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## MIR: Material Info

The Material Information Affecting this Property

**Friday 30<sup>th</sup> January 2026**



**DUXFORD ROAD, WHITTFLESFORD, CAMBRIDGE, CB22**

**Cooke Curtis & Co**

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk



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## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,668 ft <sup>2</sup> / 155 m <sup>2</sup>		
Plot Area:	0.19 acres		
Council Tax :	Band C		
Annual Estimate:	£2,146		
Title Number:	CB77017		

## Local Area

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

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**4**  
mb/s      **80**  
mb/s      **1000**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



Planning records for: **3 Duxford Road Whittlesford CB22 4NQ**

## Reference - 21/01728/HFUL

**Decision:** Decided

**Date:** 15th April 2021

**Description:**

First Floor Side Extension

## Reference - S/2175/16/FL

**Decision:** Decided

**Date:** 15th August 2016

**Description:**

Single storey rear extension.

## Reference - S/1530/18/NM

**Decision:** Decided

**Date:** 21st April 2018

**Description:**

Non Material Amendment of planning permission S/0374/17/FL to the positioning of four roof lights shown on previously submitted plans. Amended drawings show the proposed positions of the roof light three roof lights above the Kitchen and one above the Dining room.

## Reference - S/0374/17/FL

**Decision:** Decided

**Date:** 03rd February 2017

**Description:**

Two single storey rear extensions

Planning records for: **5 Duxford Road Whittlesford CB22 4NQ**

## Reference - 21/02448/HFUL

**Decision:** Decided

**Date:** 26th May 2021

**Description:**

Single storey front/side extension, associated internal works, and dropped kerb

## Reference - 21/01782/HFUL

**Decision:** Withdrawn

**Date:** 19th April 2021

**Description:**

Two storey side extension together with internal works

## Reference - 21/02448/NMA1

**Decision:** Decided

**Date:** 31st January 2022

**Description:**

Non material amendment of planning permission 21/02448/HFUL (Single storey front/side extension, associated internal works, and dropped kerb) Addition of Window to Side Elevation

## Reference - 21/02448/NMA2

**Decision:** Decided

**Date:** 03rd August 2023

**Description:**

Non material amendment on application 21/02448/HFUL for: 1) extension will not be built 2) approved driveway will be reduced to two cars. Dropped kerb to be built 3) small changes to approved elevations of existing house.

Planning records for: **5 Duxford Road Whittlesford Cambridgeshire CB22 4NQ**

**Reference - 21/04823/CONDA**

**Decision:** Decided

**Date:** 31st January 2022

**Description:**

Submission of details required by conditions 3 (Plant and equipment), 4 (Noise) and 7 (Contractors parking plan) of planning permission 21/04823/FUL

Planning records for: **7 Duxford Road Whittlesford Cambridge Cambridgeshire CB22 4NQ**

**Reference - S/0952/19/FL**

**Decision:** Decided

**Date:** 11th March 2019

**Description:**

Part 2-storey part single storey side and rear extension partial demolition of existing rear extension relocation of front door insertion of rooflights and internal alterations

**Reference - S/4470/18/FL**

**Decision:** Withdrawn

**Date:** 28th November 2018

**Description:**

Part 2-storey part single storey side and rear extension

**Reference - S/0952/19/NMA2**

**Decision:** Decided

**Date:** 13th July 2022

**Description:**

Non-material amendment on S/0952/19/FL to allow alterations to fenestration and external materials

Planning records for: **7 Duxford Road Whittlesford Cambridge Cambridgeshire CB22 4NQ**

## Reference - 22/02407/PRIOR

**Decision:** Decided

**Date:** 23rd May 2022

**Description:**

Change of use and conversion of an agricultural building to 1 no. residential dwelling (Class C3) and for building operations reasonably necessary for the conversion.

## Reference - S/0952/19/NMA1

**Decision:** Decided

**Date:** 23rd May 2022

**Description:**

Non-material amendment on S/0952/19/FL to allow alterations to fenestration and external materials

## Reference - 22/02488/HFUL

**Decision:** Decided

**Date:** 26th May 2022

**Description:**

Dropped kerb to allow for off-street parking in front of the house. Resubmission of 21/04105/HFUL

## Reference - 20/02381/CONDG

**Decision:** Awaiting decision

**Date:** 02nd March 2023

**Description:**

Submission of details required by condition 18 (Contamination) of planning permission 20/02381/FUL

Planning records for: **7 Duxford Road Whittlesford Cambridgeshire CB22 4NQ**

**Reference - S/0952/19/NMA3**

**Decision:** Decided

**Date:** 02nd March 2023

**Description:**

Non-material amendment on S/0952/19/FL to allow alterations to fenestration and external materials

Planning records for: **11 Duxford Road Whittlesford CB22 4NQ**

**Reference - 21/03552/HFUL**

**Decision:** Decided

**Date:** 02nd August 2021

**Description:**

Single storey rear extension.

Planning records for: **13 Duxford Road Whittlesford Cambridge Cambridgeshire CB22 4NQ**

**Reference - S/2671/16/FL**

**Decision:** Decided

**Date:** 05th October 2016

**Description:**

Two storey rear extension to include self contained annex

**Reference - 20/02400/HFUL**

**Decision:** Decided

**Date:** 18th May 2020

**Description:**

Detached garage/ workshop

Planning records for: **13 Duxford Road Whittlesford Cambridge Cambridgeshire CB22 4NQ**

**Reference - S/1122/16/FL**

**Decision:** Decided

**Date:** 28th April 2016

**Description:**

Two storey rear extension to include self contained annex for dependant relative

Planning records for: **17 Duxford Road Whittlesford Cambridgeshire CB22 4NQ**

**Reference - 21/03833/CONDA**

**Decision:** Decided

**Date:** 09th May 2023

**Description:**

Submission of details required by condition 3 (Parking Plan for Contractors) of planning permission 21/03833/HFUL

**Reference - 21/03833/HFUL**

**Decision:** Decided

**Date:** 23rd August 2021

**Description:**

Erection of a detached garage.

**Reference - 23/01768/PRIOR**

**Decision:** Decided

**Date:** 09th May 2023

**Description:**

Change of use from Class E to a dwellinghouse Class C3

Planning records for: **19 Duxford Road Whittlesford Cambridge Cambridgeshire CB22 4NQ**

**Reference - S/2393/14/FL**

**Decision:** Decided

**Date:** 09th October 2014

**Description:**

Erection of part two storey and part single storey extension to rear of dwelling (amended)

**Reference - S/1113/09/F**

**Decision:** Decided

**Date:** 03rd August 2009

**Description:**

Extension

Planning records for: **23 Duxford Road Whittlesford Cambridge Cambridgeshire CB22 4NQ**

**Reference - S/0353/12/FL**

**Decision:** Decided

**Date:** 17th February 2012

**Description:**

Single storey rear extension and insertion of window on side elevation

Planning records for: **46 Duxford Road Whittlesford Cambridgeshire CB22 4NQ**

**Reference - 23/04726/LBC**

**Decision:** Decided

**Date:** 11th December 2023

**Description:**

Raise a single chimney to the required 1.8 m safety height above the new ridge, and install a new like for like pot 600mm.

Planning records for: **46 Duxford Road Whittlesford CB22 4NQ**

**Reference - 20/01052/HFUL**

**Decision:** Decided

**Date:** 30th January 2020

**Description:**

Two storey & single storey rear extension together with internal alterations.

**Reference - 23/04730/HFUL**

**Decision:** Decided

**Date:** 11th December 2023

**Description:**

Installation of an Air source heat pump

**Reference - 20/01052/NMA1**

**Decision:** Decided

**Date:** 26th October 2020

**Description:**

Non-material amendment on application 20/01052/HFUL for reduction in projection of two storey element.

Planning records for: **48 Duxford Road Whittlesford Cambridge Cambridgeshire CB22 4NQ**

**Reference - S/2520/13/FL**

**Decision:** Decided

**Date:** 21st November 2013

**Description:**

Proposed raising of the roof and two storey and single storey rear extensions

Planning records for: **48 Duxford Road Whittlesford Cambridge Cambridgeshire CB22 4NQ**

**Reference - S/1138/14/FL**

**Decision:** Decided

**Date:** 15th May 2014

**Description:**

Replacement dwelling

**Reference - S/0897/13/FL**

**Decision:** -

**Date:** 29th April 2013

**Description:**

Extensions

**Reference - S/1052/15/PO**

**Decision:** Decided

**Date:** 21st April 2015

**Description:**

Application to Remove Planning Obligation of Planning Permission ref. S/1138/14

Planning records for: **50 Duxford Road Whittlesford CB22 4NQ**

**Reference - 21/04873/HFUL**

**Decision:** Decided

**Date:** 08th November 2021

**Description:**

Two storey side and rear extension

Planning records for: **50 Duxford Road Whittlesford Cambridge Cambridgeshire CB22 4NQ**

## Reference - S/1797/16/FL

**Decision:** Withdrawn

**Date:** 30th June 2016

**Description:**

Side and Rear Extensions

## Reference - 21/02539/HFUL

**Decision:** Decided

**Date:** 31st May 2021

**Description:**

Two storey side and rear extension. Resubmission of 21/00650/HFUL

## Reference - 22/01908/FUL

**Decision:** Decided

**Date:** 25th April 2022

**Description:**

Erection of a two-storey new build house, basement, garage and the demolition of existing light industrial sheds

## Reference - 22/01937/CONDA

**Decision:** Decided

**Date:** 12th August 2025

**Description:**

Submission of details required by condition 3(Arbicultural Method Statement and Tree Protection Plan) of planning permission 22/01937/HFUL.

Planning records for: **50 Duxford Road Whittlesford Cambridgeshire CB22 4NQ**

**Reference - 22/01937/HFUL**

**Decision:** Decided

**Date:** 25th April 2022

**Description:**

Erection of a single storey car port with EV charging.

**Reference - 21/00650/HFUL**

**Decision:** Awaiting decision

**Date:** 12th February 2021

**Description:**

Two storey side and rear extension.

Planning records for: **52 Duxford Road Whittlesford Cambridgeshire CB22 4NQ**

**Reference - 22/0727/TTPO**

**Decision:** Decided

**Date:** 28th June 2022

**Description:**

T1, T2, T3, T4 and T5 - lime - Crown lift to 5m from ground level and remove major dead wood T6 Sycamore - Clear phone line by 1m and remove major dead wood.

**Reference - 25/1428/TTPO**

**Decision:** Decided

**Date:** 09th December 2025

**Description:**

T.1 Sycamore - Crown reduce the height by approximately 1m and reduce the lateral spread over the footpath by 2m to clear the highway. Provide a 2m clearance from the neighbouring property. These works will help to rebalance the tree and increase light levels to the front of both properties. T.2 Lime - Crown reduce the height by approximately 3m (returning to previous pruning points) and reduce the lateral spread by 2m (returning to previous). These works will help lessen wind sail over the high-target footpath area and allow more light to the front of the property. T.4 Lime - Crown reduce the height by approximately 3m (returning to previous pruning points) and reduce the lateral spread by 2m (returning to previous). These works will help lessen wind sail over the high-target footpath area and allow more light to the front of the property. T.5 Lime - Crown reduce the height by approximately 3m (returning to previous pruning points) and reduce the lateral spread by 2m (returning to previous). These works will help lessen wind sail over the high-target footpath area and allow more light to the front of the property.

Planning records for: **52 Duxford Road Whittlesford Cambridgeshire CB22 4NQ**

**Reference - 22/0729/TTCA**

**Decision:** Decided

**Date:** 28th June 2022

**Description:**

1 - Swedish Whitebeam - Crown reduce and crown lift to establish pedestrian clearance up to 2.5m above ground level  
2 - Wild Cherry - Crown reduce and crown lift to establish pedestrian clearance up to 2.5m above ground level and a road clearance of up to 4.5m above ground level. Crown lift to 1m above minibus height (3.5m approximately).

Planning records for: **54 Duxford Road Whittlesford Cambridge Cambridgeshire CB22 4NQ**

**Reference - 22/0320/TTPO**

**Decision:** Decided

**Date:** 10th March 2022

**Description:**

T1 and T2 Lime - Remove deadwood, crown lift to provide 5m clearance from ground level and reduce back branch over highway to reduce risk of failure. T3 Lime - Remove deadwood, crown lift to provide 5m clearance from ground level.

**Reference - 25/1472/TTPO**

**Decision:** Awaiting decision

**Date:** 22nd December 2025

**Description:**

T7 , T8 and T9 - Lime - Crown reduce the height by 4-5m back to suitable growth points returning growth to previous pruning points. The tree is located near highways and pathways. The reduction will minimize the risk of falling branches, ensuring safety for residents, visitors, and property. The work will help retain the visual appearance of the trees while preventing excessive shading to the houses.

Planning records for: **58 Duxford Road Whittlesford Cambridge Cambridgeshire CB22 4NQ**

**Reference - S/1532/14/FL**

**Decision:** Decided

**Date:** 25th June 2014

**Description:**

Proposed Dwelling and Access

Planning records for: **58 Duxford Road Whittlesford Cambridgeshire CB22 4NQ**

**Reference - S/3045/14/FL**

**Decision:** Decided

**Date:** 31st December 2014

**Description:**

Proposed Dwelling and Access

**Reference - S/3635/16/DC**

**Decision:** Decided

**Date:** 22nd December 2016

**Description:**

Discharge of condition 4 (landscaping) and 5 (traffic management plan) of planning permission S/3045/14/FL

**Reference - S/0870/16/DC**

**Decision:** Decided

**Date:** 05th April 2016

**Description:**

Discharge of Conditions 3 (Materials) for approved application S/3045/14/FL for dwelling



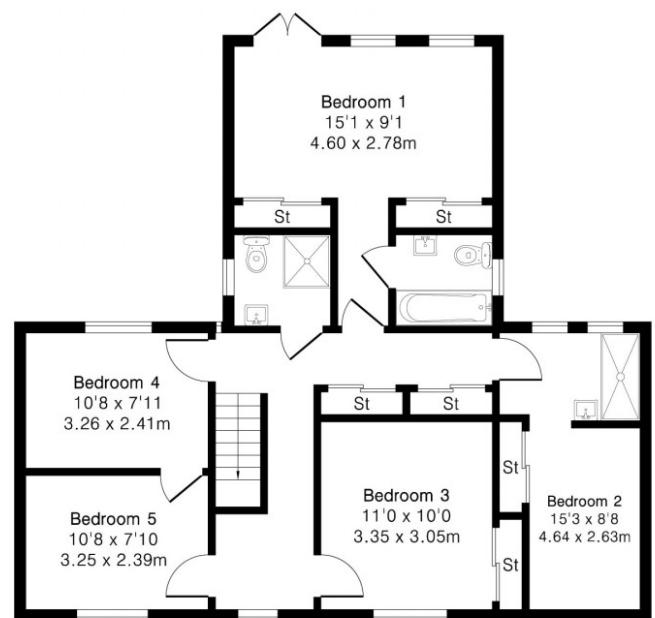
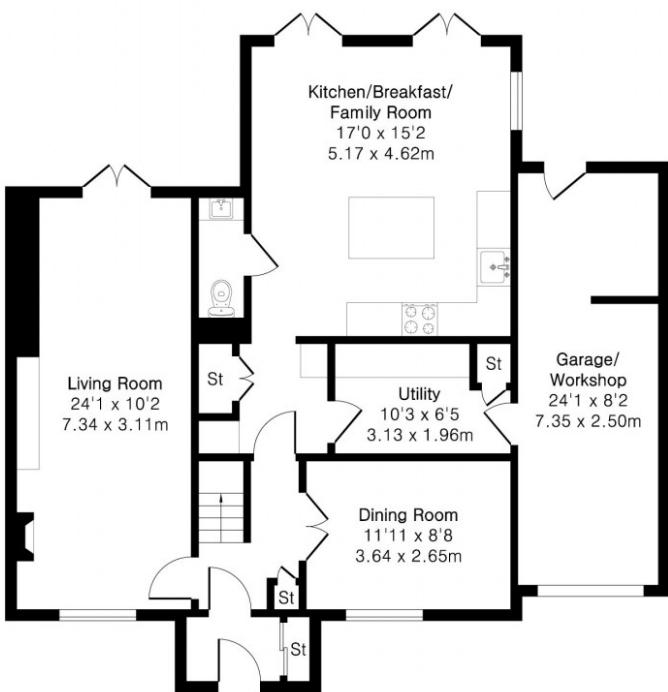
## DUXFORD ROAD, WHITTESFORD, CAMBRIDGE, CB22

**Approximate Gross Internal Area 1693 sq ft - 157 sq m  
(Excluding Garage)**

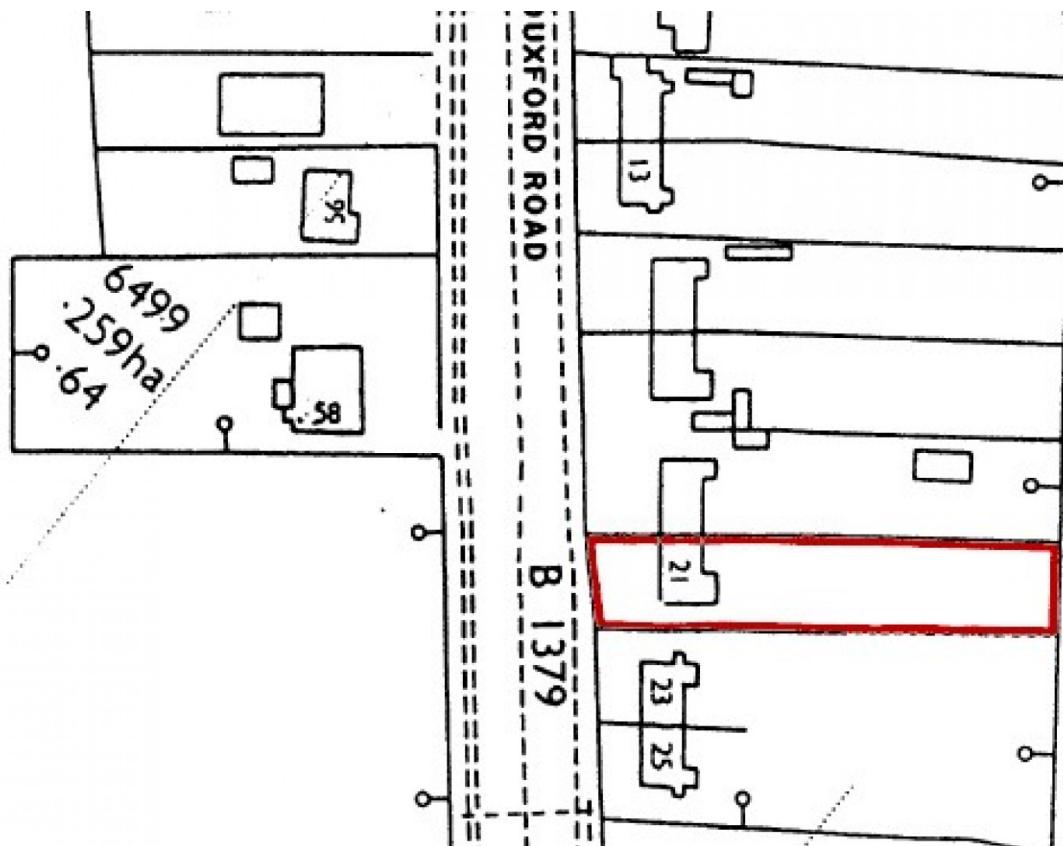
Ground Floor Area 860 sq ft - 80 sq m

First Floor Area 833 sq ft - 77 sq m

Garage Area 198 sq ft - 18 sq m



## DUXFORD ROAD, WHITTESFORD, CAMBRIDGE, CB22



Whittlesford, CAMBRIDGE, CB22

Energy rating

D

Valid until 27.01.2036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	70   C
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	Semi-detached house
<b>Walls:</b>	Solid brick, with external insulation
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 400+ mm loft insulation
<b>Roof Energy:</b>	Very good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Average
<b>Main Heating:</b>	Air source heat pump, underfloor, electric
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Main Heating Controls Energy:</b>	Very good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Good lighting efficiency
<b>Lighting Energy:</b>	Good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	Room heaters, wood logs
<b>Air Tightness:</b>	(not tested)
<b>Total Floor Area:</b>	155 m <sup>2</sup>

## Building Safety

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## Accessibility / Adaptations

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Extension to side and rear

## Restrictive Covenants

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## Rights of Way (Public & Private)

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## Construction Type

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Brick and ICF blocks

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## Property Lease Information

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## Listed Building Information

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## Stamp Duty

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## Other

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## Other

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## Electricity Supply

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Octopus Energy

## Gas Supply

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## Central Heating

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Underfloor heating and air source heat pump

## Water Supply

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## Drainage

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### 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.

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**Important - Please read**

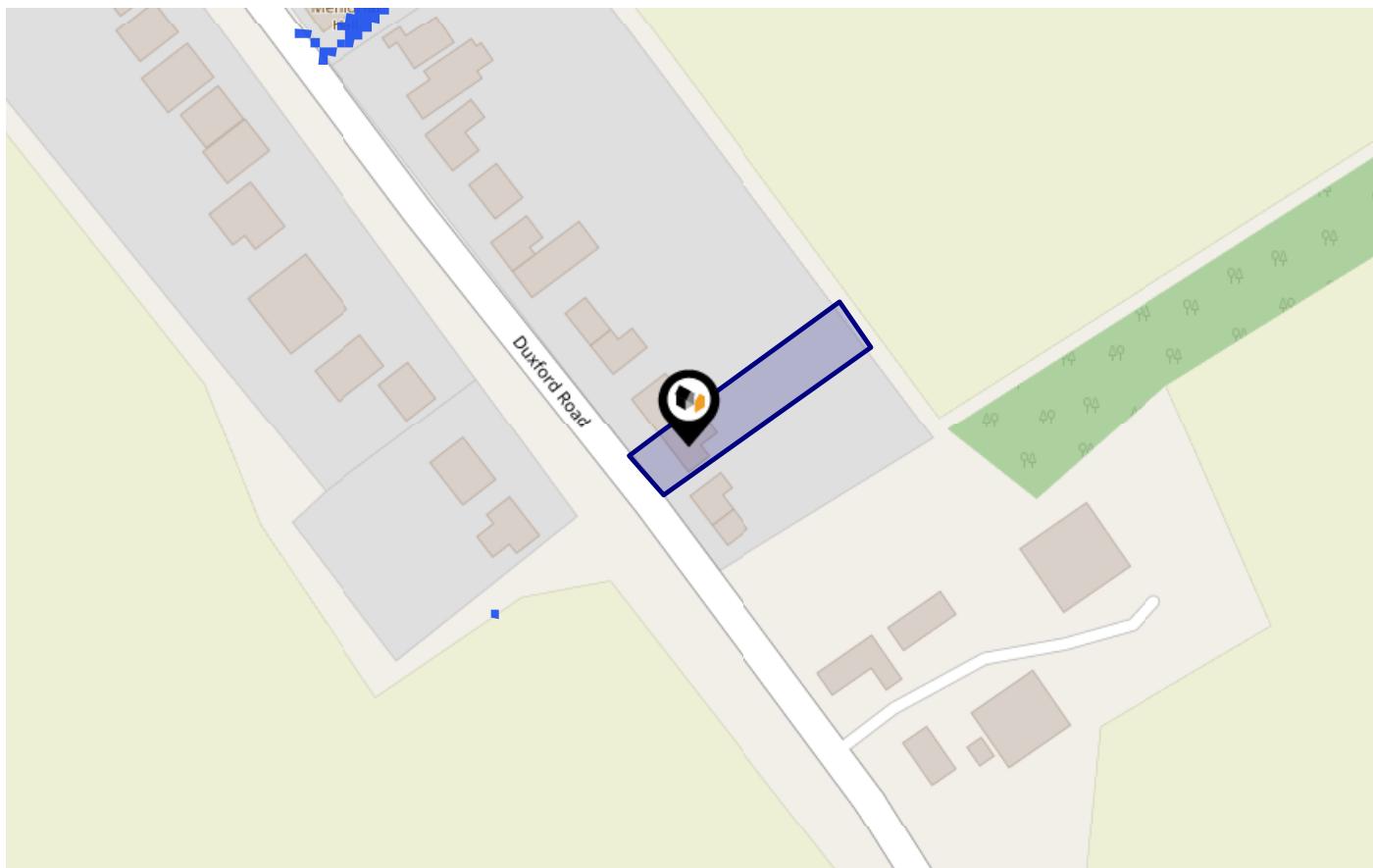
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# Flood Risk

## Surface Water - Flood Risk

CC&C

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

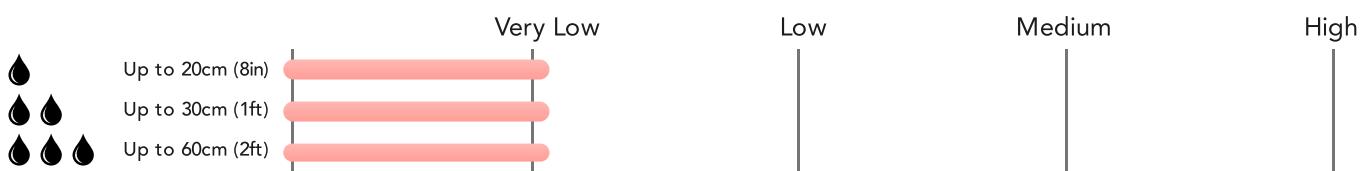


Risk Rating: Very low

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

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

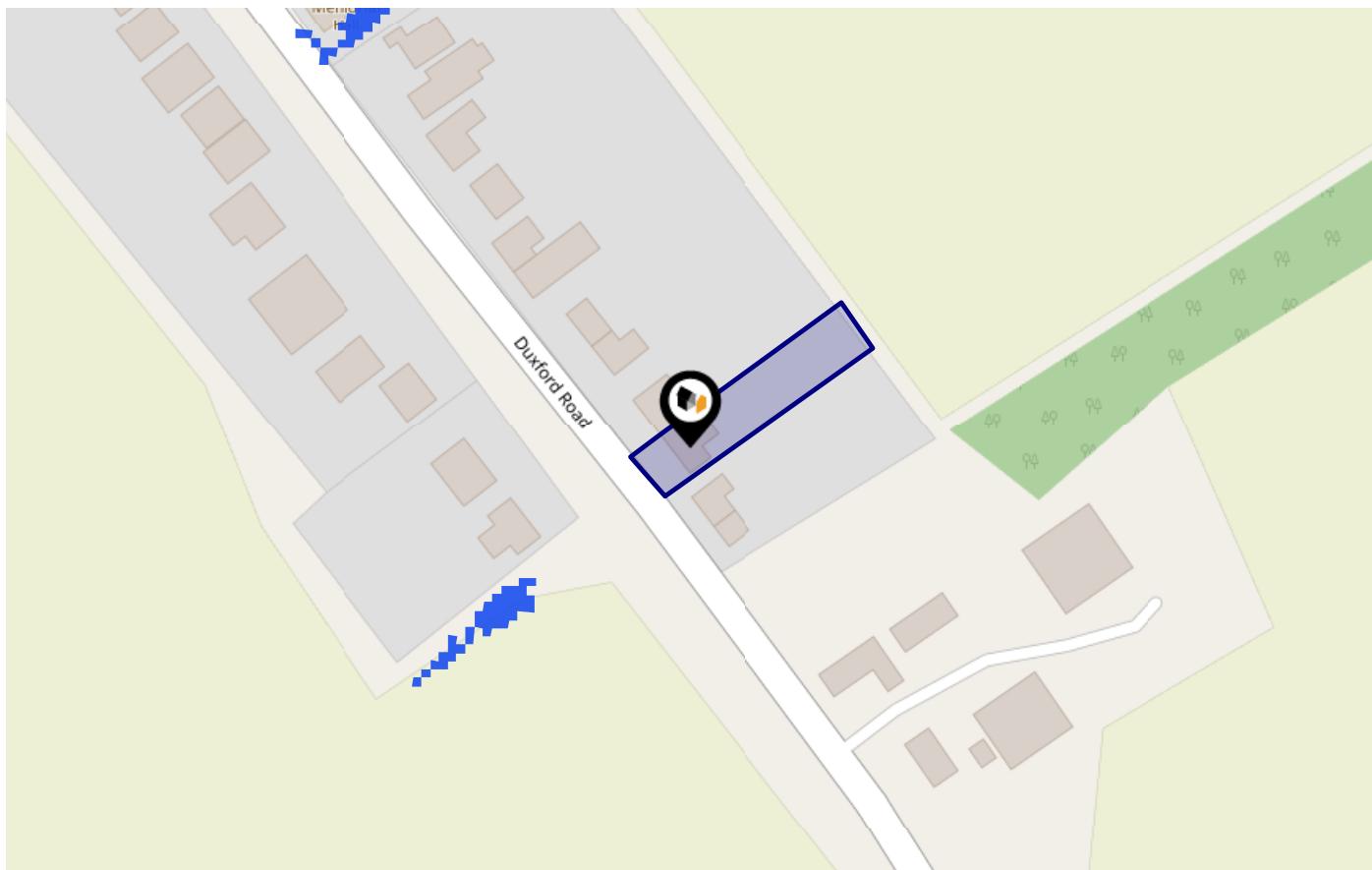
Chance of flooding to the following depths at this property:



# Flood Risk Surface Water - Climate Change

CC&C

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

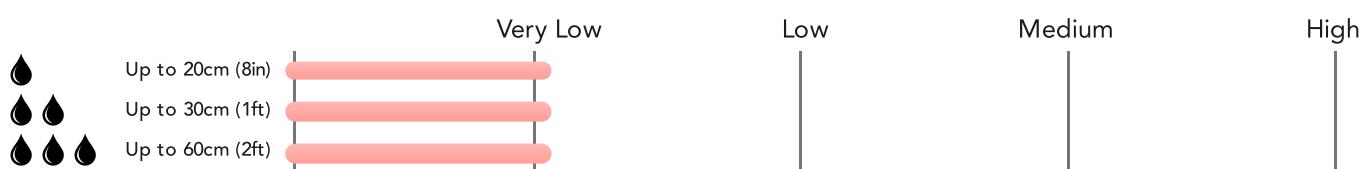


Risk Rating: Very low

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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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- **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

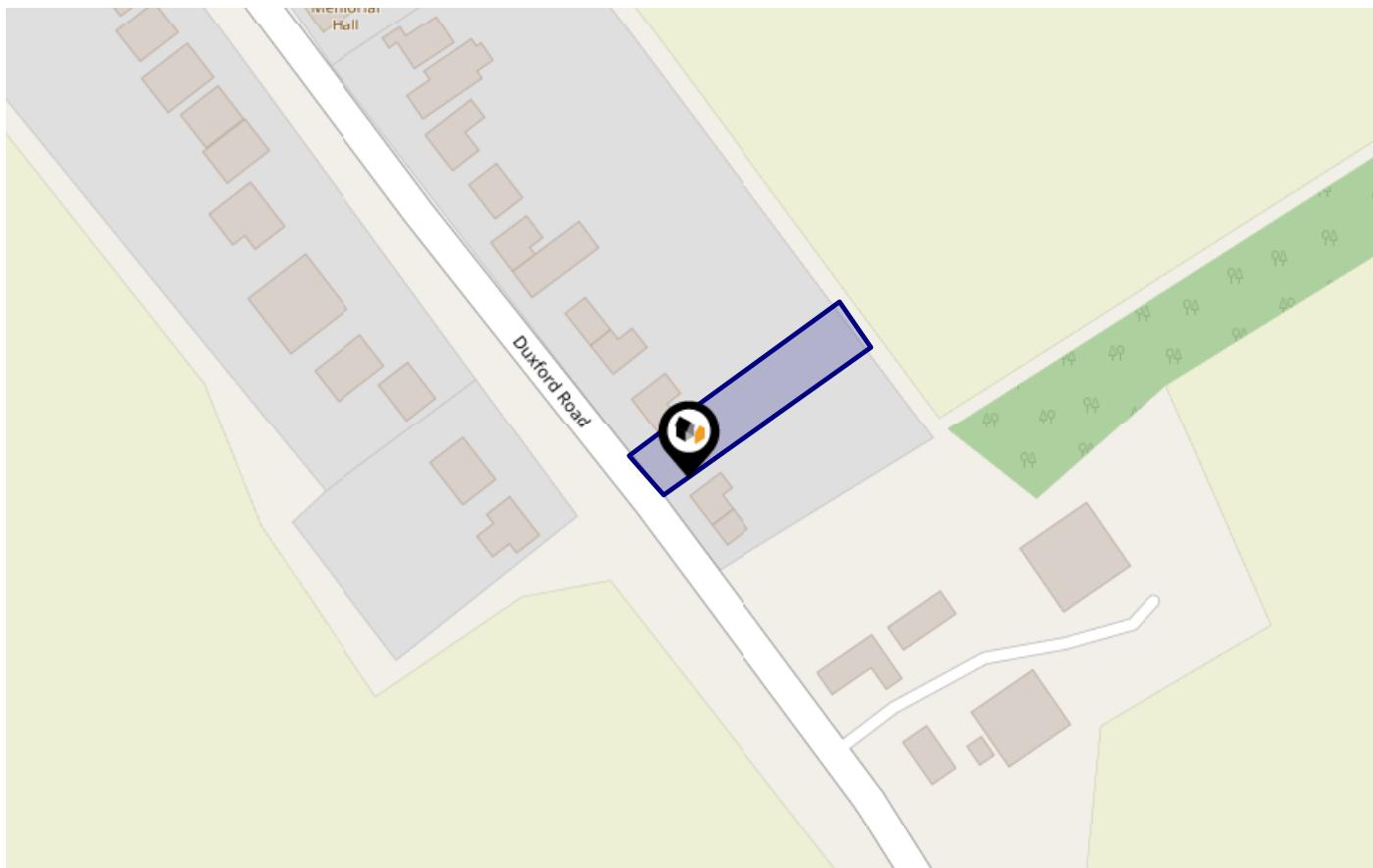


# Flood Risk

## Rivers & Seas - Flood Risk

CC&C

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

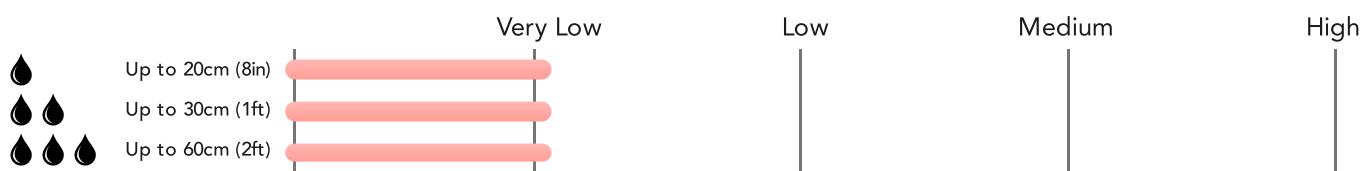


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
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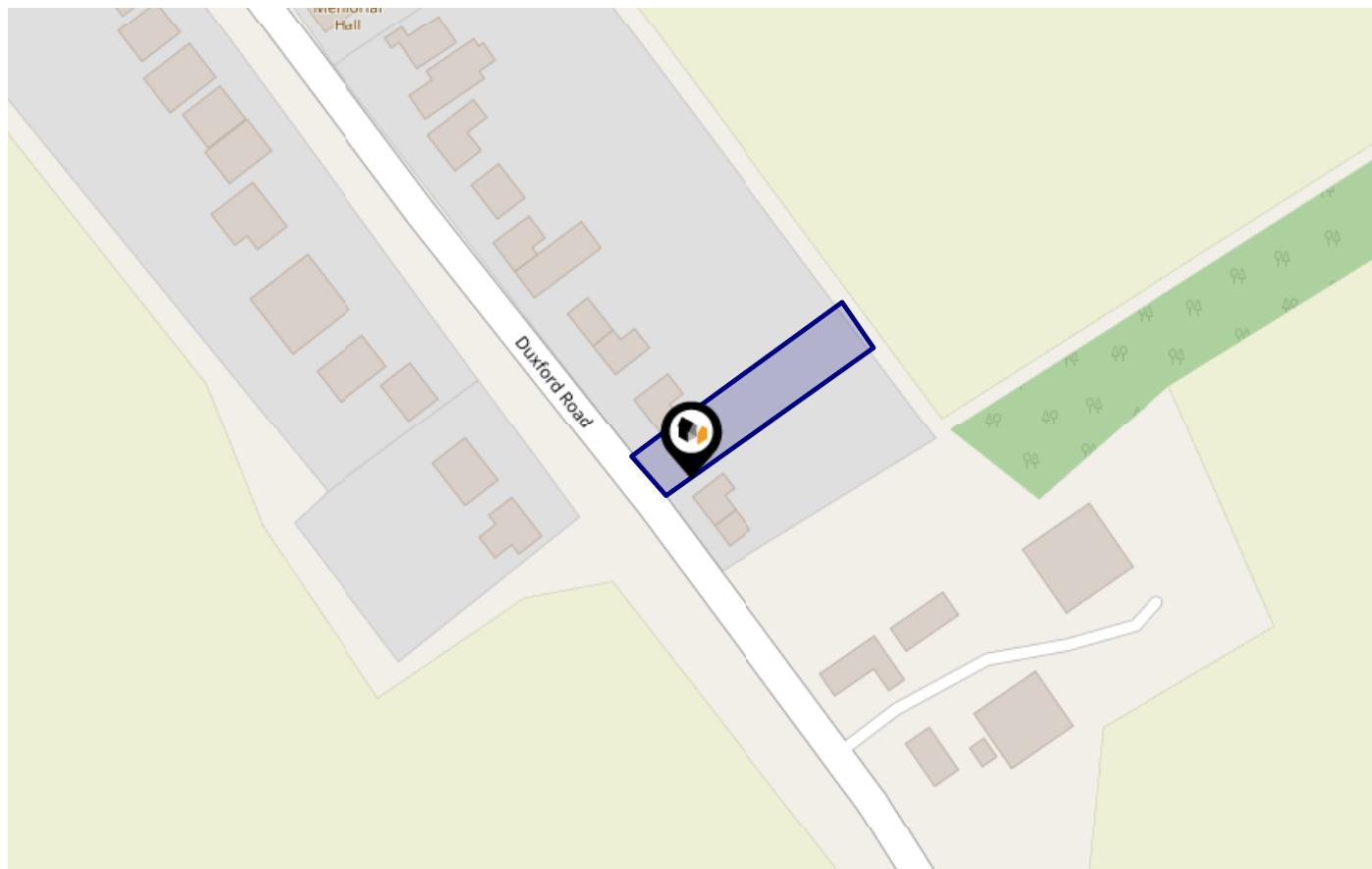
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Climate Change

CC&C

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

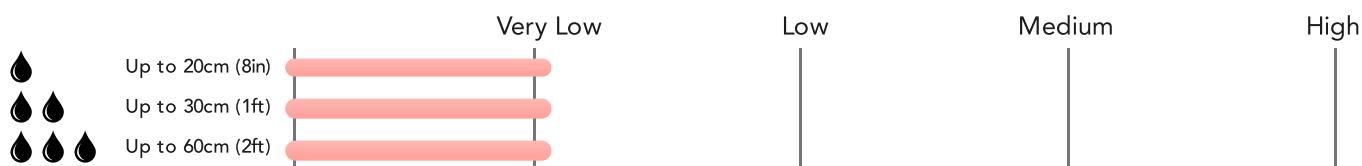


Risk Rating: Very low

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

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

Chance of flooding to the following depths at this property:

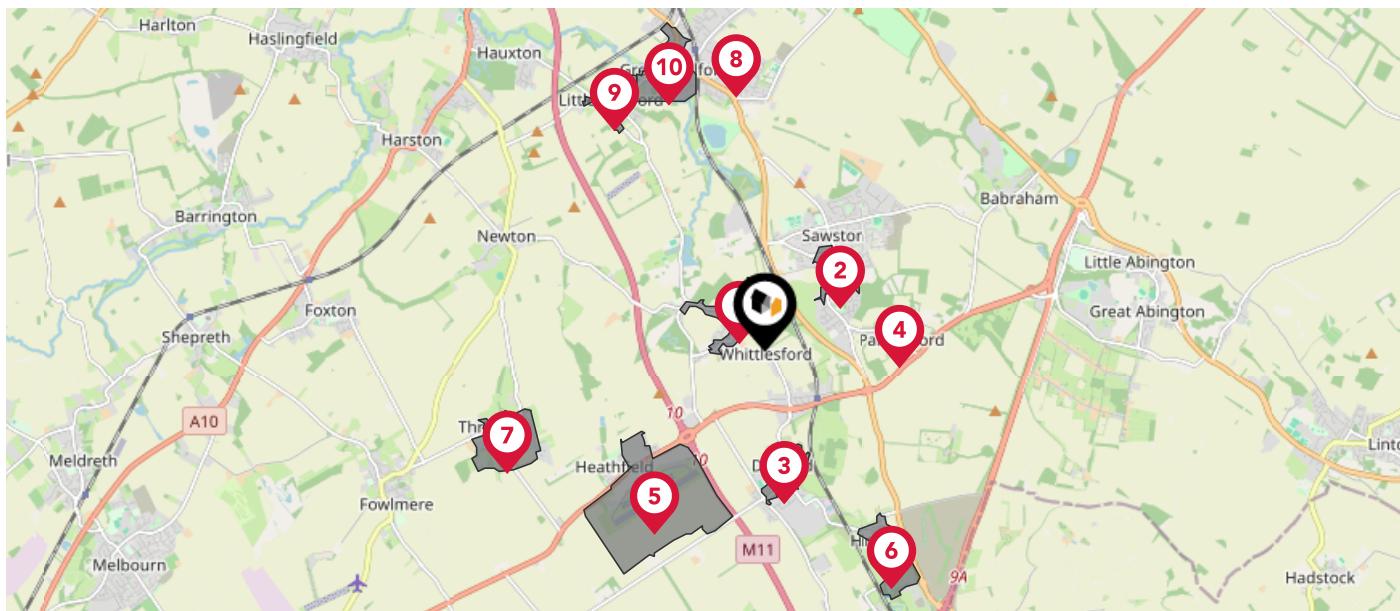


# Maps

## Conservation Areas

CC&C

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



### Nearby Conservation Areas

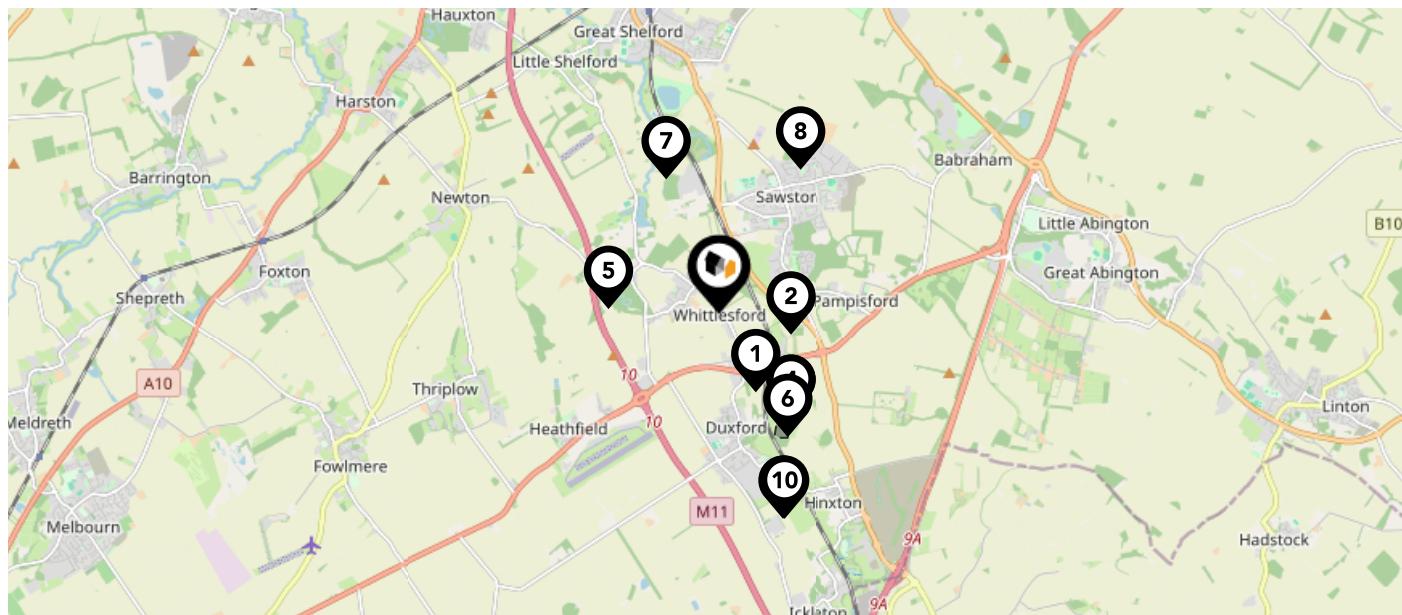
- 1 Whittlesford
- 2 Sawston
- 3 Duxford
- 4 Pampisford
- 5 Duxford Airfield
- 6 Hinxton
- 7 Thriplow
- 8 Stapleford
- 9 Little Shelford
- 10 Great Shelford

# Maps

## Landfill Sites

CC&C

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



### Nearby Landfill Sites

1	Land off Station Road West-Station Road, Whittlesford	Historic Landfill	<input type="checkbox"/>
2	Eastern County Leather-Sawston	Historic Landfill	<input type="checkbox"/>
3	North Hinxton Landfill-Hinxton, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
4	Middleton Aggregates Ltd - Hinxton Quarry-Lordship Farm, Hinxton, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
5	Newton Road-Whittlesford	Historic Landfill	<input type="checkbox"/>
6	Hinxton Landfill-Sawston Road, Hinxton, Cambridge, Cambridgeshire	Historic Landfill	<input type="checkbox"/>
7	Shelford Tip-Shelford	Historic Landfill	<input type="checkbox"/>
8	Sindalls-Sawston	Historic Landfill	<input type="checkbox"/>
9	Abbey Farm-Duxford Road, Ickleton	Historic Landfill	<input type="checkbox"/>
10	Ciba Tip-Hinxton Road, Duxford, Cambridgeshire	Historic Landfill	<input type="checkbox"/>

# Maps Coal Mining

CC&C

This map displays nearby coal mine entrances and their classifications.



## Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

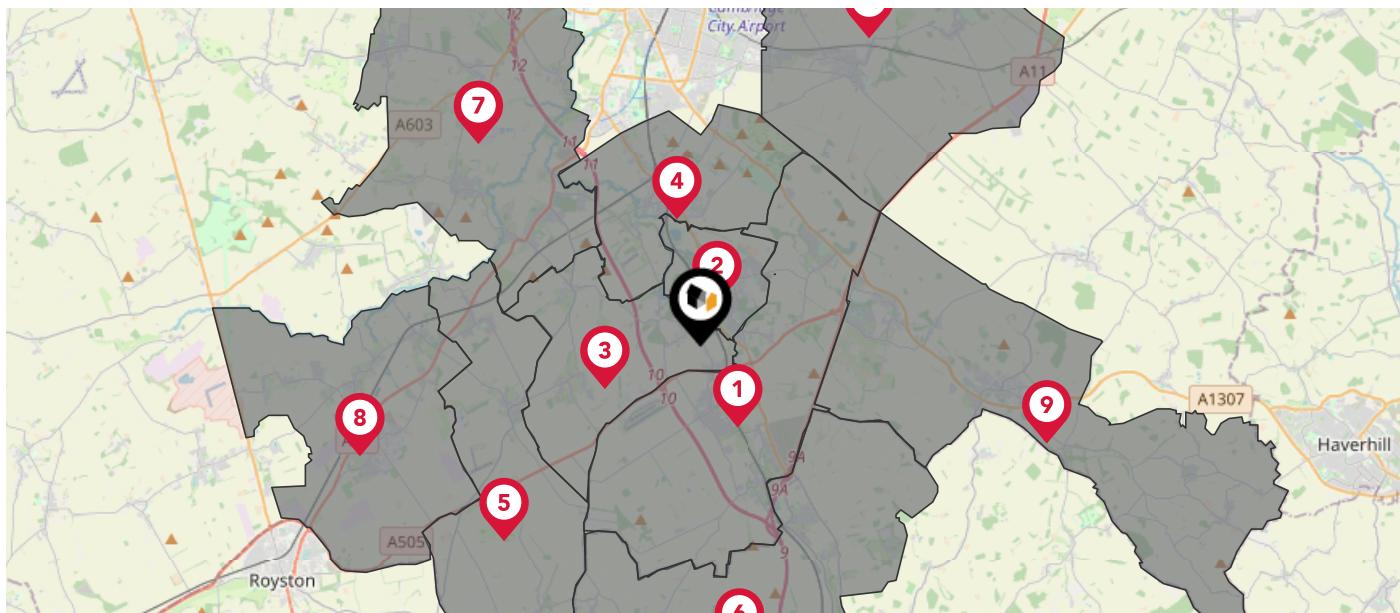
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Council Wards

CC&C

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

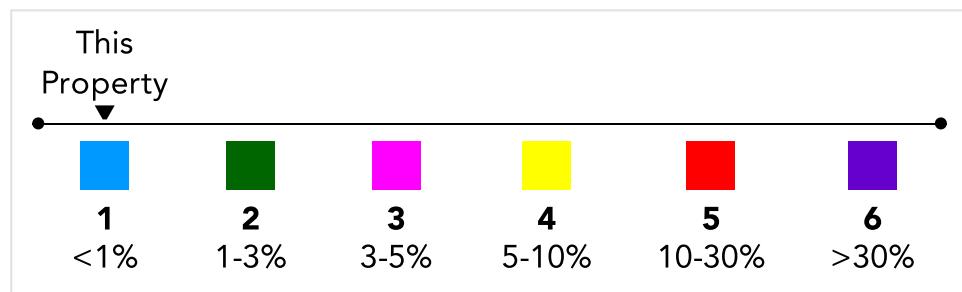
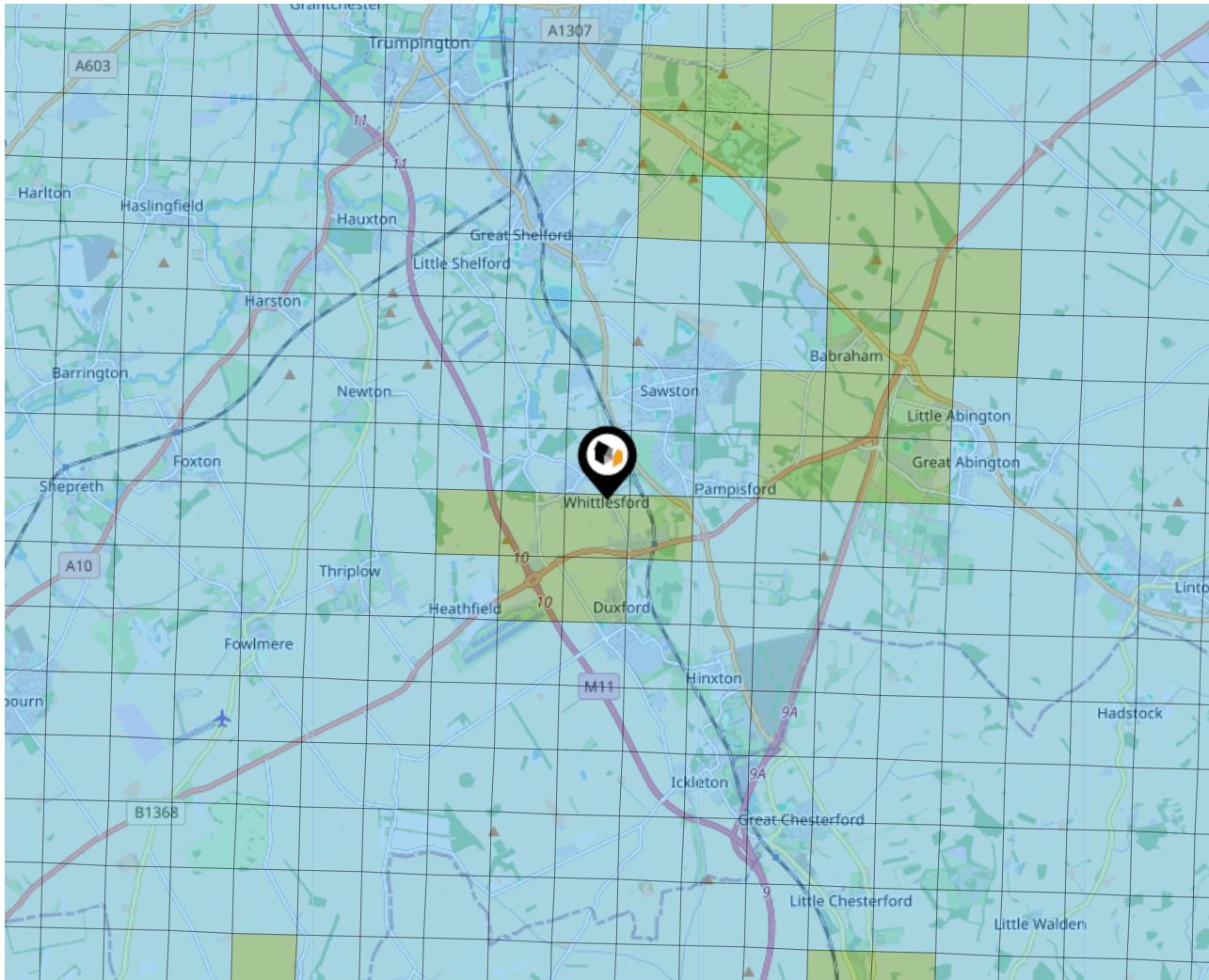


### Nearby Council Wards

- 1 Duxford Ward
- 2 Sawston Ward
- 3 Whittlesford Ward
- 4 Shelford Ward
- 5 Foxton Ward
- 6 Littlebury, Chesterford & Wenden Lofts Ward
- 7 Harston & Comberton Ward
- 8 Melbourn Ward
- 9 Linton Ward
- 10 Fen Ditton & Fulbourn Ward

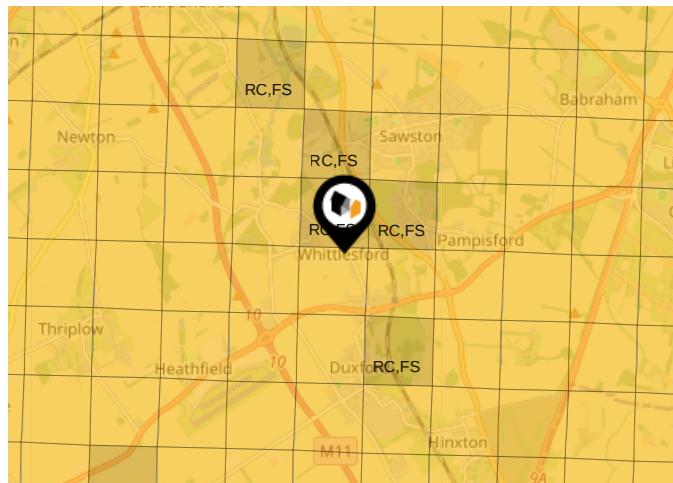
## What is Radon?

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>	HIGH	<b>Soil Texture:</b>	CHALKY, SILTY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY)		

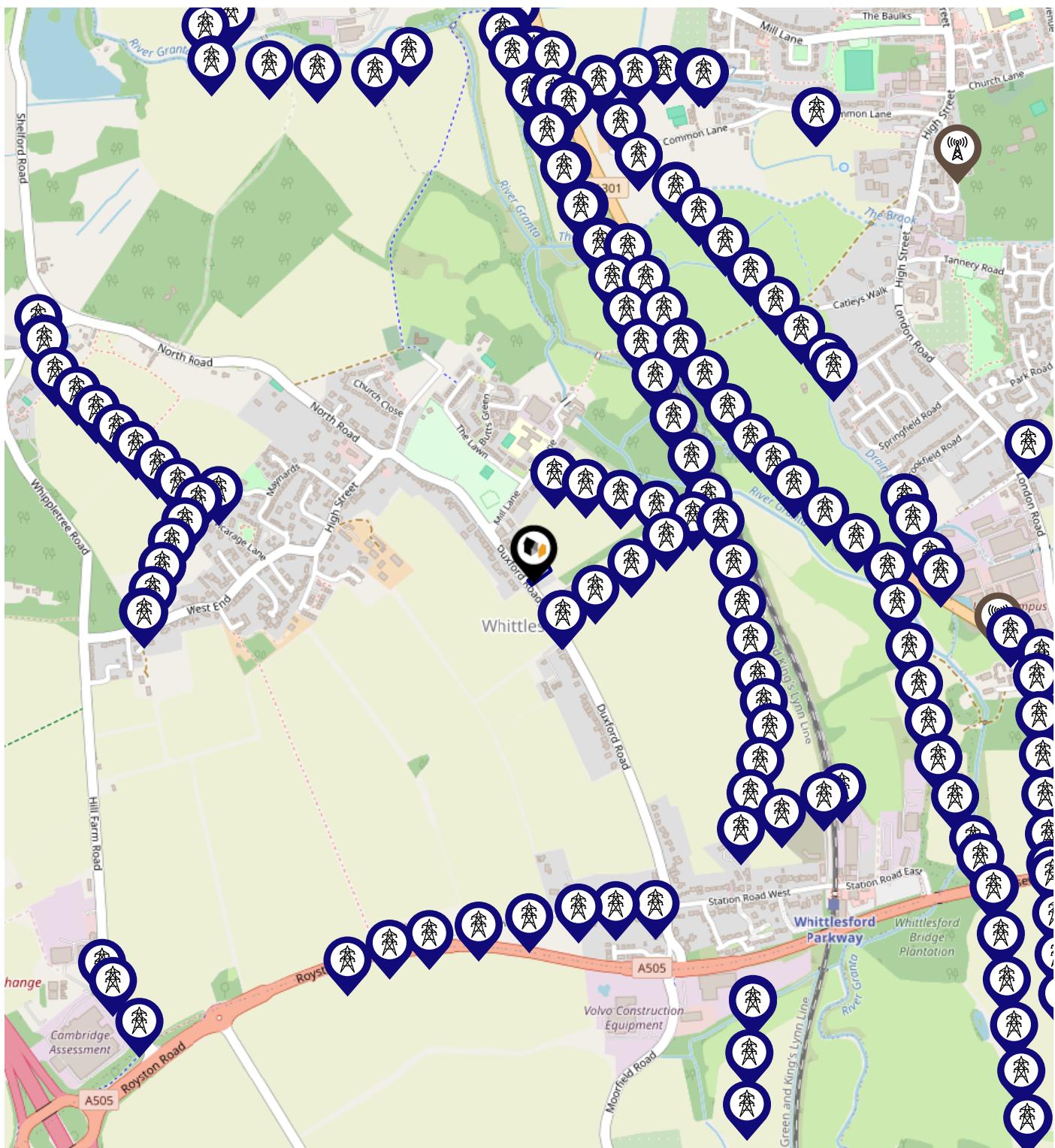


## Primary Classifications (Most Common Clay Types)

<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

CC&C



## Key:

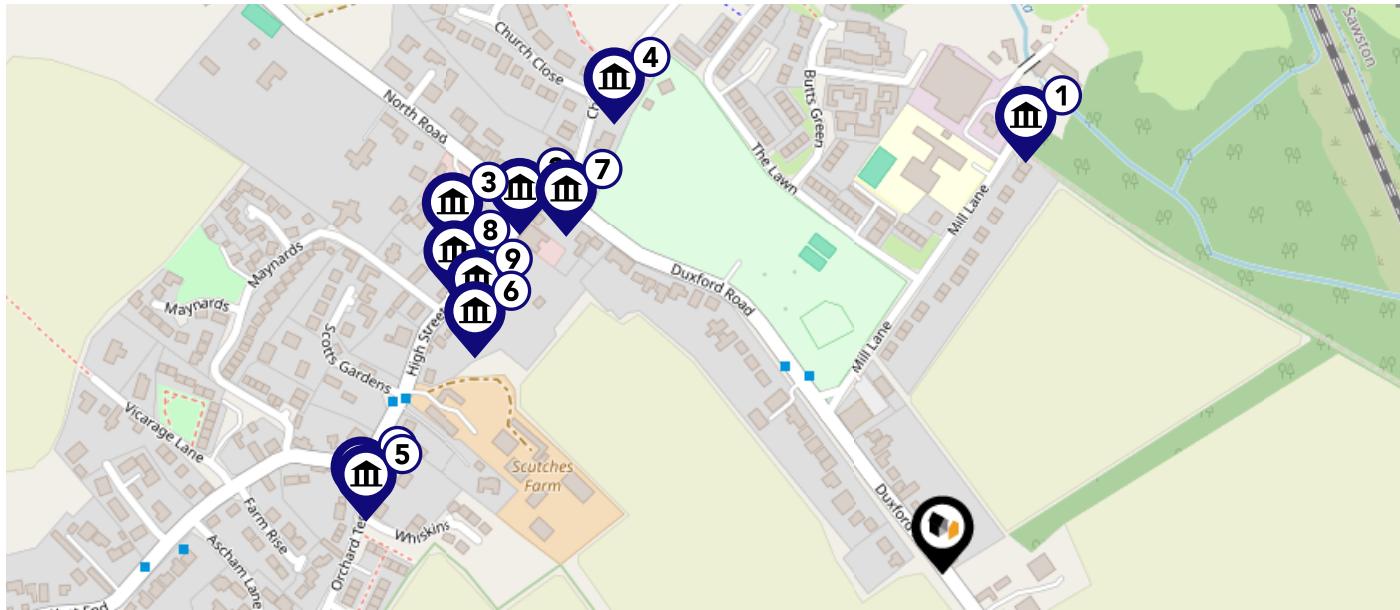
- Power Pylons
- Communication Masts

# Maps

## Listed Buildings

CC&C

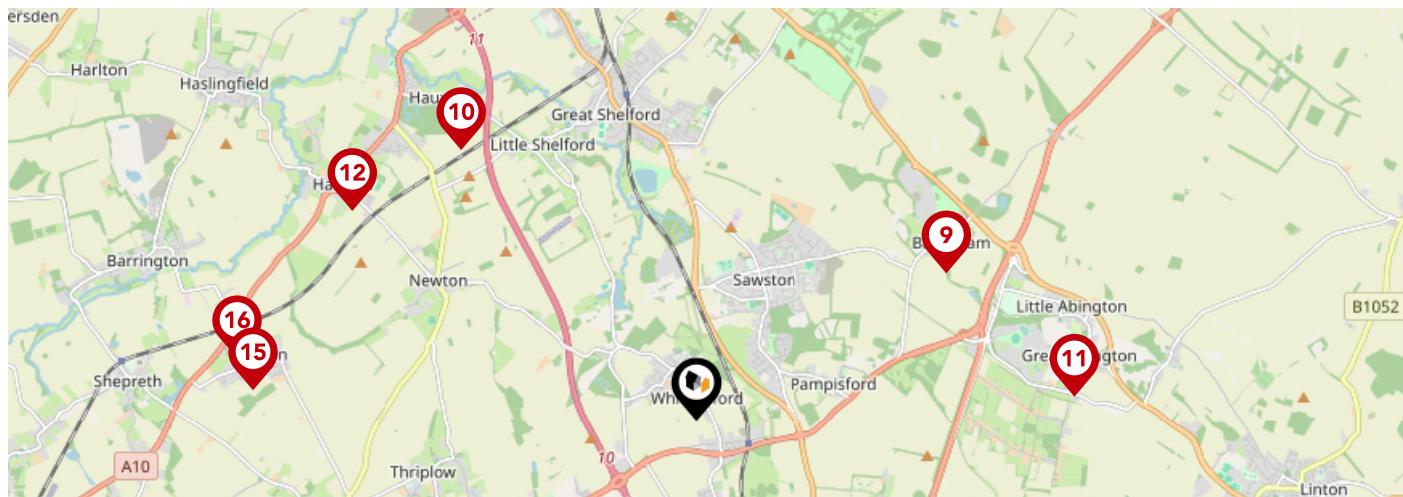
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1128020 - Mill House (hamilton Kerr Institute) And Mill	Grade II	0.2 miles
1165789 - The Guildhall	Grade II	0.3 miles
1128021 - Tickells Arms Public House	Grade II	0.3 miles
1128015 - Lawn Cottage	Grade II	0.3 miles
1165692 - 43 And 45, High Street	Grade II	0.3 miles
1317213 - Sheads House	Grade II	0.3 miles
1425040 - Whittlesford Cross	Grade II	0.3 miles
1128019 - Unicorn Cottage	Grade II	0.3 miles
1330976 - Cromwell Cottage	Grade II	0.3 miles
1128017 - Pump To West Of Number 43	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	William Westley Church of England VC Primary School Ofsted Rating: Good   Pupils: 186   Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	Duxford Church of England Community Primary School Ofsted Rating: Good   Pupils: 172   Distance:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	The Bellbird Primary School Ofsted Rating: Good   Pupils: 415   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	Sawston Village College Ofsted Rating: Good   Pupils: 1162   Distance:1.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	The Icknield Primary School Ofsted Rating: Good   Pupils: 200   Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	Stapleford Community Primary School Ofsted Rating: Good   Pupils: 215   Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	Thriplow CofE Primary School Ofsted Rating: Good   Pupils: 102   Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good   Pupils: 208   Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

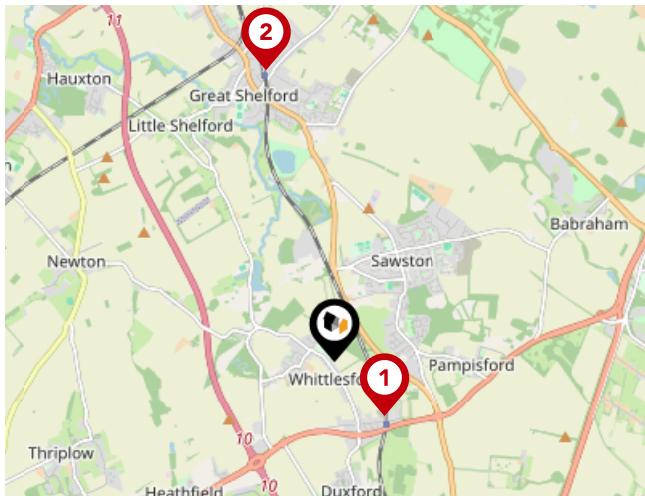


Nursery Primary Secondary College Private

<b>9</b>	Babraham CofE (VC) Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding   Pupils: 91   Distance:2.64					
<b>10</b>	Hauxton Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 90   Distance:3.27					
<b>11</b>	Great Abington Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 133   Distance:3.44					
<b>12</b>	Harston and Newton Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 110   Distance:3.68					
<b>13</b>	Great Chesterford Church of England Primary Academy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 197   Distance:3.71					
<b>14</b>	Fowlmere Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 87   Distance:3.85					
<b>15</b>	Foxton Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 86   Distance:4.06					
<b>16</b>	Selwyn Hall School	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good   Pupils: 10   Distance:4.23					

# Area Transport (National)

CC&C



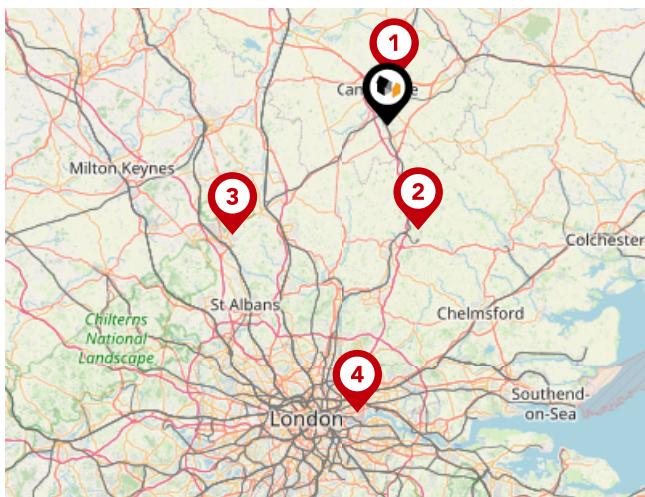
## National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	0.66 miles
2	Shelford (Cambs) Rail Station	2.73 miles
3	Great Chesterford Rail Station	3.87 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	1.1 miles
2	M11 J9	3.47 miles
3	M11 J11	4.07 miles
4	M11 J12	6.45 miles
5	M11 J13	7.75 miles

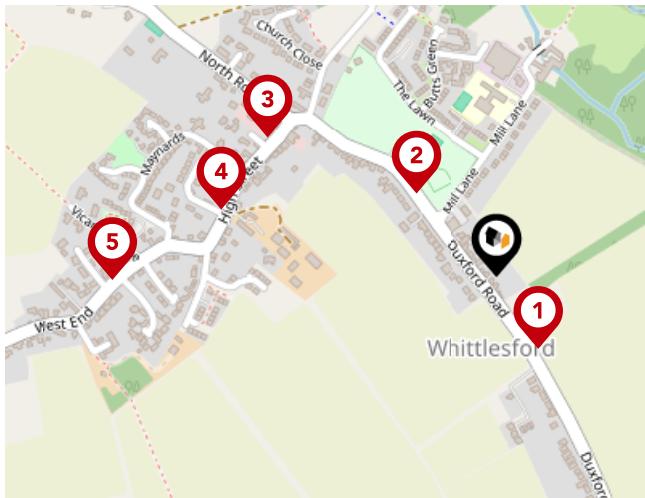


## Airports/Helipads

Pin	Name	Distance
1	Cambridge	6.64 miles
2	Stansted Airport	15.87 miles
3	Luton Airport	27.74 miles
4	Silvertown	42.25 miles

# Area Transport (Local)

CC&C



## Bus Stops/Stations

Pin	Name	Distance
1	Millfield Farm	0.09 miles
2	Mill Lane	0.13 miles
3	Old School Lane	0.31 miles
4	Scotts Gardens	0.32 miles
5	Ascham Lane	0.44 miles

# Cooke Curtis & Co

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