

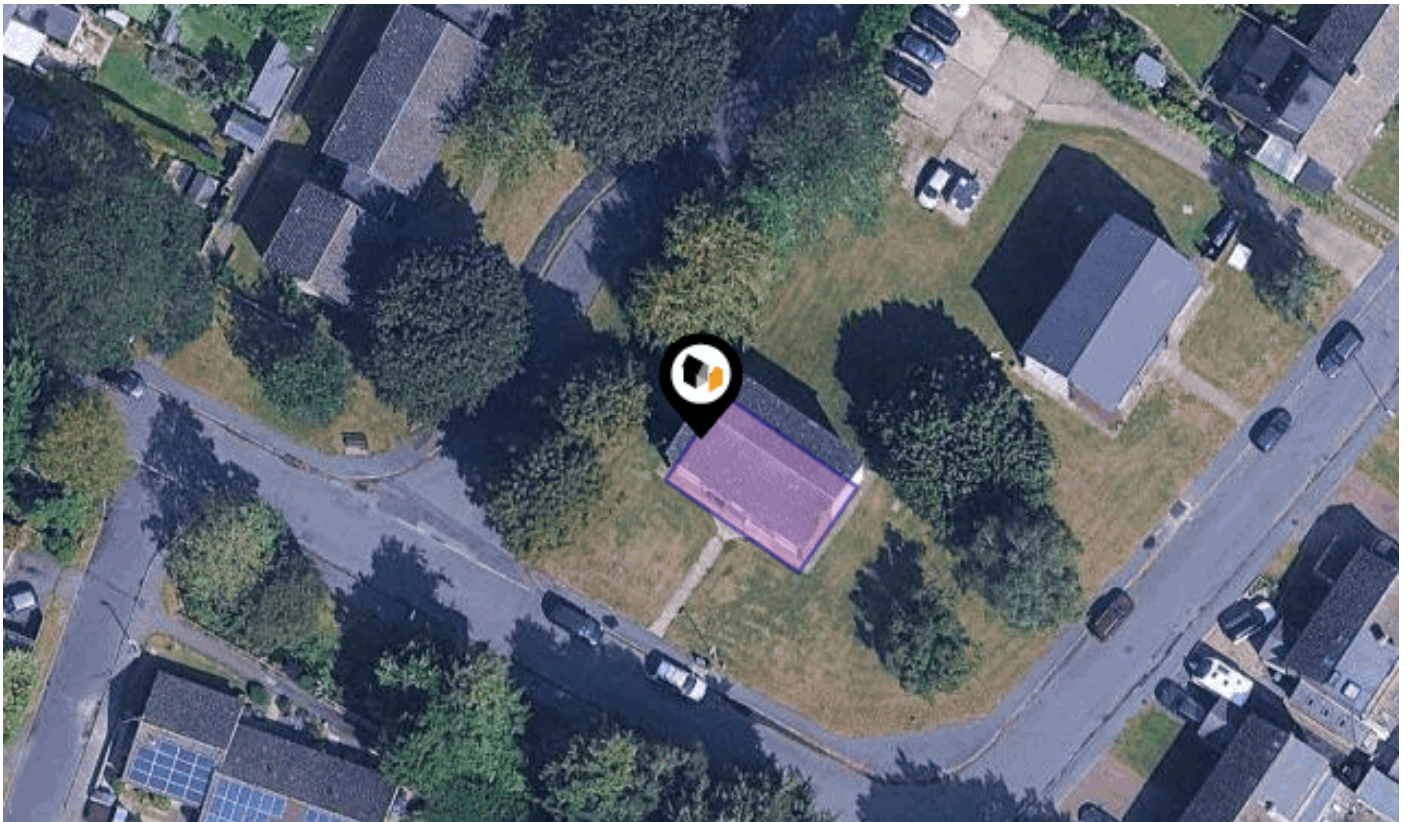


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 07th January 2026



COLES ROAD, MILTON, CAMBRIDGE, CB24

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

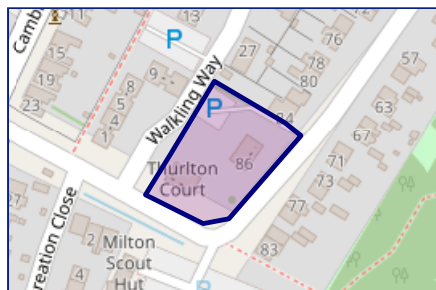
01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk

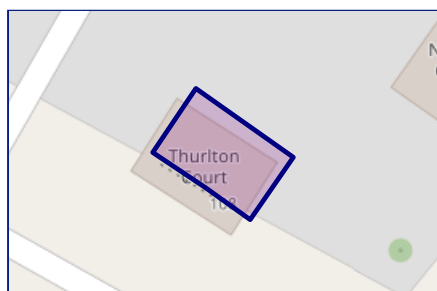


Freehold Title Plan



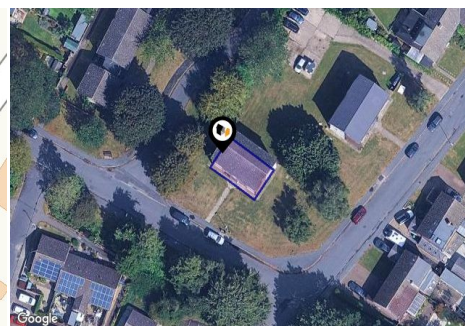
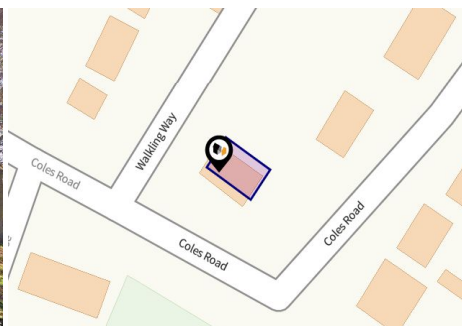
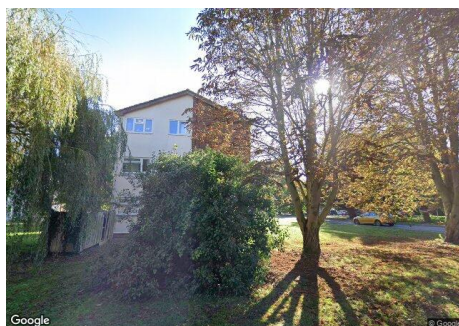
CB622

Leasehold Title Plan



CB396363

Start Date:	11/12/2014
End Date:	25/12/2164
Lease Term:	189 years from 25 December 1975
Term Remaining:	139 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	11/12/2014
Floor Area:	462 ft ² / 43 m ²	End Date:	25/12/2164
Plot Area:	0.03 acres	Lease Term:	189 years from 25 December 1975
Year Built :	1967-1975	Term	139 years
Council Tax :	Band B	Remaining:	
Annual Estimate:	£1,878		
Title Number:	CB396363		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

25 mb/s	67 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **24A Coles Road Milton Cambridgeshire CB24 6BW**

Reference - 23/04567/HFUL	
Decision:	Decided
Date:	29th November 2023
Description:	Single storey rear extension together with internal alterations.

Reference - 23/1473/TTCA	
Decision:	Decided
Date:	29th November 2023
Description:	T1 Beech tree - crown reduce by 1-1.5m.

Reference - 23/04575/CL2PD	
Decision:	Decided
Date:	29th November 2023
Description:	Certificate of lawfulness under S192 for the erection of a rear dormer extension and the insertion of 2 No. rooflights to the front roof slope.

Planning records for: **32 Coles Road Milton Cambridge Cambridgeshire CB24 6BW**

Reference - S/1056/14/FL	
Decision:	Decided
Date:	07th May 2014
Description:	Single & Two Storey Rear Extension & New Garage/Workshop and Porch

Planning records for: **40 Coles Road Milton Cambridgeshire CB24 6BW**

Reference - 23/03459/HFUL	
Decision:	Decided
Date:	11th September 2023
Description:	Single storey extension to side and rear.

Planning records for: **46 Coles Road Milton Cambridge Cambridgeshire CB24 6BW**

Reference - S/3403/19/PA	
Decision:	-
Date:	01st October 2019
Description:	Prior approval for a proposed single storey rear extension

Planning records for: **64 Coles Road Milton Cambridgeshire CB24 6BW**

Reference - 24/02114/CL2PD	
Decision:	Decided
Date:	03rd June 2024
Description:	Certificate of lawfulness under S192 for a replacement flat roof to rear with 2no. flat roof lights, installation of rear patio doors, relocation of side access door and new window to side elevation

Planning records for: **66 Coles Road Milton Cambridge CB24 6BW**

Reference - S/4174/18/LD	
Decision:	Decided
Date:	02nd November 2018
Description:	Certificate of lawful development for a proposed loft conversion/ roof extension

Planning records for: **66 Coles Road Milton Cambridge Cambridgeshire CB24 6BW**

Reference - S/1708/18/FL	
Decision:	Withdrawn
Date:	01st May 2018
Description:	Front extension including porch and rear dormer window.

Reference - S/3002/18/FL	
Decision:	Decided
Date:	06th August 2018
Description:	Single storey front porch extension.

Planning records for: **70 Coles Road Milton Cambridgeshire CB24 6BW**

Reference - 24/01087/HFUL	
Decision:	Decided
Date:	22nd March 2024
Description:	Conversion of Garage into an annexe. (Ancillary use to dwelling)

Reference - 25/00848/FUL	
Decision:	Withdrawn
Date:	06th March 2025
Description:	Change of Use and Conversion of Existing Annex for Short-Term Let (Airbnb) Use

Planning records for: **70 Coles Road Milton Cambridgeshire CB24 6BW**

Reference - 21/02577/PRI01A	
Decision:	Decided
Date:	28th May 2021
Description:	Ground floor rear extension

Reference - F/YR24/3061/COND	
Decision:	Awaiting decision
Date:	22nd March 2024
Description:	Details reserved by conditions 3 (acoustic fence), 4 (security measures and external lighting), 5 (refuse collection strategy), 6 (cycle parking) and 7 (landscaping scheme) of planning permission F/YR23/0875/F (Change of use of existing restaurant to a house of multiple of occupation (HMO) (Sui-Generis) for up to 12 persons, and associated works, retention of existing 2-bed dwelling, and outbuilding for storage)

Planning records for: **74 Coles Road Milton Cambridge CB24 6BW**

Reference - S/3895/19/FL	
Decision:	Decided
Date:	12th November 2019
Description:	Single storey front extension

Planning records for: **78 Coles Road Milton Cambridgeshire CB24 6BW**

Reference - 22/1190/TTPO	
Decision:	Decided
Date:	14th October 2022
Description:	T1 - Lime Tree - Reduce overall crown by 2 - 3 m close to previous reduction points - general maintenance T2 - Lime Tree - Reduce overall crown by 2 - 3 m close to previous reduction points - general maintenance T3 - Lime Tree - Reduce overall crown by 2 - 3 m close to previous reduction points - general maintenance

Planning records for: **78 Coles Road Milton Cambridgeshire CB24 6BW**

Reference - 22/04552/HFUL	
Decision:	Decided
Date:	14th October 2022
Description:	Single storey extension and porch to front.

Reference - 23/01424/HFUL	
Decision:	Decided
Date:	14th April 2023
Description:	Single storey front kitchen and porch extension.

Planning records for: **4 Coles Road Milton Cambridge Cambridgeshire CB24 6BW**

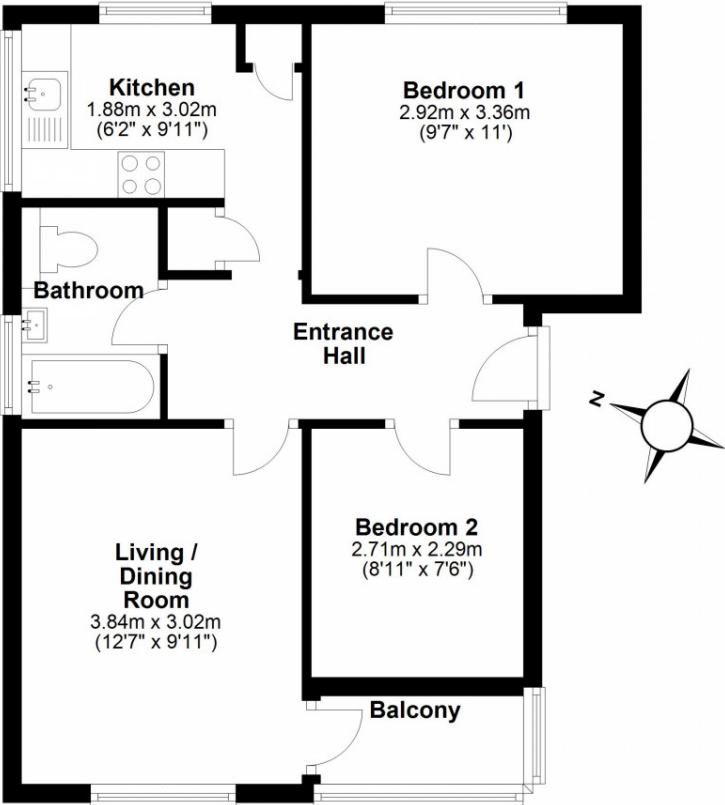
Reference - S/0570/11	
Decision:	Decided
Date:	21st March 2011
Description:	Dormer window



COLES ROAD, MILTON, CAMBRIDGE, CB24

First Floor

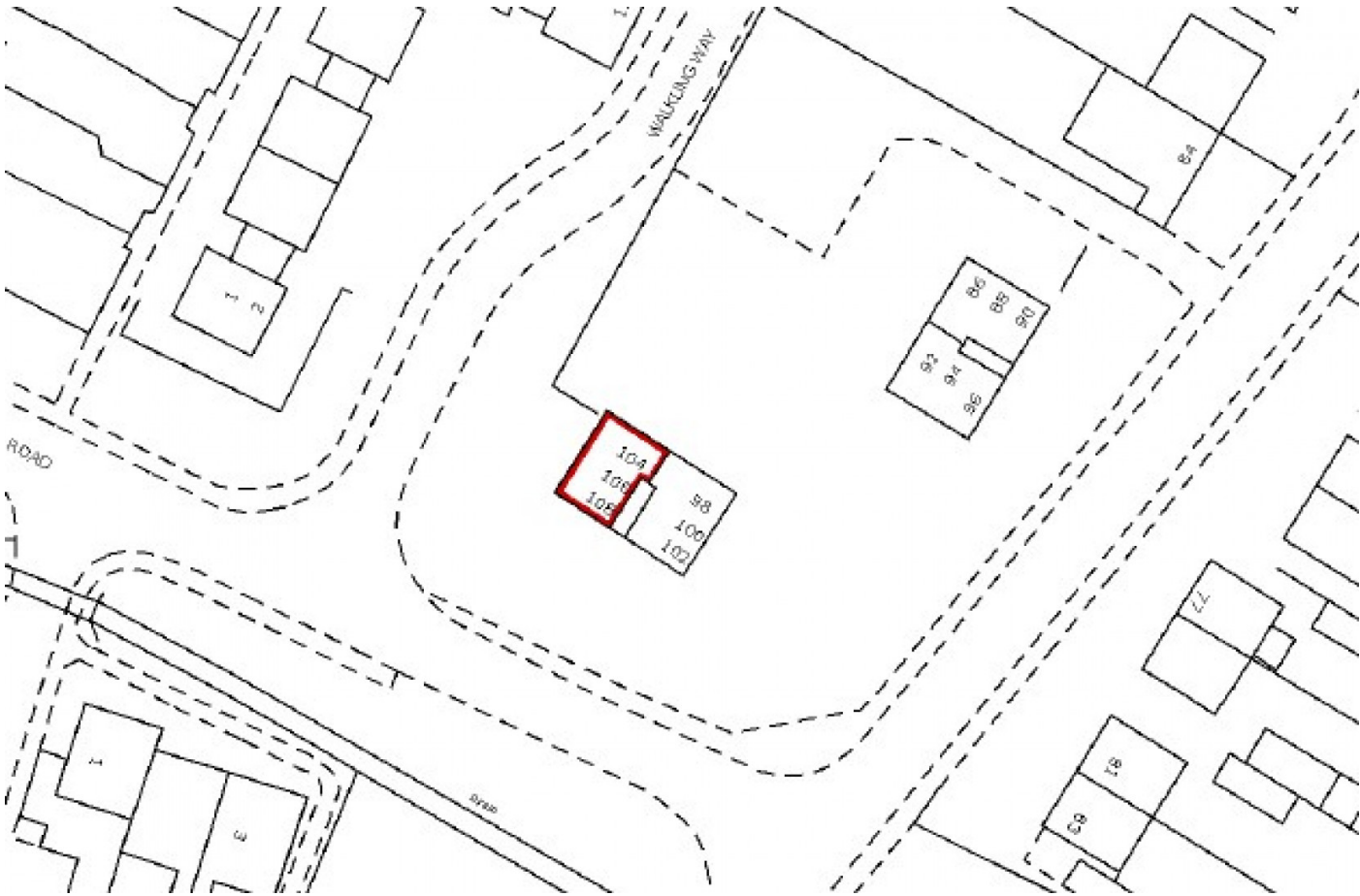
Approx. 44.8 sq. metres (482.1 sq. feet)

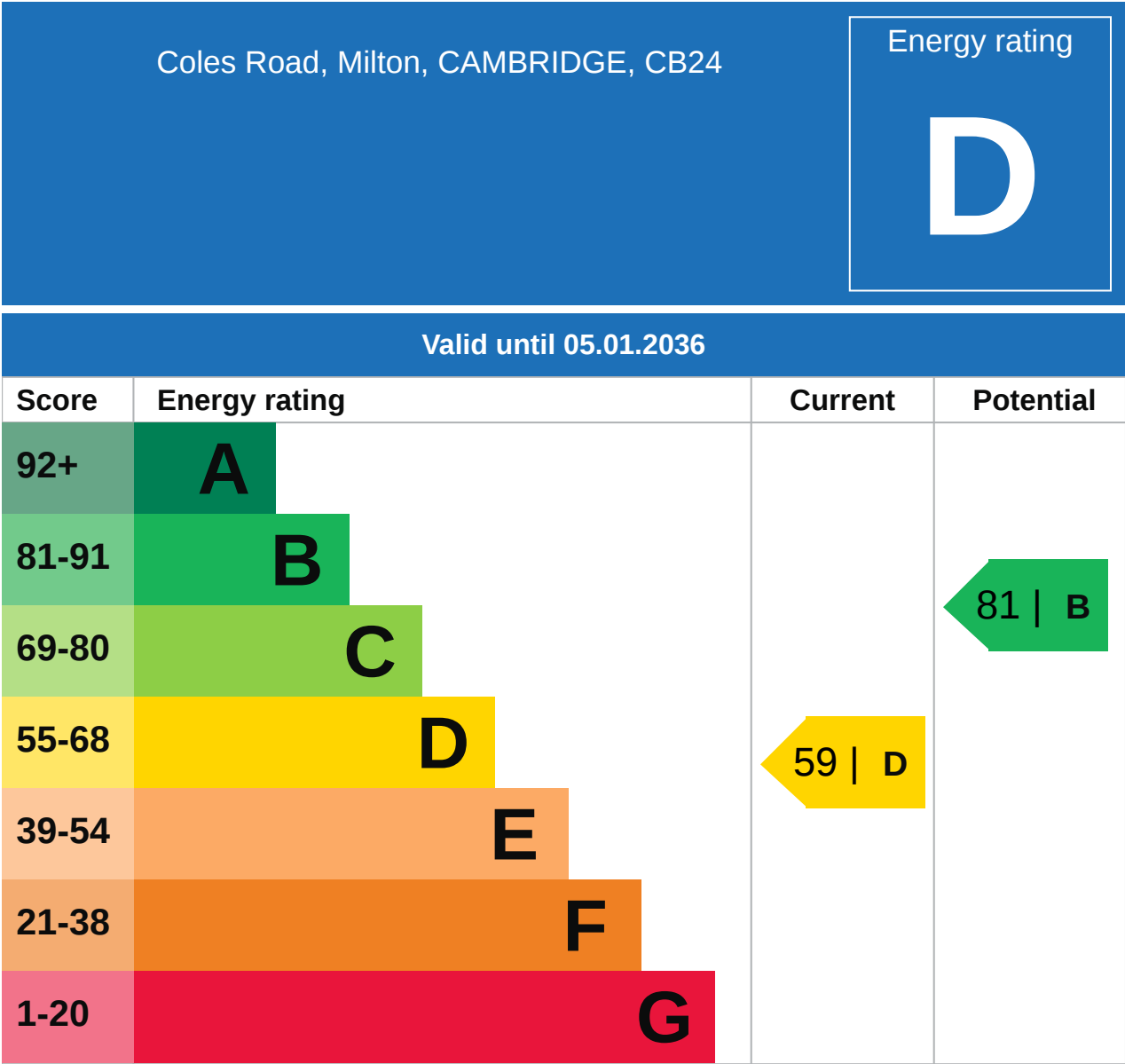


Total area: approx. 44.8 sq. metres (482.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

COLES ROAD, MILTON, CAMBRIDGE, CB24





Additional EPC Data

Property Type:	Mid-floor flat
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Poor
Main Heating:	Portable electric heating assumed for most rooms
Main Heating Energy:	Poor
Main Heating Controls:	No thermostatic control of room temperature
Main Heating Controls Energy:	Poor
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	(another dwelling below)
Secondary Heating:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	43 m ²

Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Brick

Property Lease Information

Lease Expiry Date 25/12/2164
Annual Ground Rent 60.00 / Ground Rent paid to Proxim Property Management
Annual Service Charge £1,390.00 / Service Charge reviewed annually

Listed Building Information

Stamp Duty

Other

Proposed roof replacement / Major works fund: Each flat owner is paying a quarterly major works fund - £302.08

Other

Electricity Supply

Octopus

Gas Supply

Central Heating

No

Water Supply

South Staffordshire 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

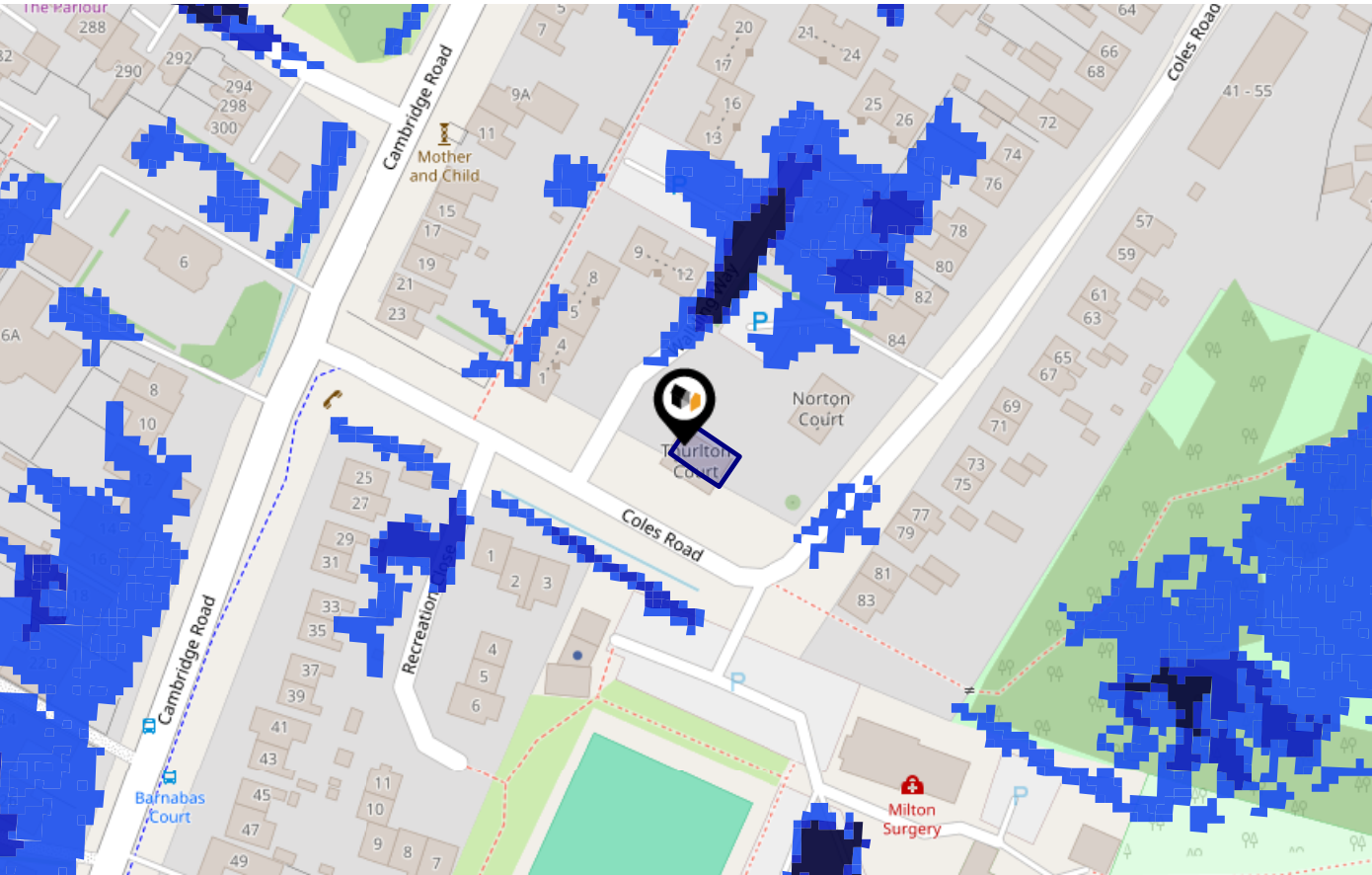
Important - Please read

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.

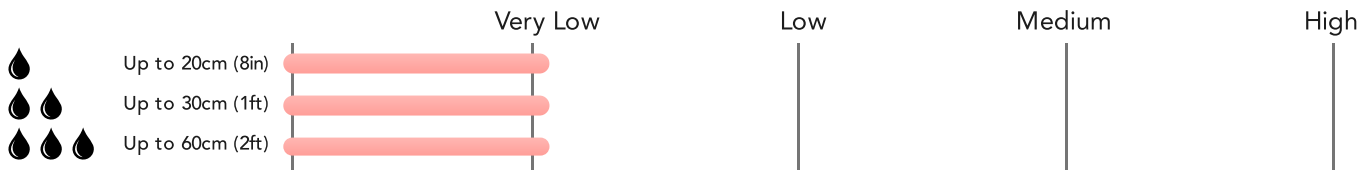


Risk Rating: Very low

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:

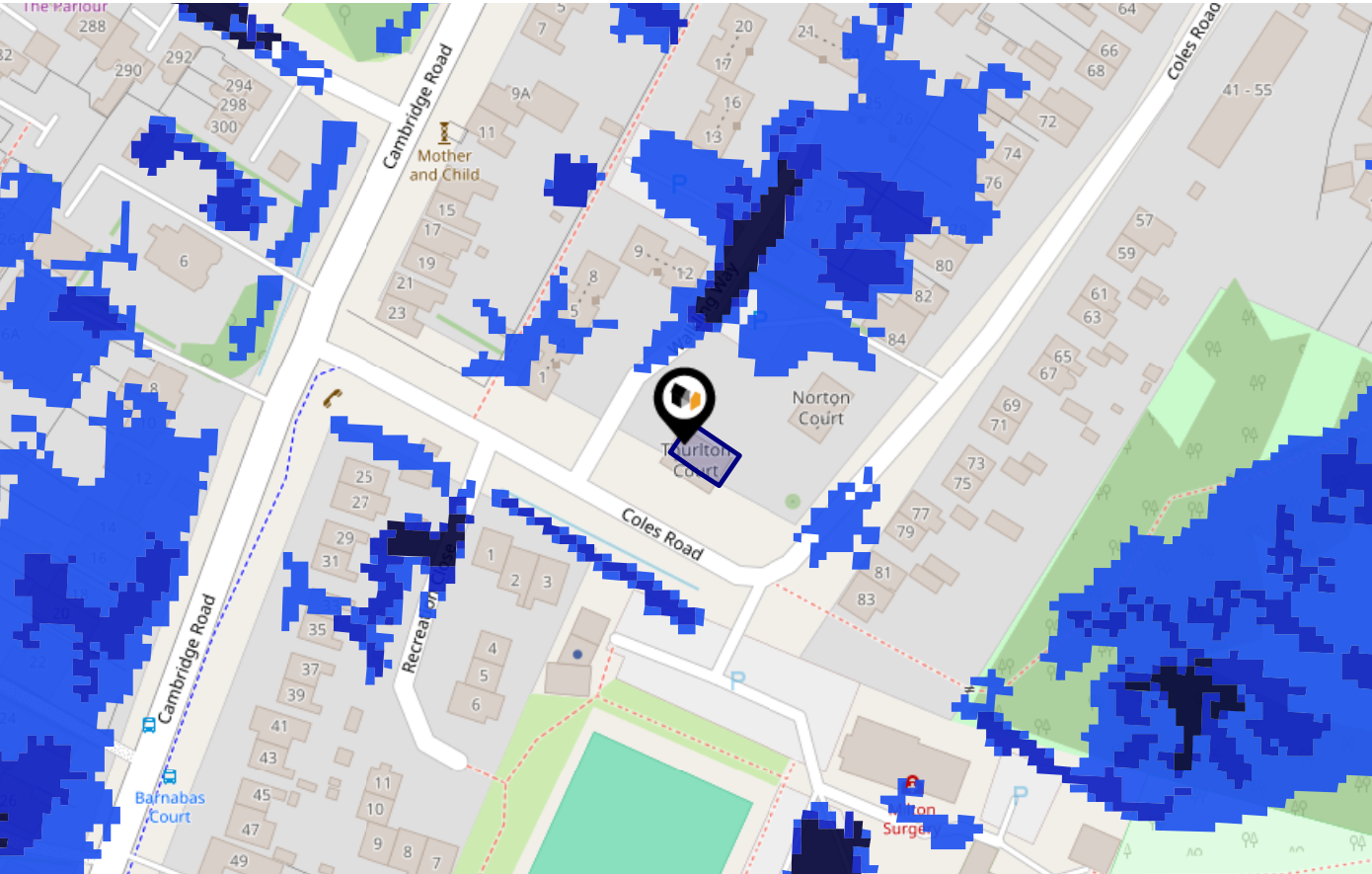


Flood Risk

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.

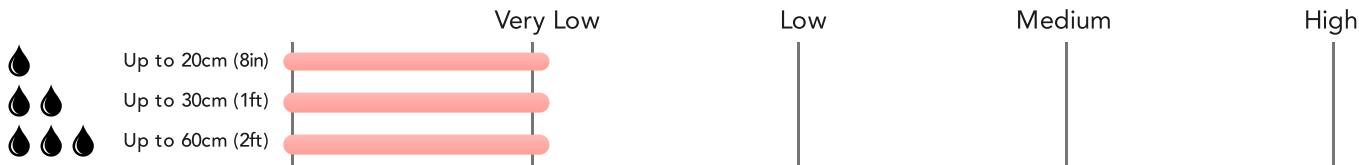


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Chance of flooding to the following depths at this property:

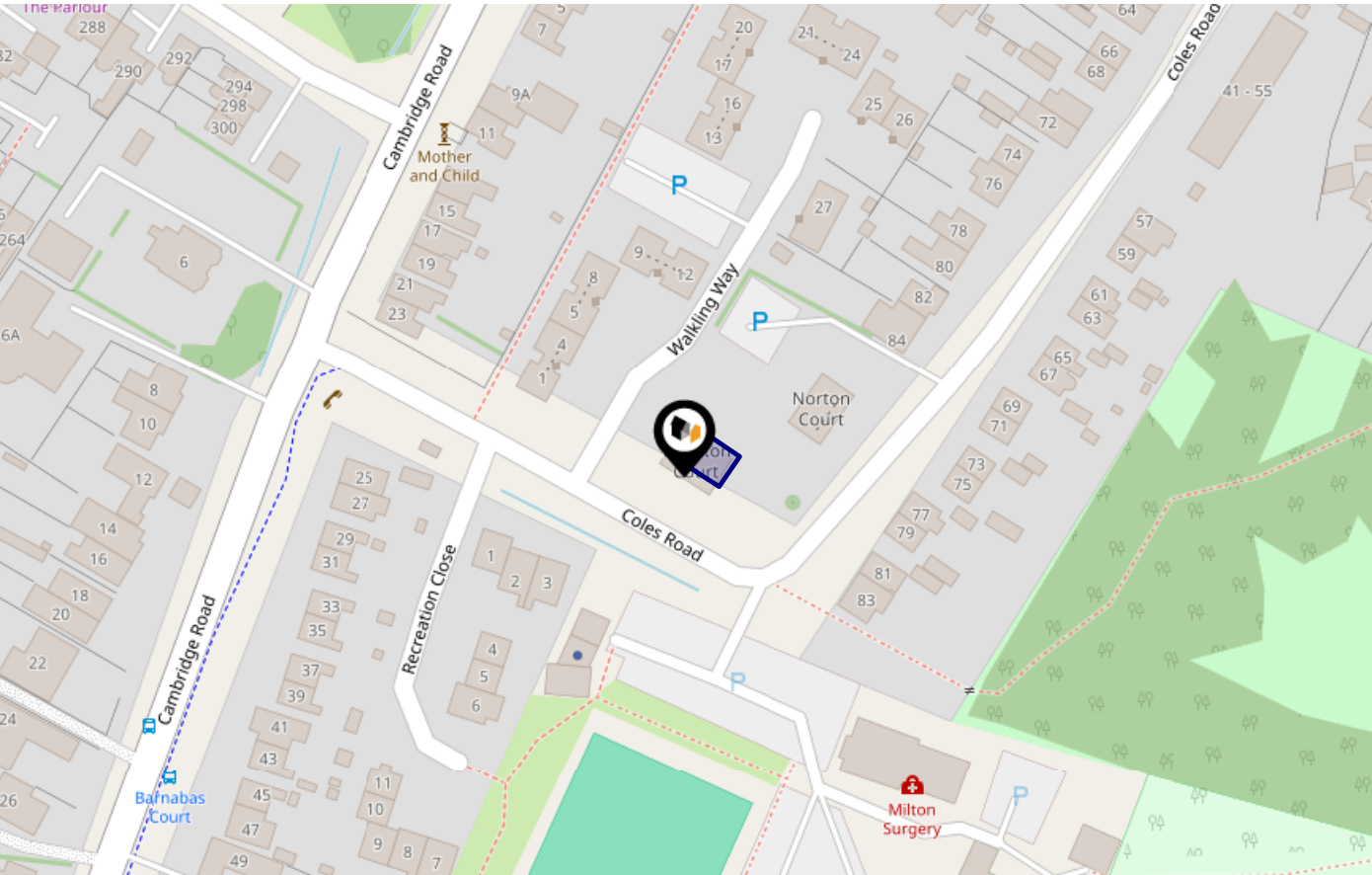


Flood Risk

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.

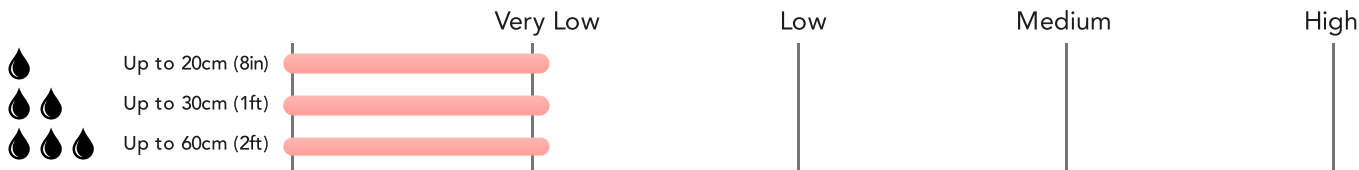


Risk Rating: Very low

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- 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:

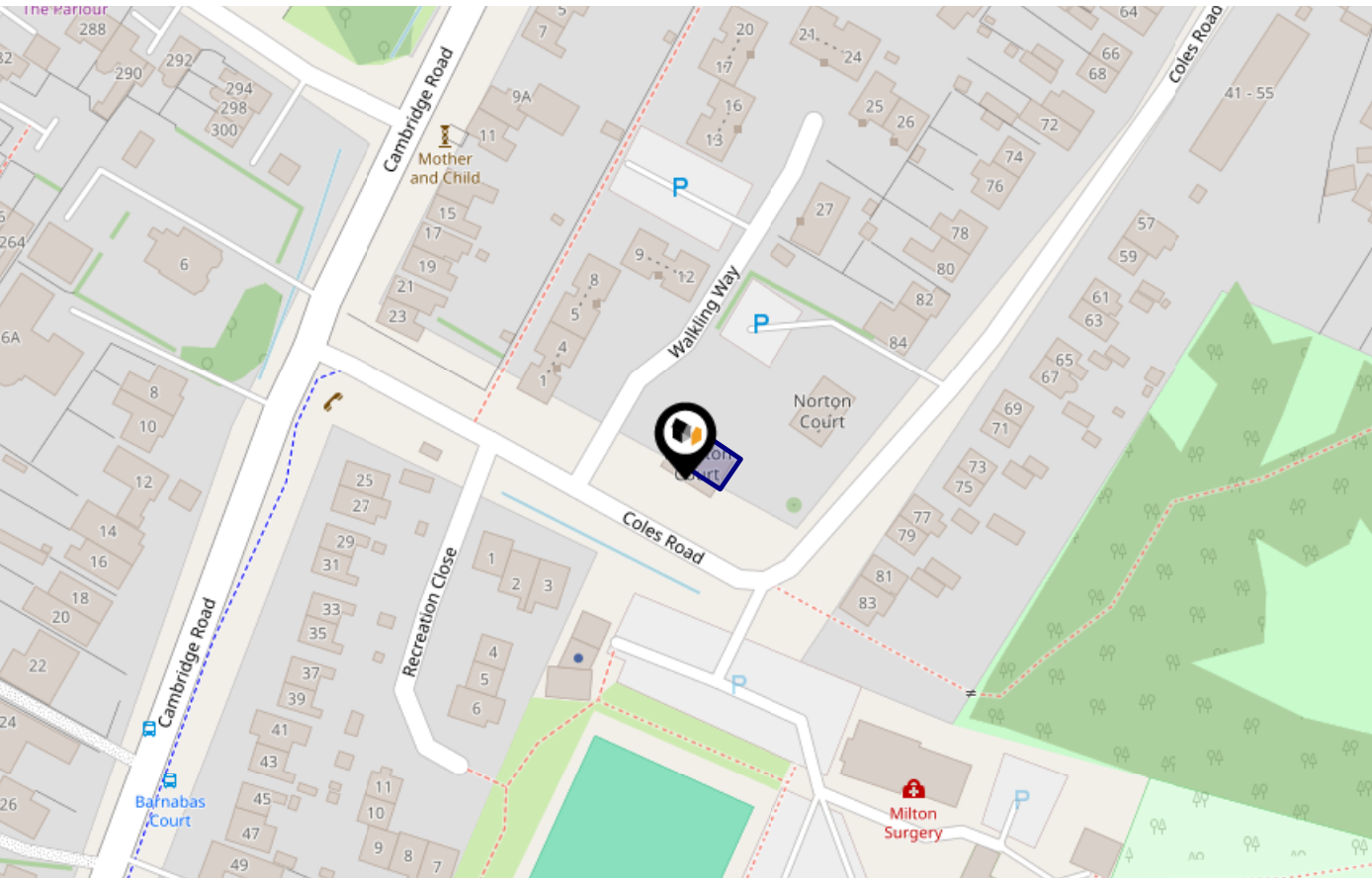


Flood Risk

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.

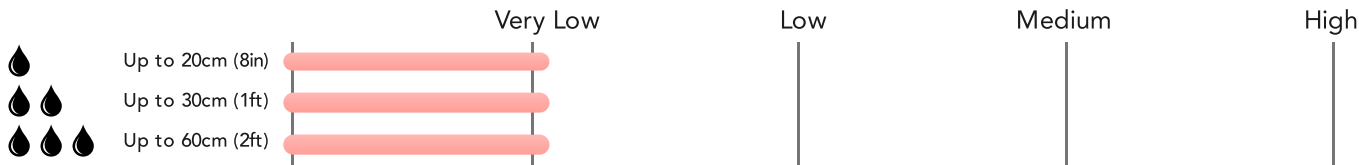


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Chance of flooding to the following depths at this property:

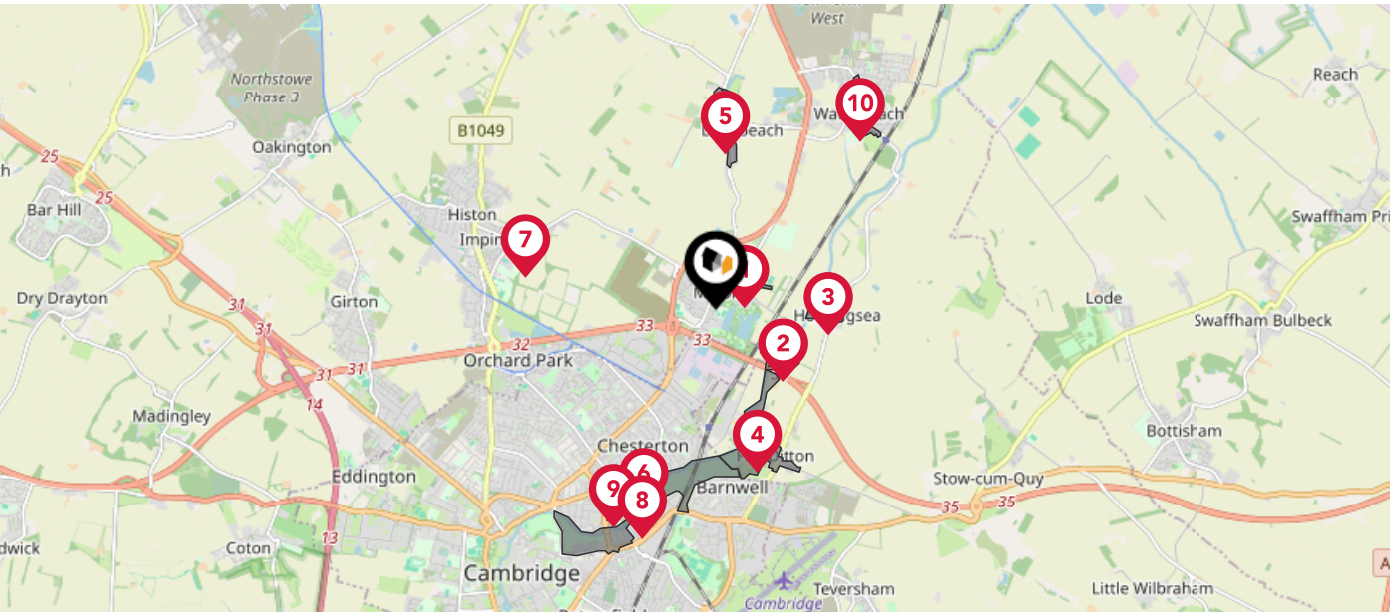


Maps

Conservation Areas

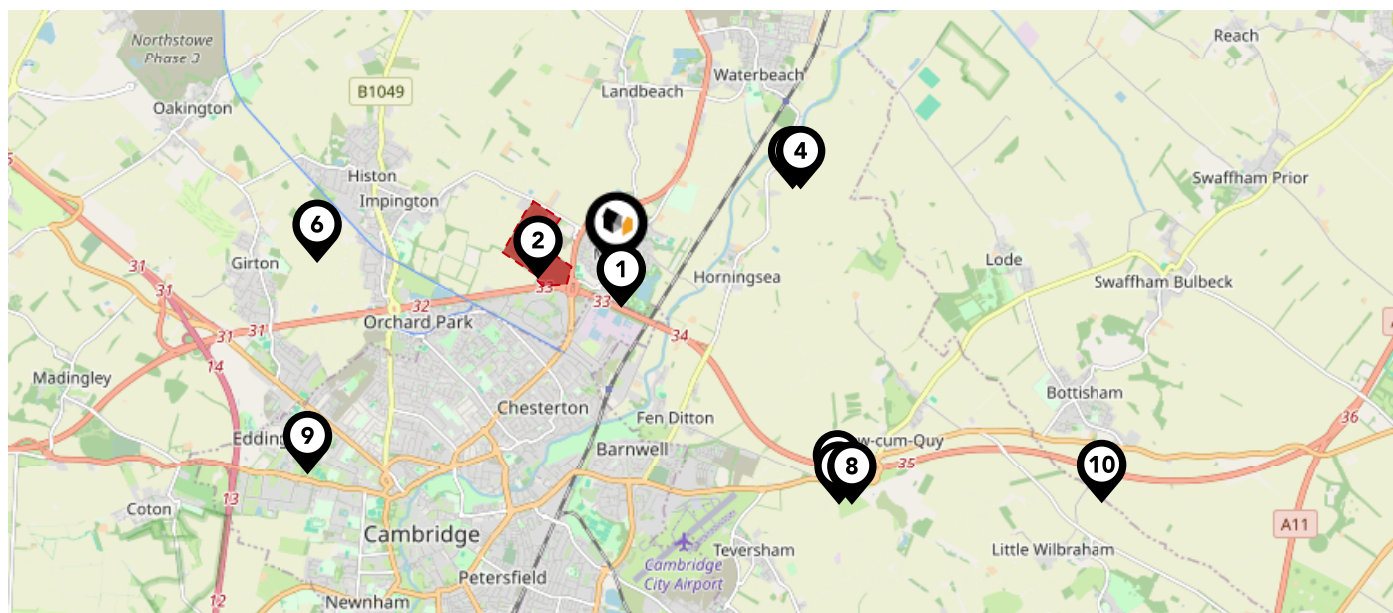


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Milton
2	Baits Bite Lock
3	Horningsea
4	Fen Ditton
5	Landbeach
6	Ferry Lane
7	Impington St Andrew's
8	Riverside and Stourbridge Common
9	Chesterton
10	Waterbeach

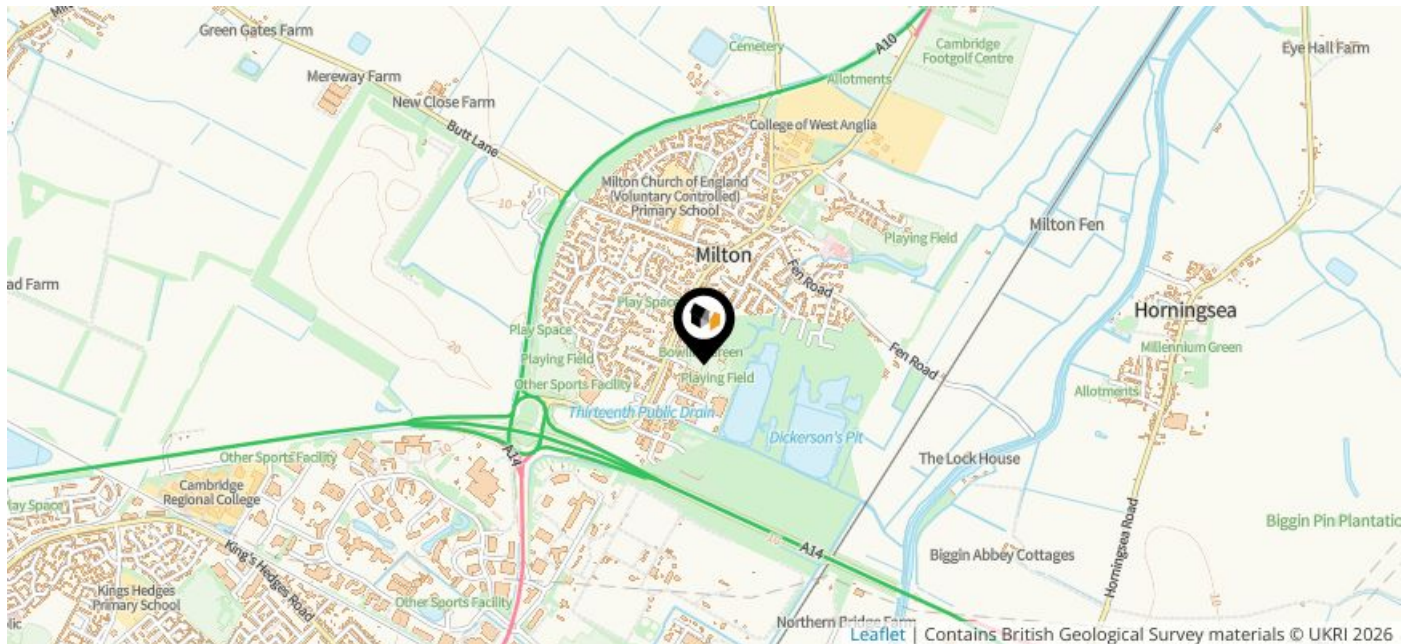
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill	
2	No name provided by source	Active Landfill	
3	Clayhithe Cottages-Horningsea	Historic Landfill	
4	C Hunter - Northfields Farm-Northfields Farm, Clayhithe, Cambridge, Cambridgeshire	Historic Landfill	
5	Quy Mill Hotel-Quy	Historic Landfill	
6	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill	
7	Quy Bridge-Quy	Historic Landfill	
8	EA/EPR/NP3790NX/A001	Active Landfill	
9	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	
10	Parsonage Farm-Bottisham	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



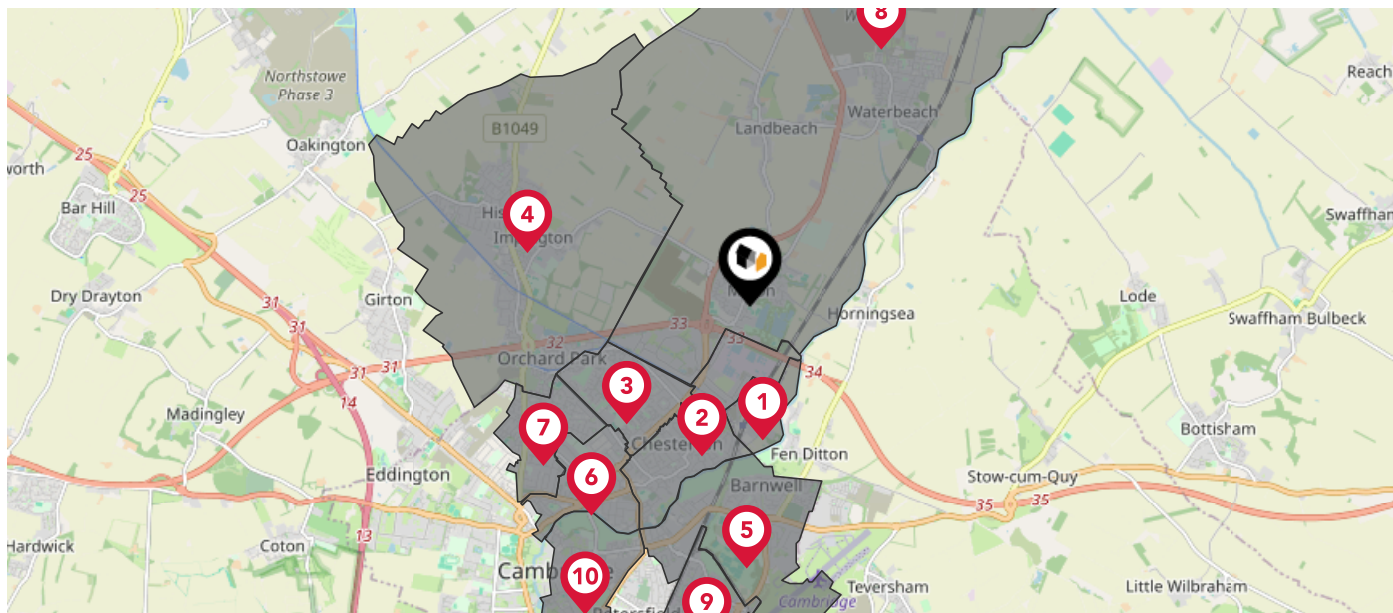
Mine Entry

- ✕ 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

Milton & Waterbeach Ward

2

East Chesterton Ward

3

King's Hedges Ward

4

Histon & Impington Ward

5

Abbey Ward

6

West Chesterton Ward

7

Arbury Ward

8

Milton & Waterbeach Ward

9

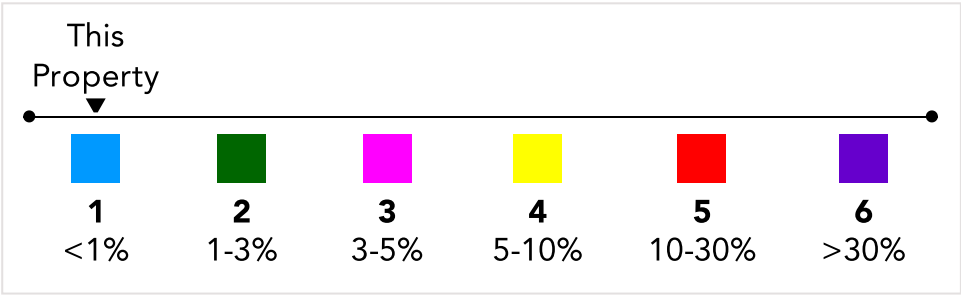
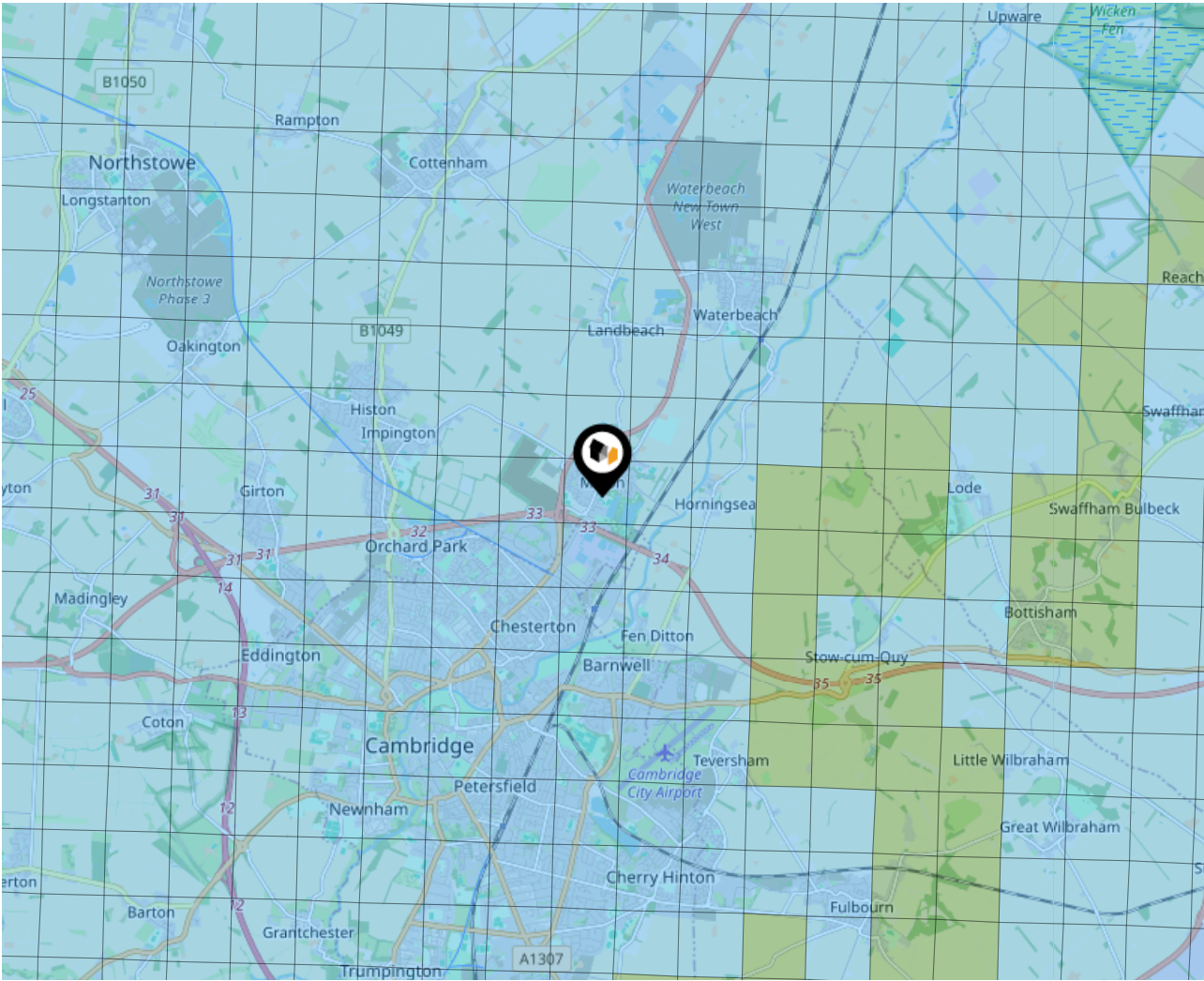
Romsey Ward

10

Market Ward

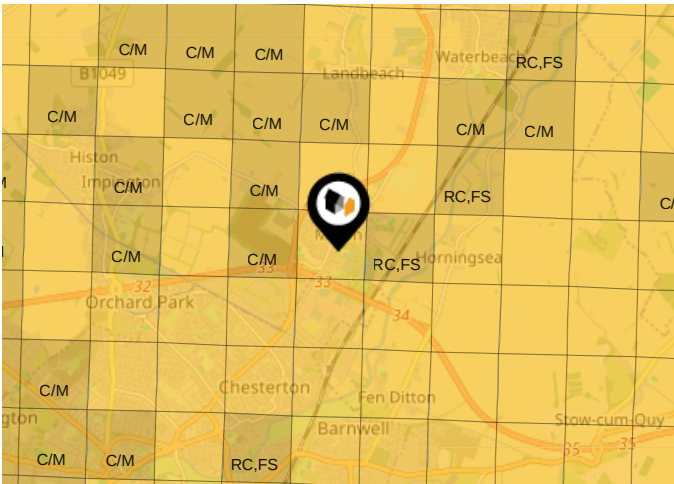
What is Radon?

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



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

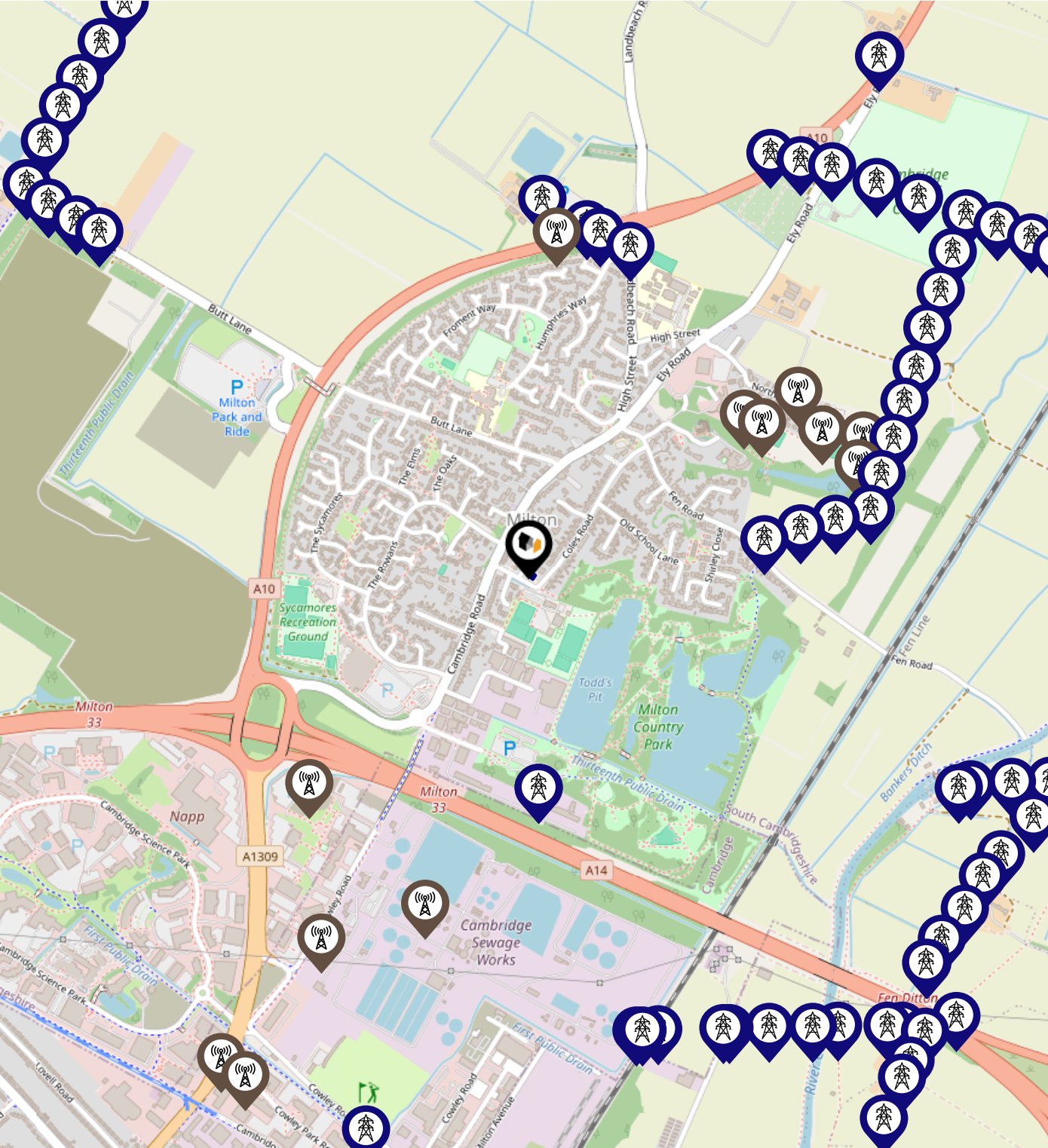
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		





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:

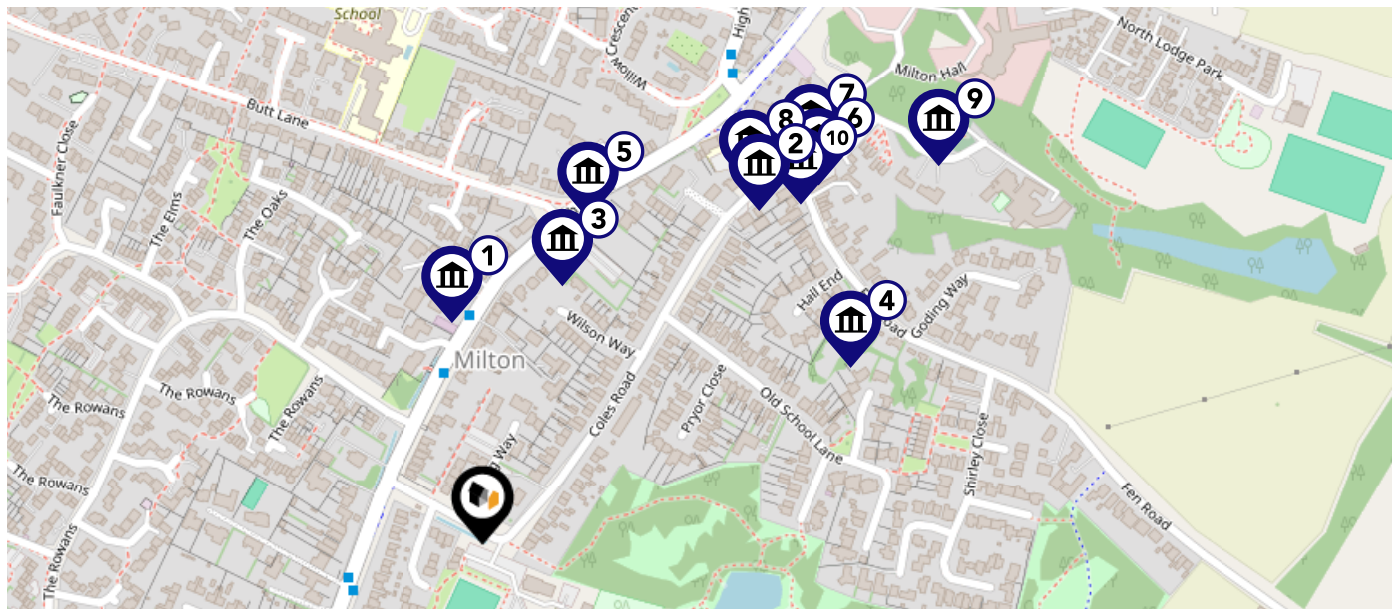
-  Power Pylons
-  Communication Masts











Maps

Listed Buildings

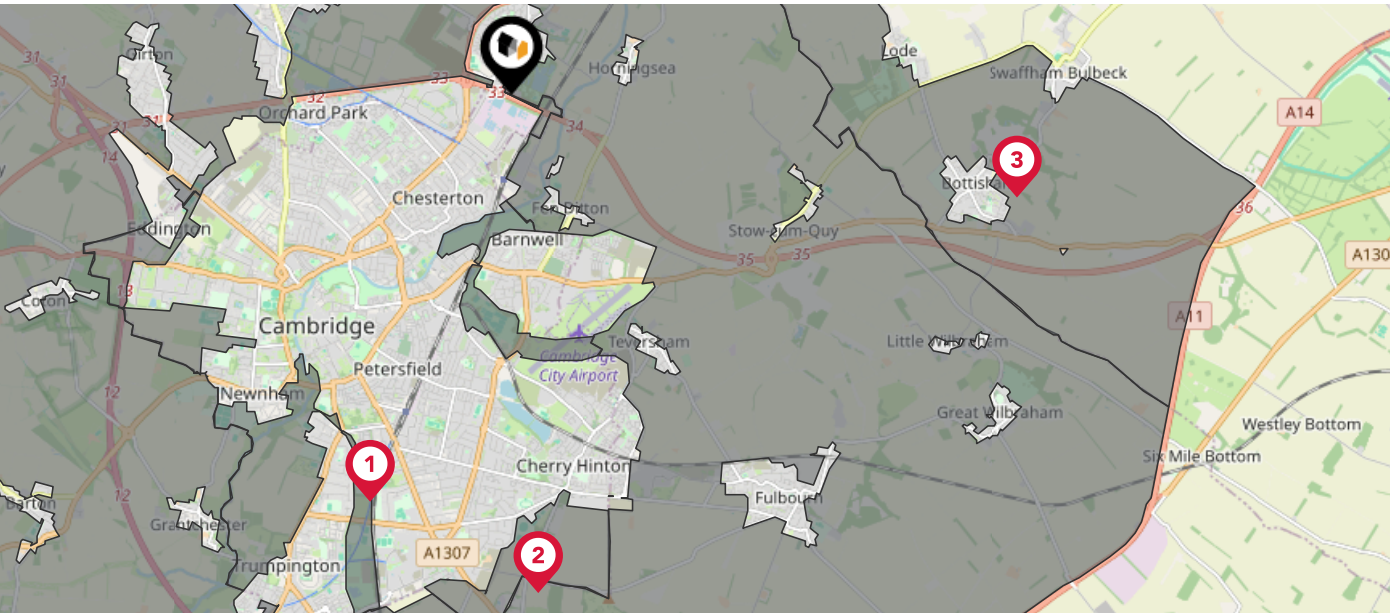


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

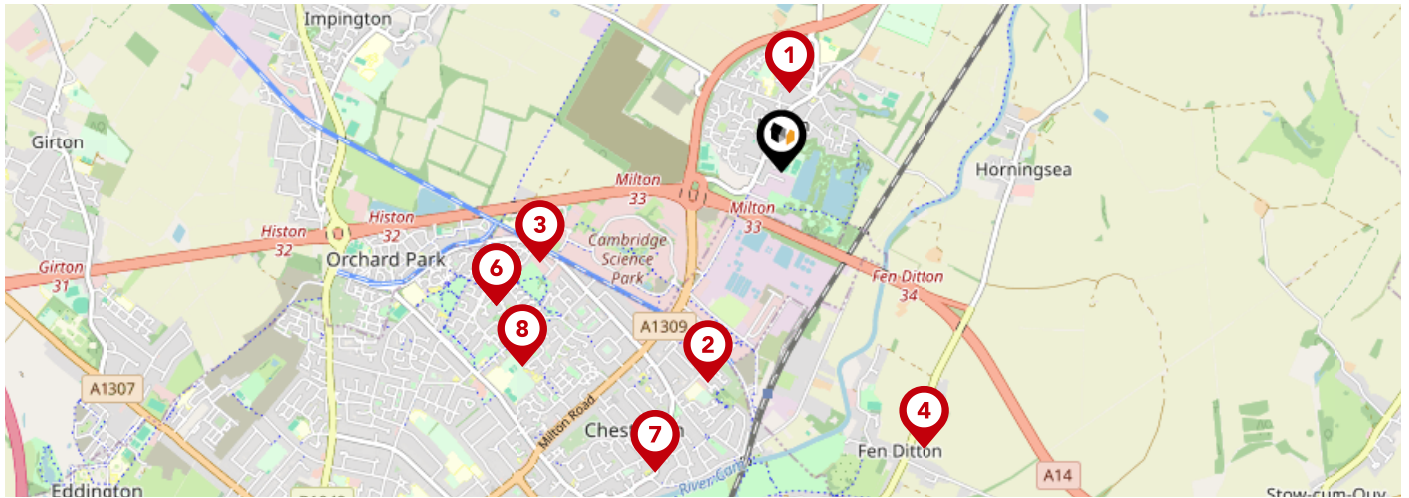


Listed Buildings in the local district		Grade	Distance
	1302033 - 3, High Street	Grade II	0.1 miles
	1428634 - Milton War Memorial	Grade II	0.2 miles
	1331323 - White Horse Public House	Grade II	0.2 miles
	1127351 - Milton House	Grade II	0.2 miles
	1127353 - Lion And Lamb Public House	Grade II	0.2 miles
	1331319 - 2, Church Lane	Grade II	0.3 miles
	1127347 - 1, Church Lane	Grade II	0.3 miles
	1127350 - Queen Anne's Lodge	Grade II	0.3 miles
	1127349 - Parish Church Of All Saints	Grade II	0.3 miles
	1331321 - Jolly Brewers Public House	Grade II	0.3 miles

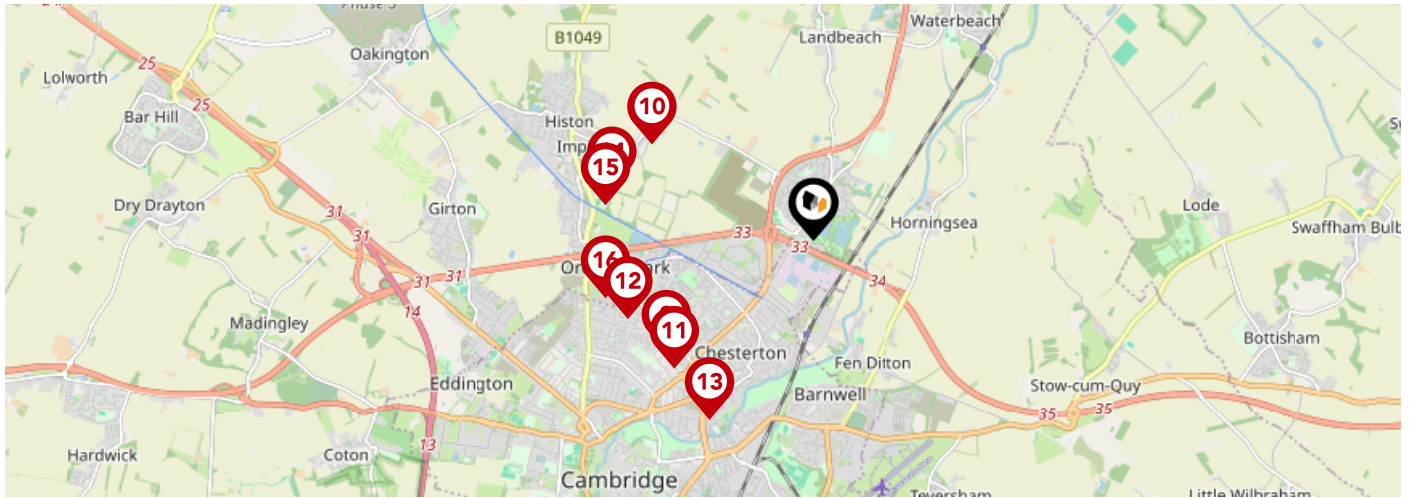
This map displays nearby areas that have been designated as Green Belt...











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



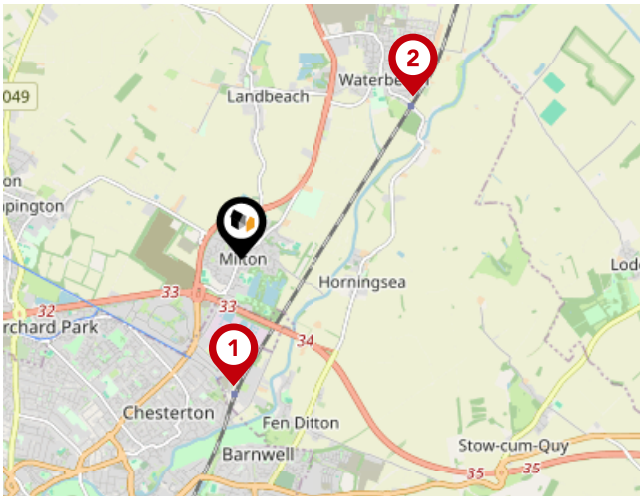
		Nursery	Primary	Secondary	College	Private
1	Milton Church of England Primary School Ofsted Rating: Good Pupils: 313 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Shirley Community Primary School Ofsted Rating: Good Pupils: 348 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cambridge Regional College Ofsted Rating: Good Pupils:0 Distance:1.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Fen Ditton Primary School Ofsted Rating: Good Pupils: 146 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	King's Hedges Nursery School Ofsted Rating: Good Pupils: 68 Distance:1.43	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kings Hedges Primary School Ofsted Rating: Good Pupils: 398 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Chesterton Primary School Ofsted Rating: Good Pupils: 182 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Grove Primary School Ofsted Rating: Good Pupils: 245 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance: 1.69	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hope Tree School Ofsted Rating: Requires improvement Pupils: 17 Distance: 1.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Cambridge Academy Ofsted Rating: Good Pupils: 685 Distance: 1.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Laurence Catholic Primary School Ofsted Rating: Good Pupils: 239 Distance: 1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance: 1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Impington Village College Ofsted Rating: Good Pupils: 1432 Distance: 1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Cavendish School Ofsted Rating: Outstanding Pupils: 99 Distance: 1.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Orchard Park Community Primary School Ofsted Rating: Good Pupils: 206 Distance: 1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

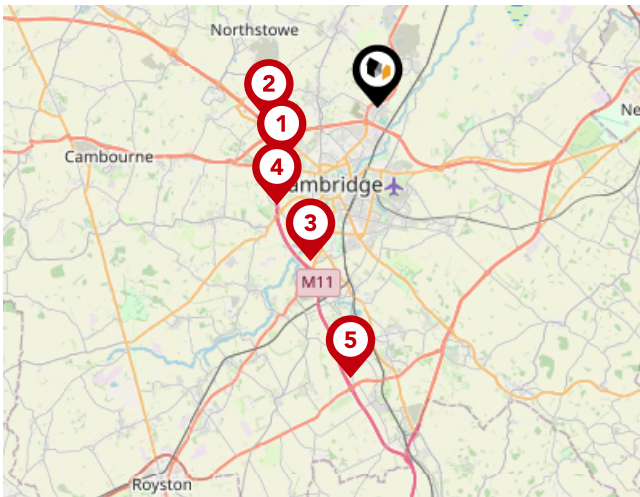
Area

Transport (National)



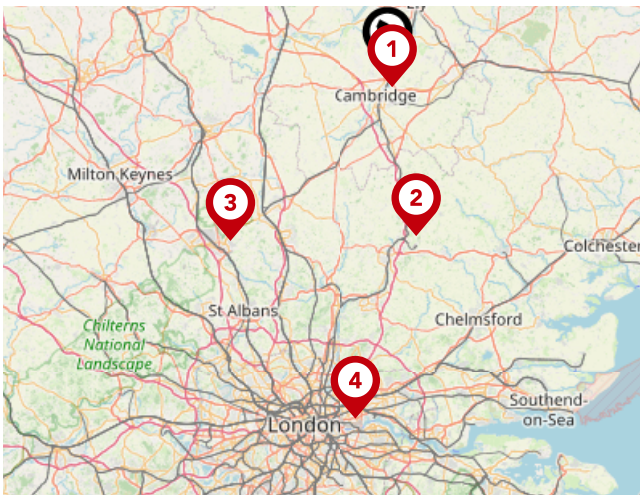
National Rail Stations

Pin	Name	Distance
	Cambridge North Rail Station	1.15 miles
	Waterbeach Rail Station	2.14 miles
	Cambridge Rail Station	3.39 miles



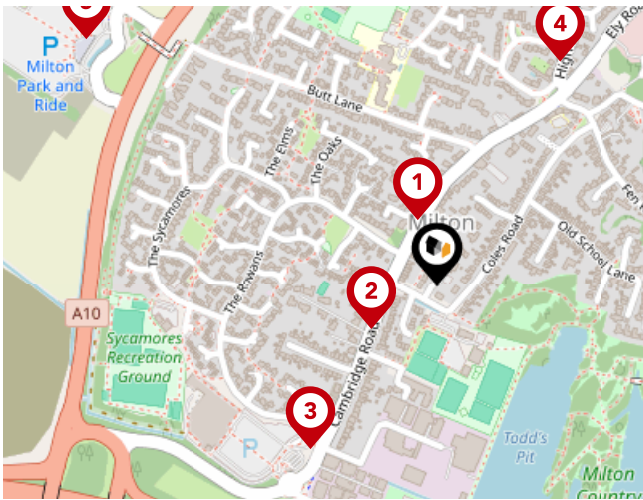
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J13	4.03 miles
	M11 J14	3.96 miles
	M11 J11	6.09 miles
	M11 J12	5.09 miles
	M11 J10	9.9 miles



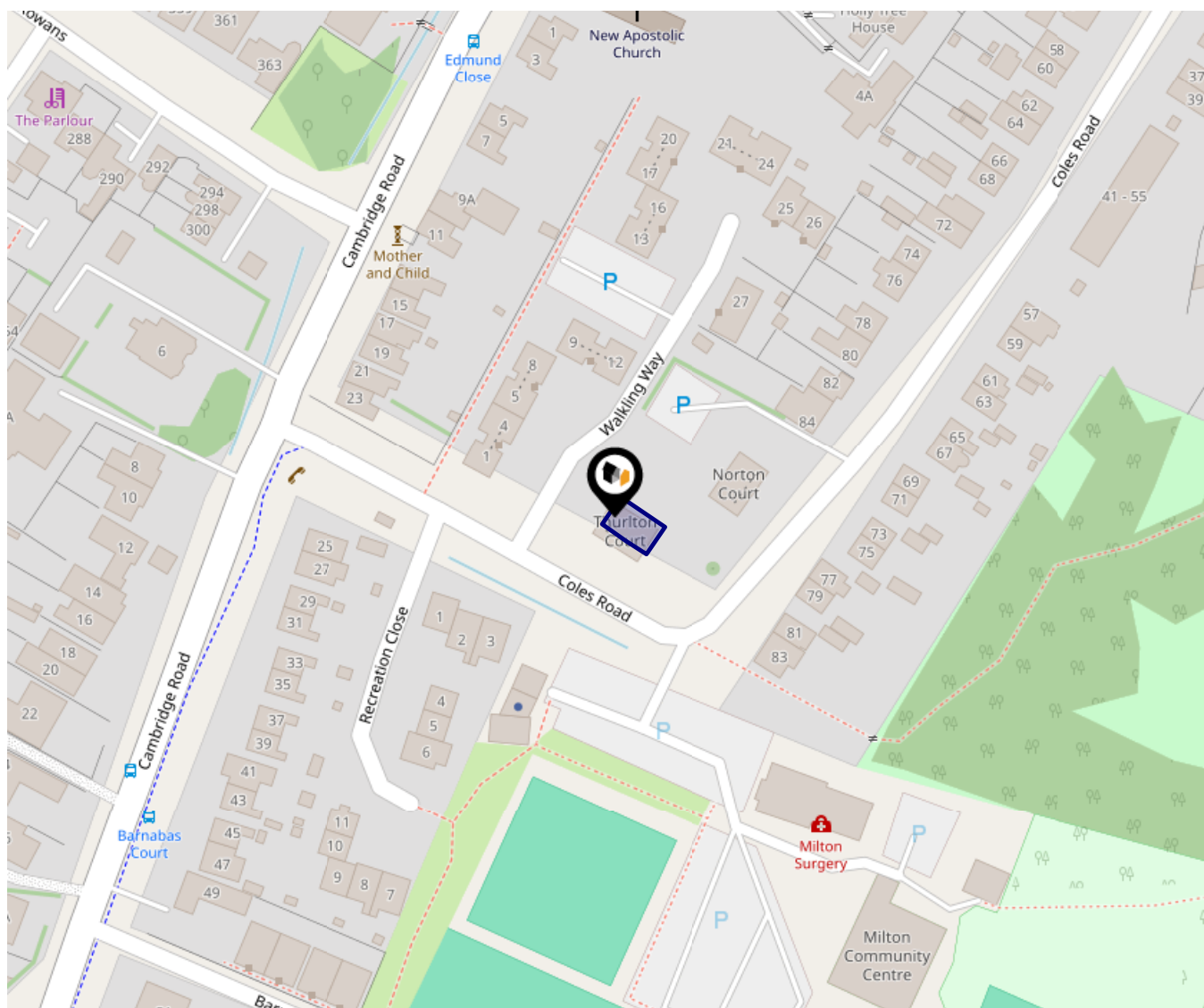
Airports/Helipads

Pin	Name	Distance
	Cambridge	2.51 miles
	Stansted Airport	24.62 miles
	Luton Airport	33.88 miles
	Silvertown	51.25 miles



Bus Stops/Stations

Pin	Name	Distance
1	Edmund Close	0.08 miles
2	Barnabas Court	0.09 miles
3	Winship Road	0.24 miles
4	Ely Road	0.29 miles
5	Milton Park-and-Ride	0.49 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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Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk

