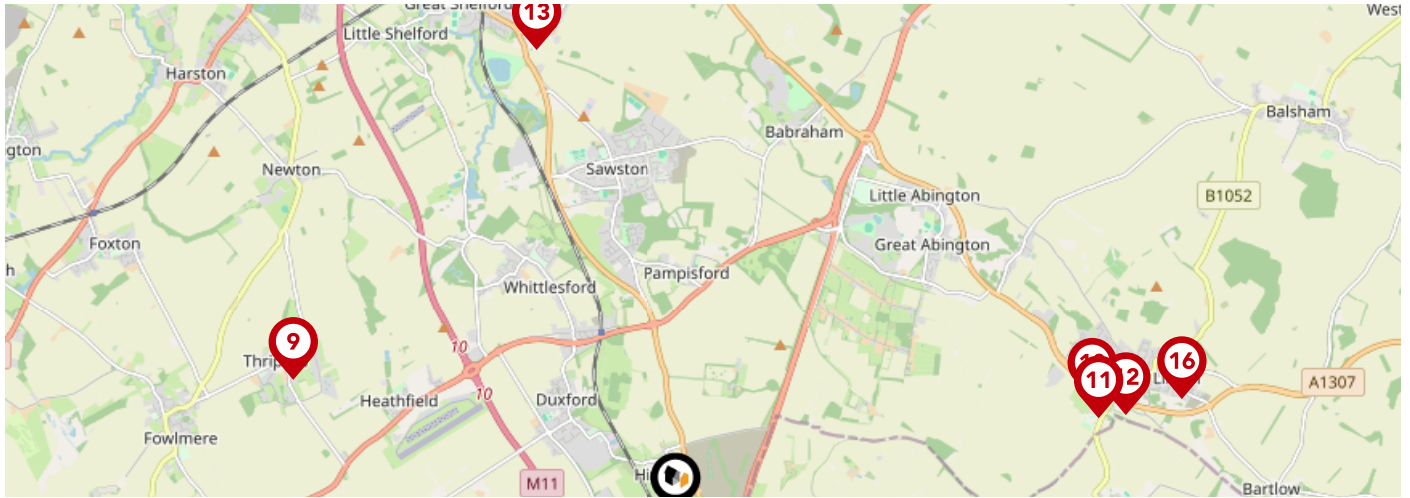
This map displays nearby areas that have been designated as Green Belt...



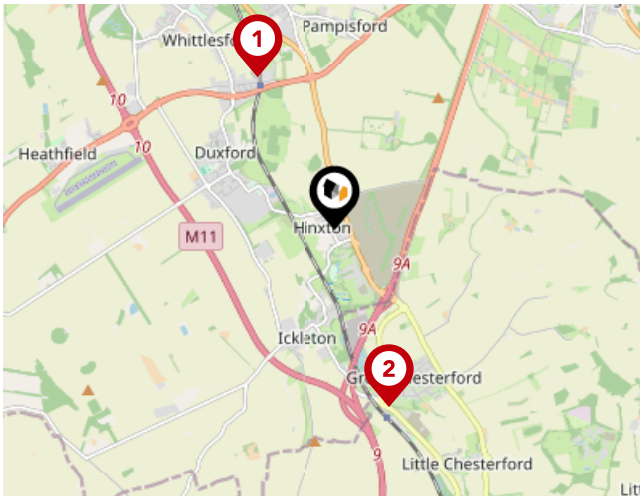
Nearby Green Belt Land	
1	Cambridge Green Belt - Cambridge
2	Cambridge Green Belt - South Cambridgeshire
3	Cambridge Green Belt - East Cambridgeshire
4	London Green Belt - Uttlesford
5	London Green Belt - East Hertfordshire



		Nursery	Primary	Secondary	College	Private
1	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Great Chesterford Church of England Primary Academy Ofsted Rating: Good Pupils: 197 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:2.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:3.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:3.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Linton Village College Ofsted Rating: Good Pupils: 833 Distance:3.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Granta School Ofsted Rating: Requires improvement Pupils: 175 Distance:3.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Linton CofE Infant School Ofsted Rating: Good Pupils: 149 Distance:4.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:4.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	St Mary's Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 218 Distance:4.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Chrishall Holy Trinity and St Nicholas CofE (Aided) Primary School and Pre-School Ofsted Rating: Good Pupils: 120 Distance:4.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Linton Heights Junior School Ofsted Rating: Good Pupils: 249 Distance:4.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



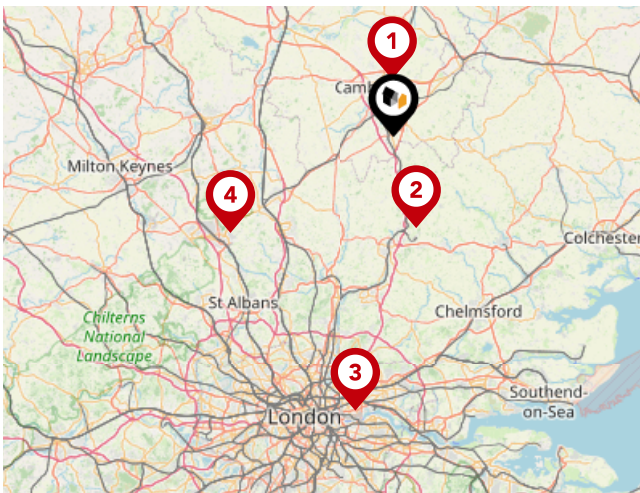
National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	1.55 miles
2	Great Chesterford Rail Station	1.7 miles
3	Shelford (Cambs) Rail Station	4.87 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	1.34 miles
2	M11 J10	2.14 miles
3	M11 J11	6.27 miles
4	M11 J12	8.65 miles
5	M11 J13	9.94 miles



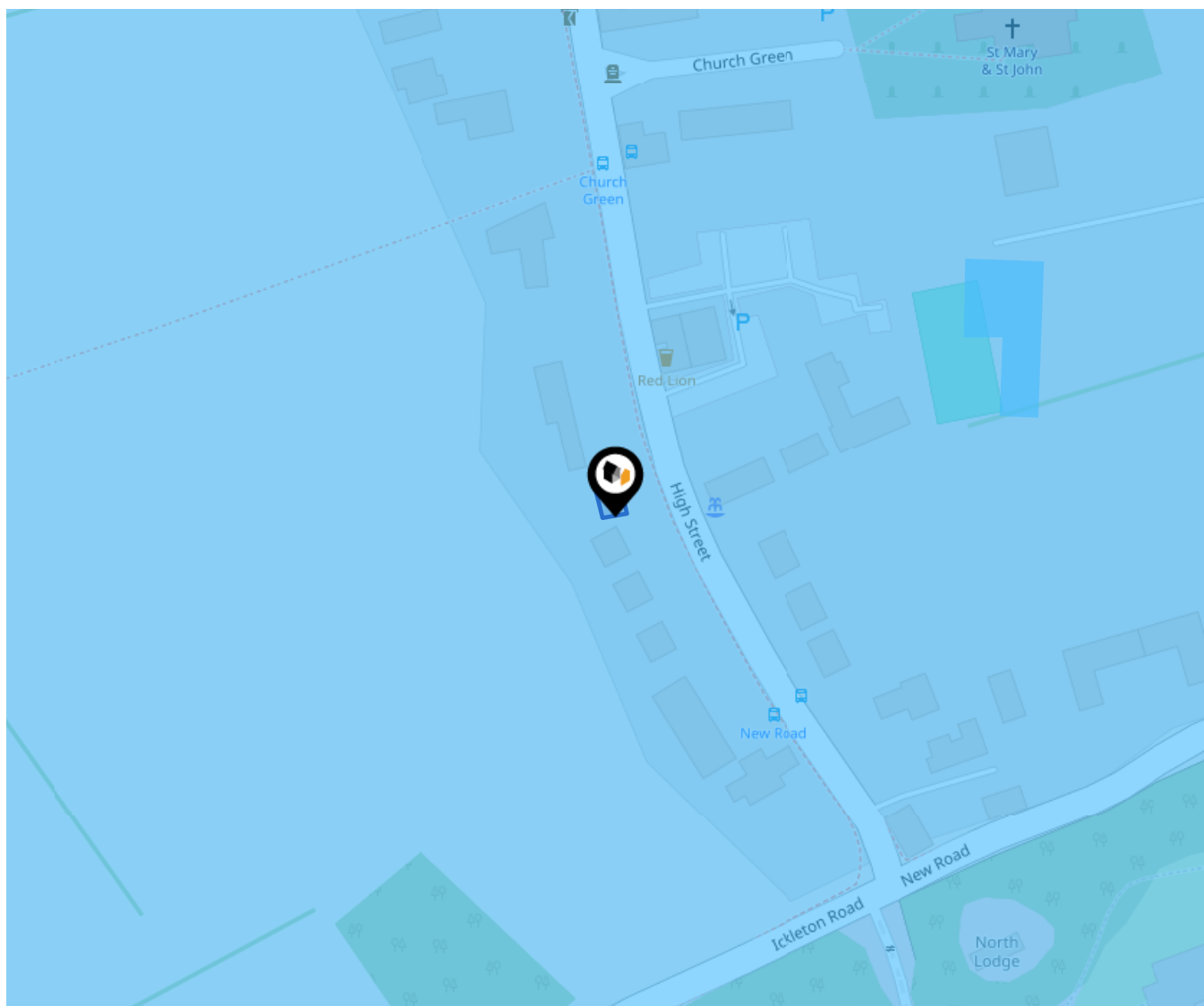
Airports/Helipads

Pin	Name	Distance
1	Cambridge	8.46 miles
2	Stansted Airport	13.76 miles
3	Silvertown	40.53 miles
4	Luton Airport	27.69 miles








Bus Stops/Stations

Pin	Name	Distance
1	New Road	0.04 miles
2	Church Green	0.06 miles
3	New Road	0.04 miles
4	Mill Lane	0.21 miles
5	North End Road	0.33 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

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Data Quality

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



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