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MIR: Material Info

The Material Information Affecting this Property

Friday 30th January 2026



DUXFORD ROAD, WHITTLESFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk



















Property

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

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	4 mb/s	80 mb/s	1000 mb/s
• Surface Water	Very low			
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Decision:	Withdrawn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(Arboricultural 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



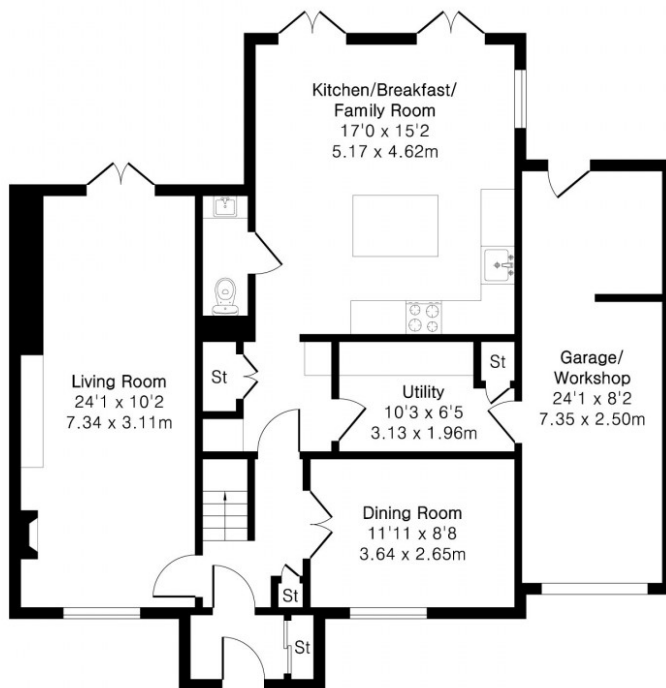
DUXFORD ROAD, WHITTLESFORD, CAMBRIDGE, CB22

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

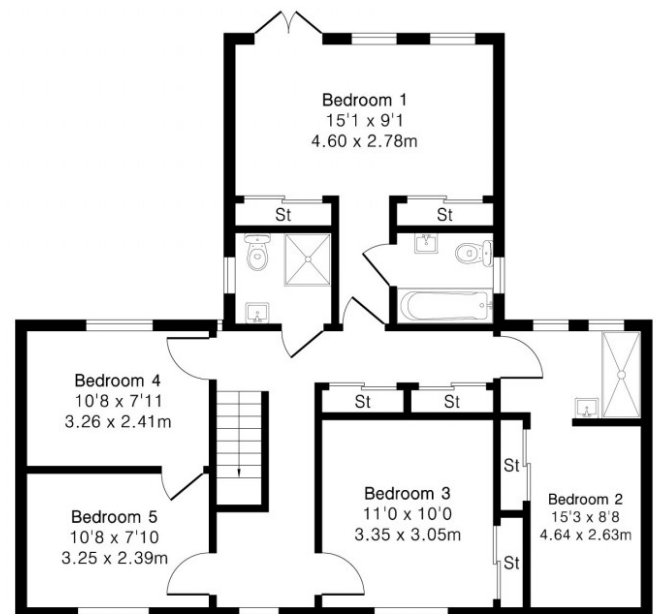
Ground Floor Area 860 sq ft – 80 sq m

First Floor Area 833 sq ft – 77 sq m

Garage Area 198 sq ft – 18 sq m

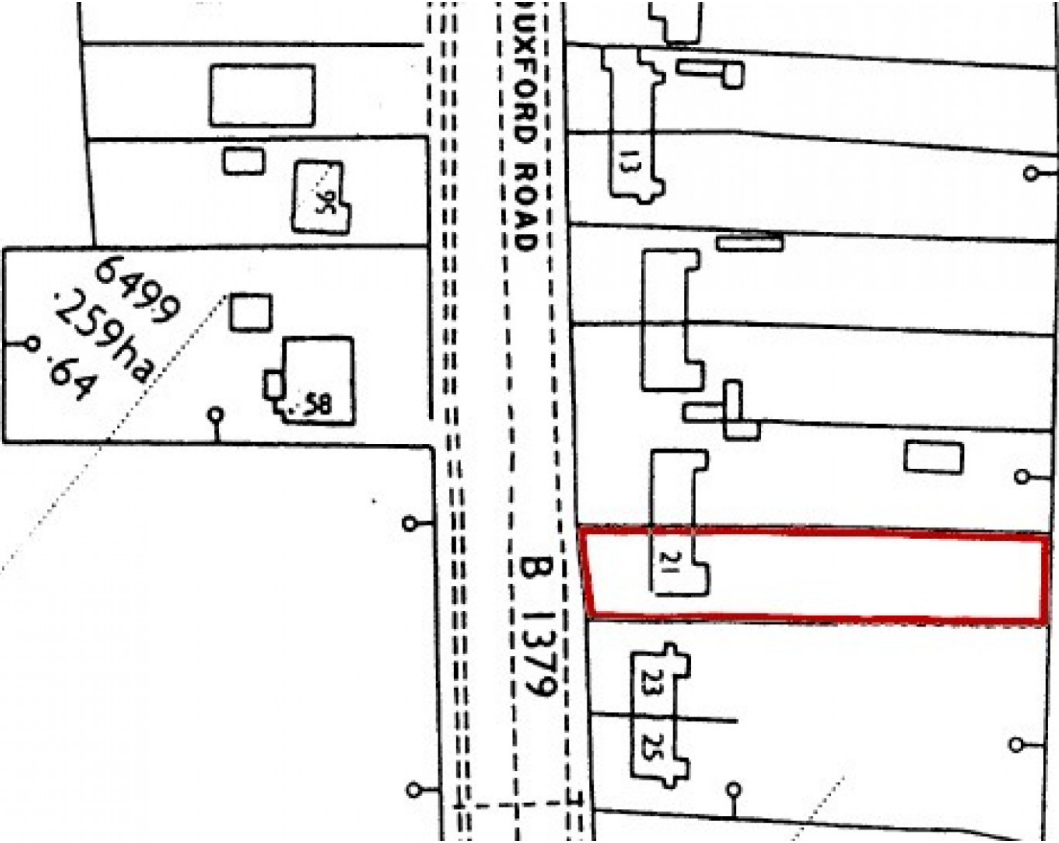


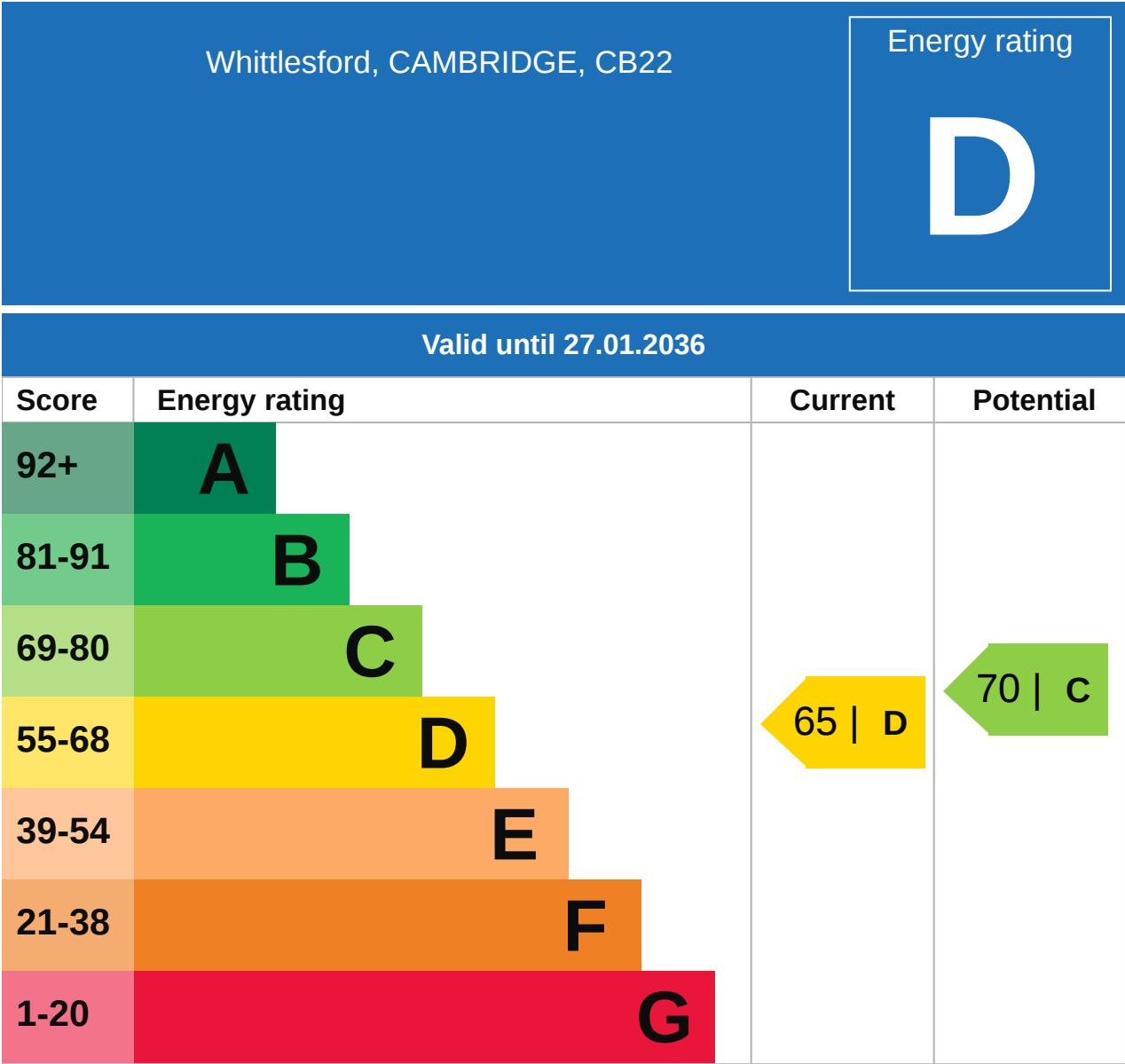
Ground Floor



First Floor

DUXFORD ROAD, WHITTLESFORD, CAMBRIDGE, CB22





Additional EPC Data

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

Building Safety

Accessibility / Adaptations

Extension to side and rear

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Brick and ICF blocks

Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

Electricity Supply

Octopus Energy

Gas Supply

Central Heating

Underfloor heating and air source heat pump

Water Supply

Drainage

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



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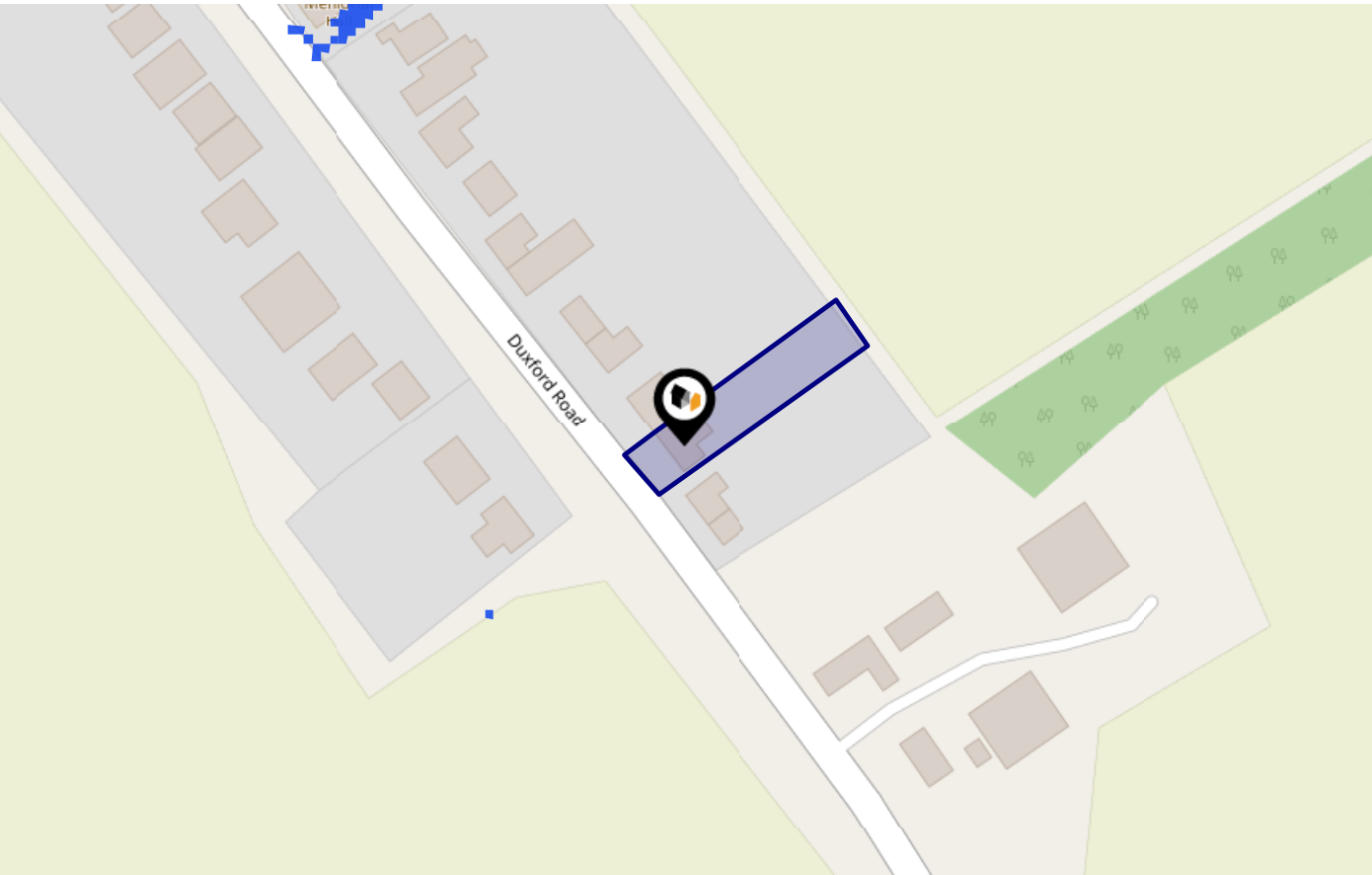
Important - Please read

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.

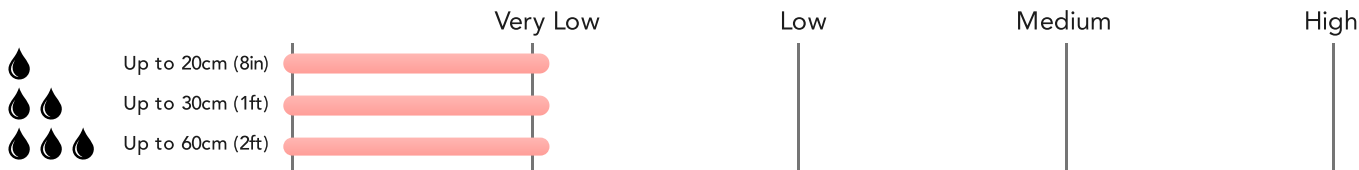


Risk Rating: Very low

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:

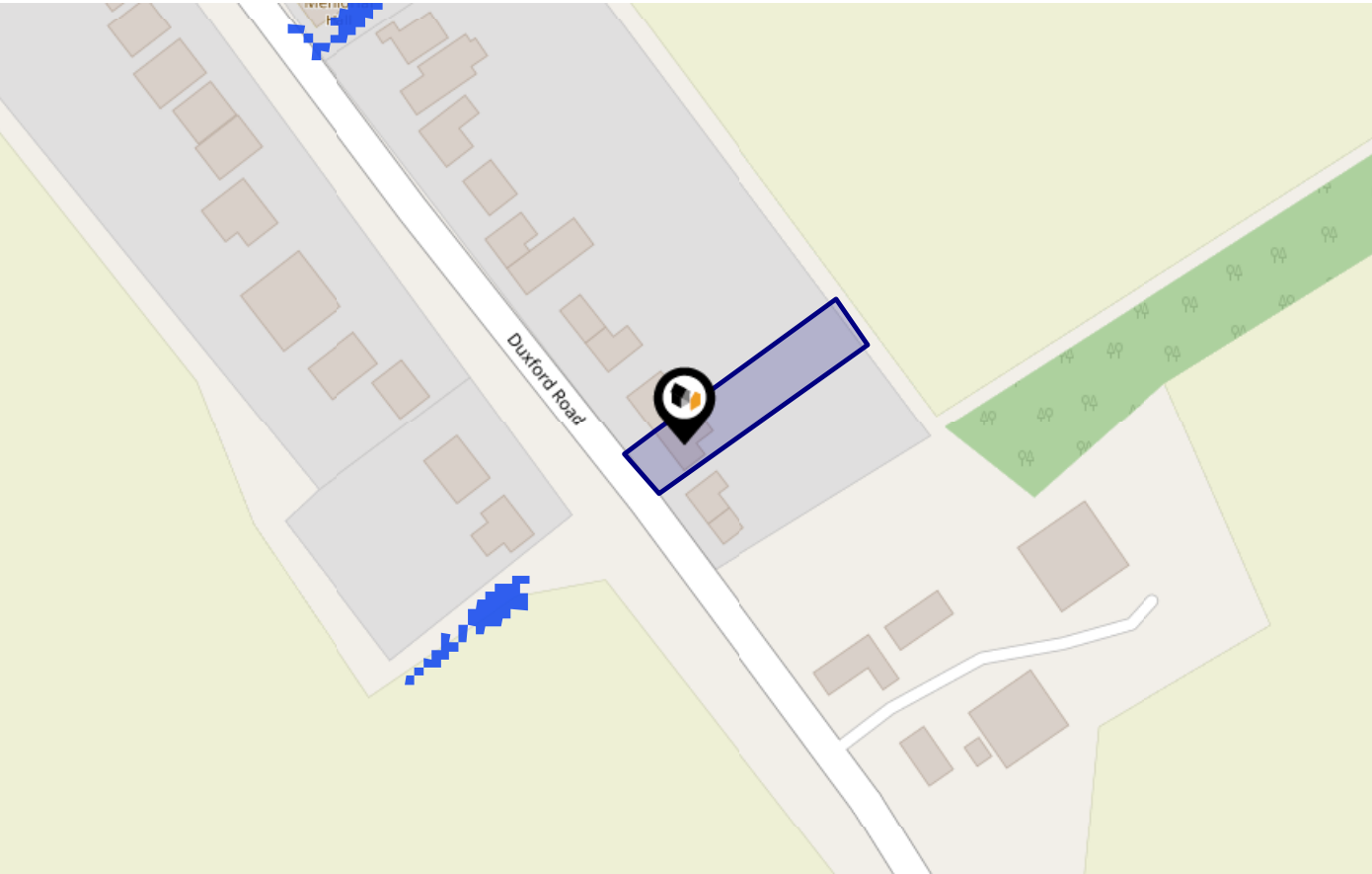


Flood Risk

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.

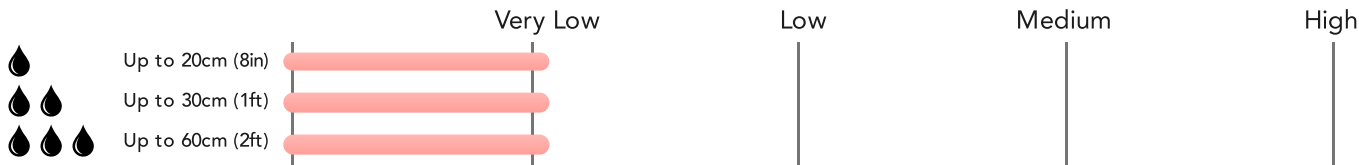


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Chance of flooding to the following depths at this property:

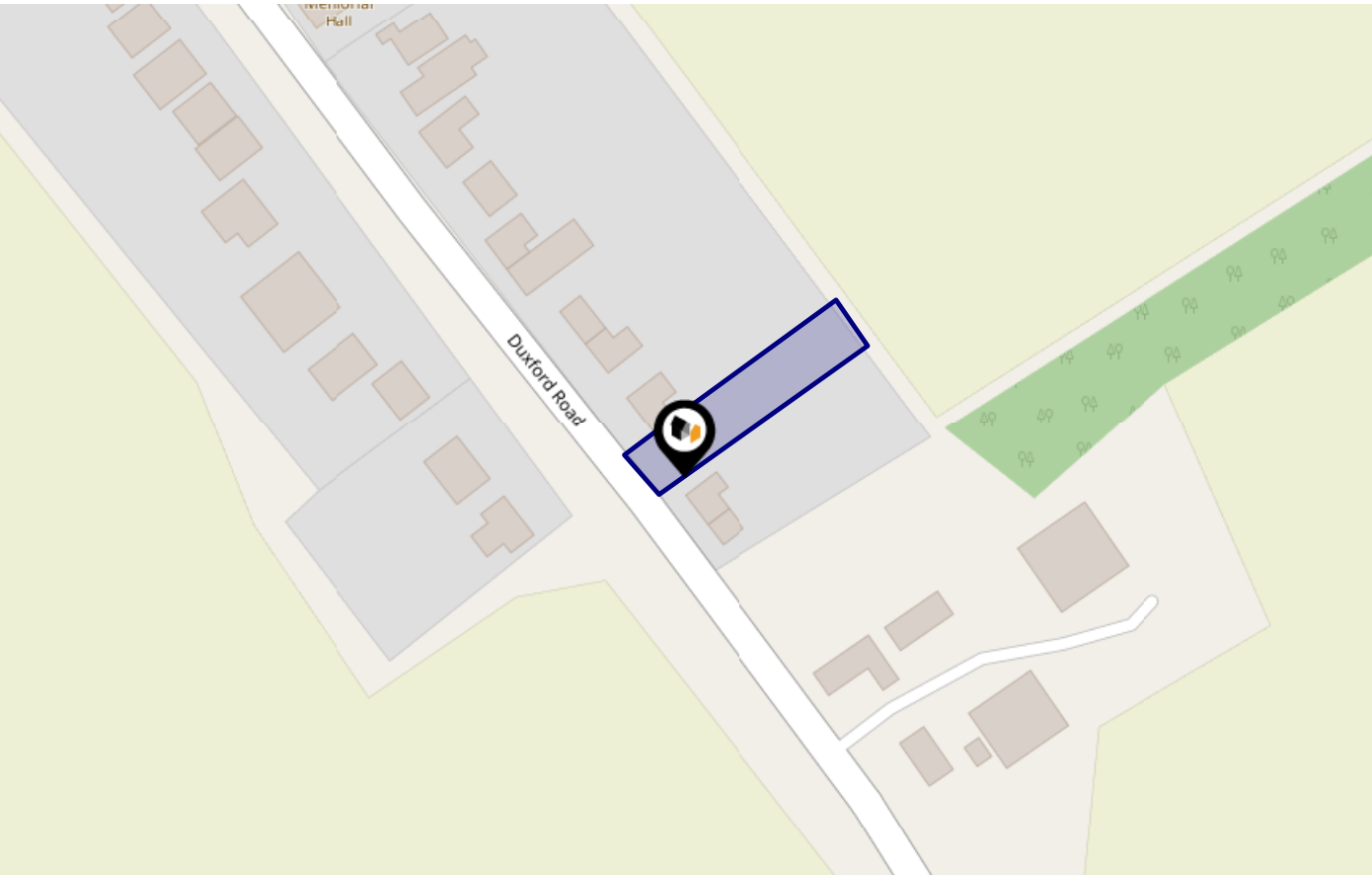


Flood Risk

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.

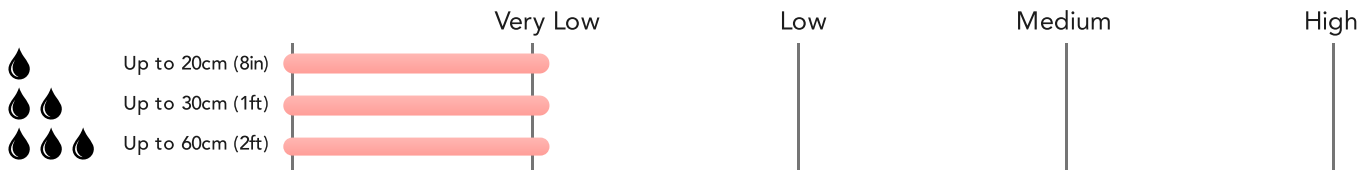


Risk Rating: Very low

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

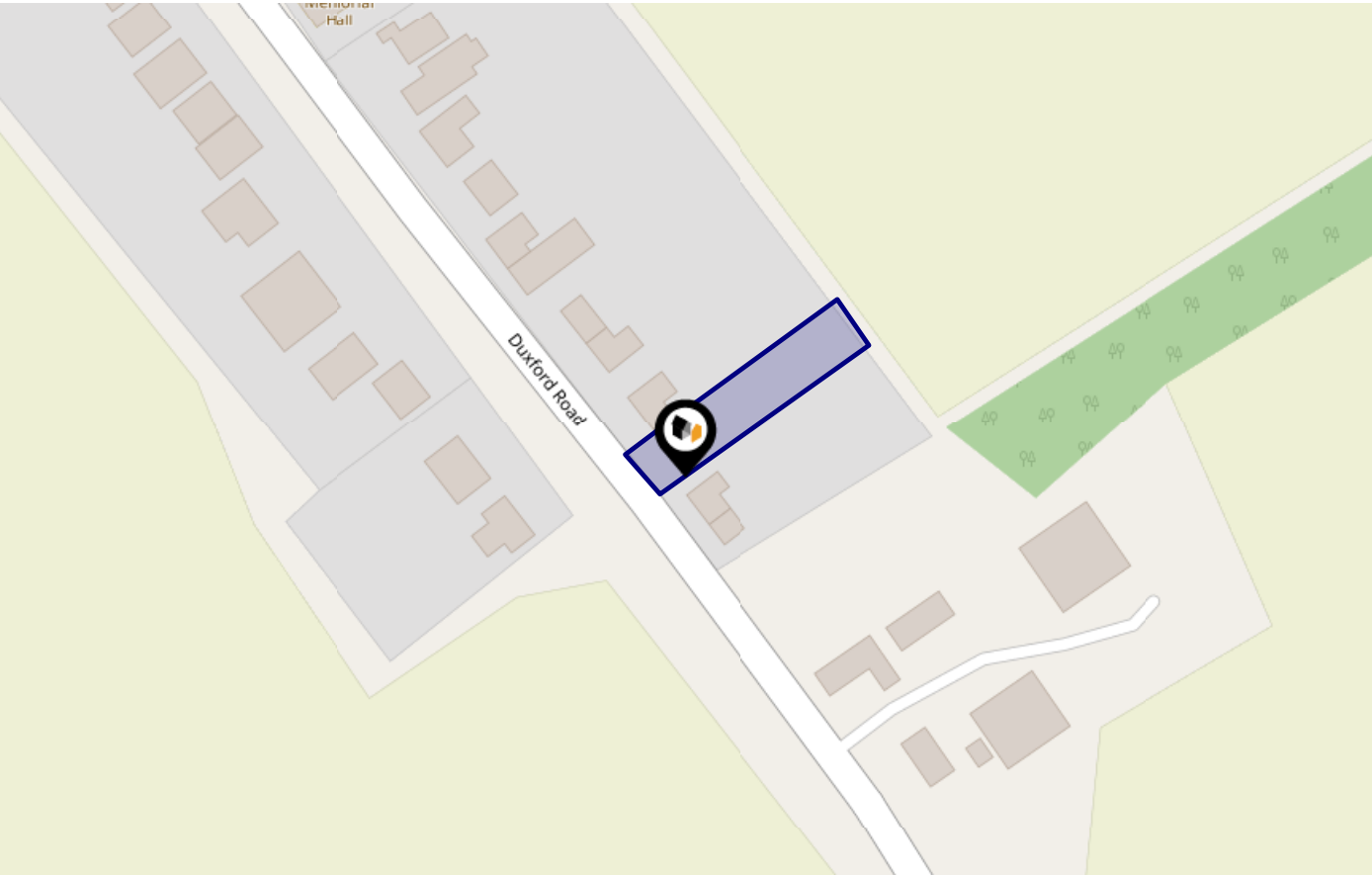


Flood Risk

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.

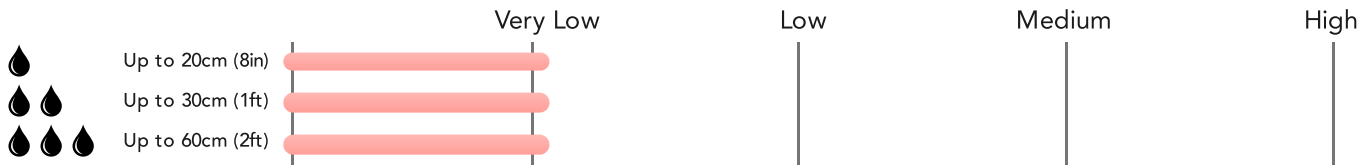


Risk Rating: Very low

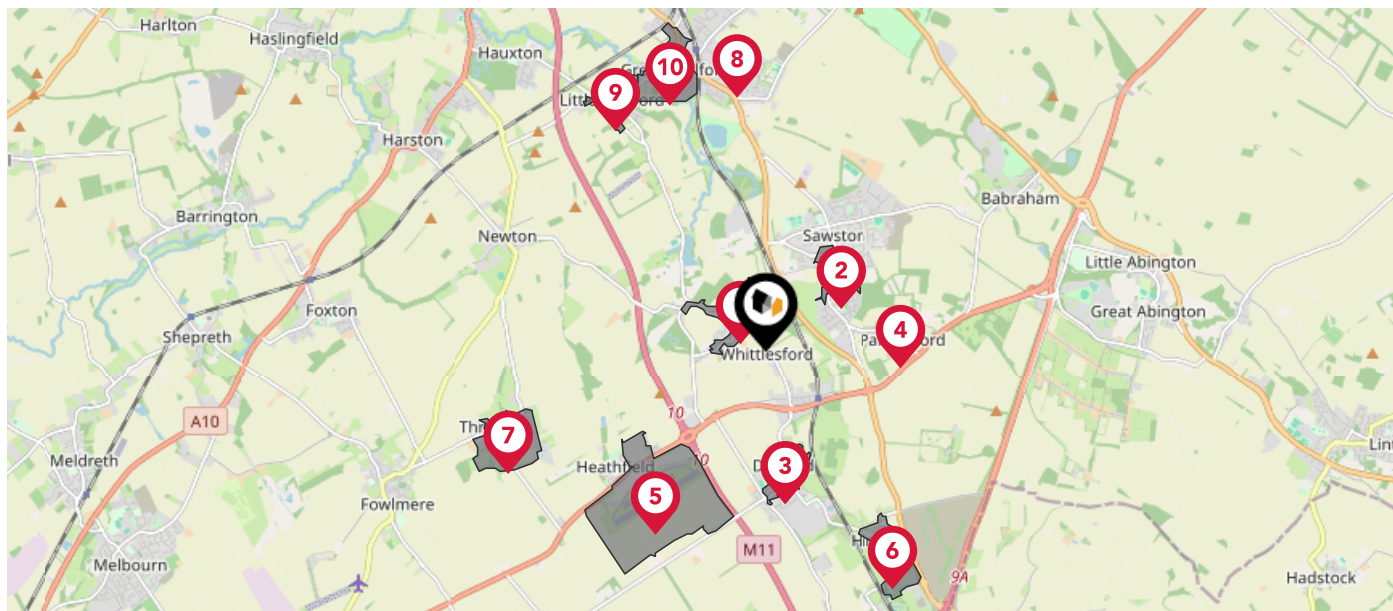
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Chance of flooding to the following depths at this property:



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



Whittlesford



Sawston



Duxford



Pampisford



Duxford Airfield



Hinxton



Thriplow



Stapleford



Little Shelford



Great Shelford

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	
2	Eastern County Leather-Sawston	Historic Landfill	
3	North Hinxton Landfill-Hinxton, Cambridgeshire	Historic Landfill	
4	Middleton Aggregates Ltd - Hinxton Quarry-Lordship Farm, Hinxton, Cambridgeshire	Historic Landfill	
5	Newton Road-Whittlesford	Historic Landfill	
6	Hinxton Landfill-Sawston Road, Hinxton, Cambridge, Cambridgeshire	Historic Landfill	
7	Shelford Tip-Shelford	Historic Landfill	
8	Sindalls-Sawston	Historic Landfill	
9	Abbey Farm-Duxford Road, Ickleton	Historic Landfill	
10	Ciba Tip-Hinxton Road, Duxford, Cambridgeshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



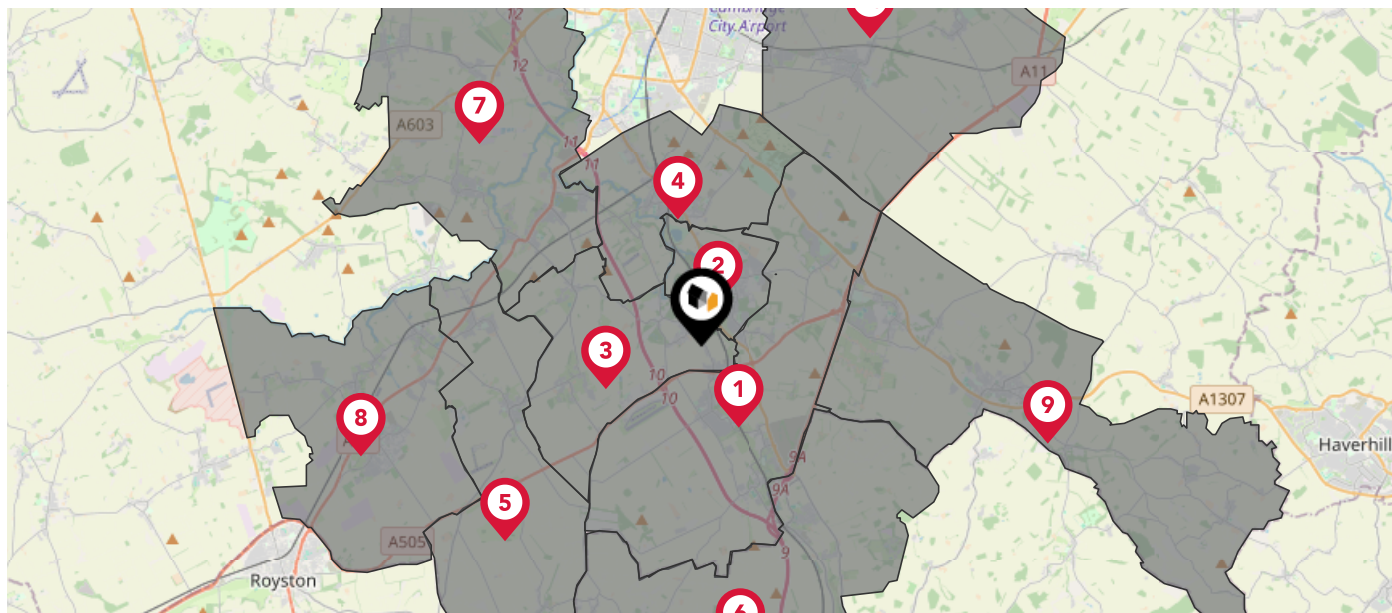
Mine Entry

- ✕ 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



Whittlesford Ward



Shelford Ward



Foxton Ward



Littlebury, Chesterford & Wenden Lofts Ward



Harston & Comberton Ward



Melbourn Ward



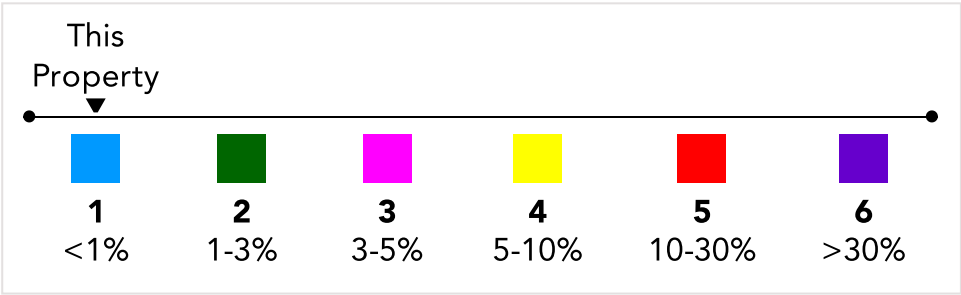
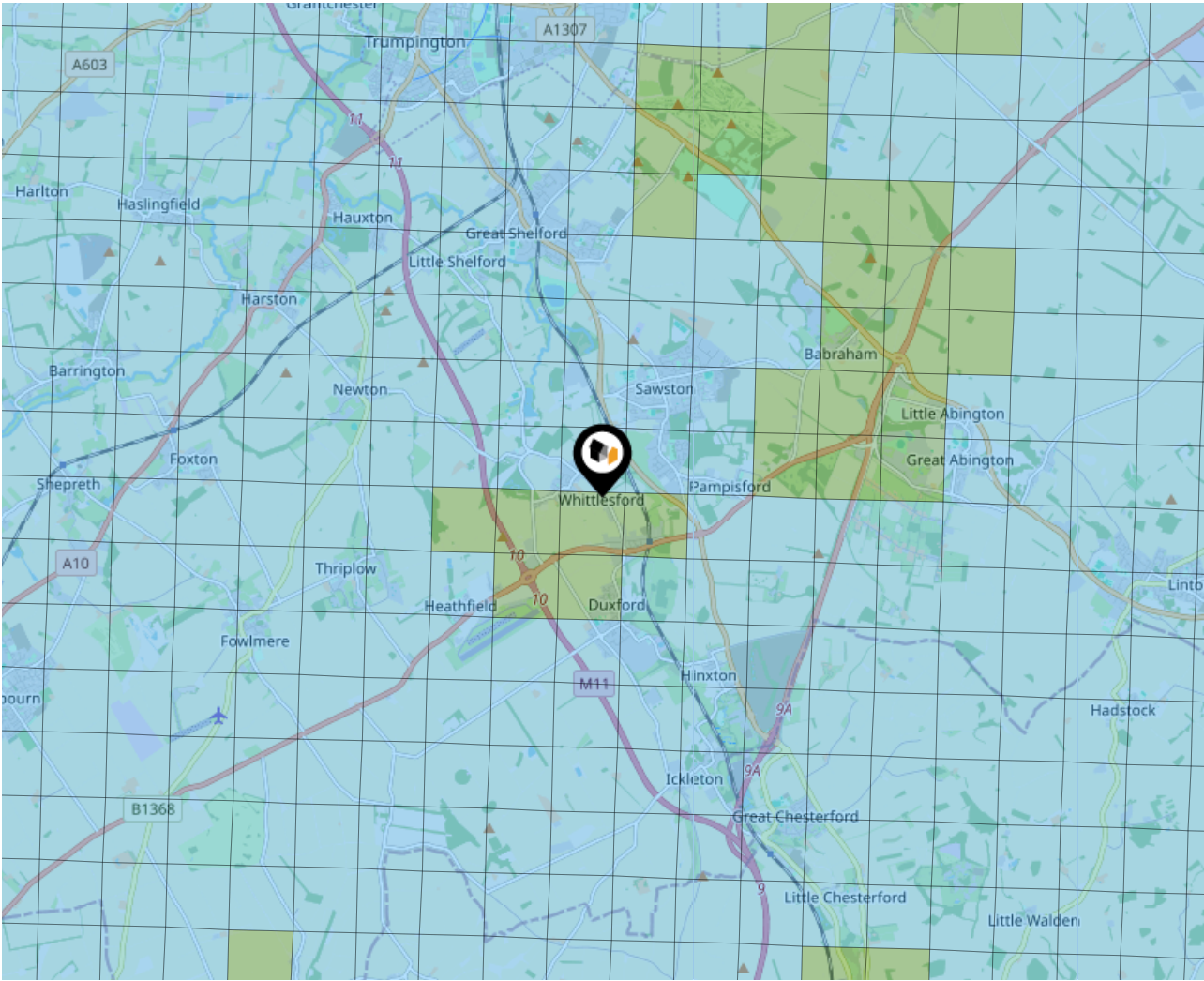
Linton Ward



Fen Ditton & Fulbourn Ward

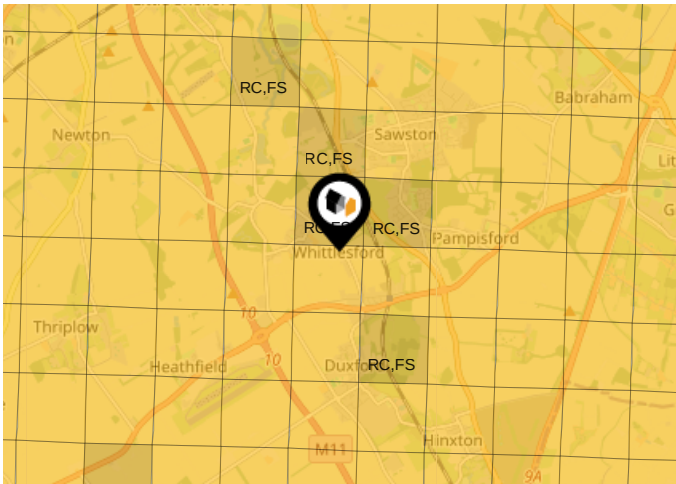
What is Radon?

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/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)		

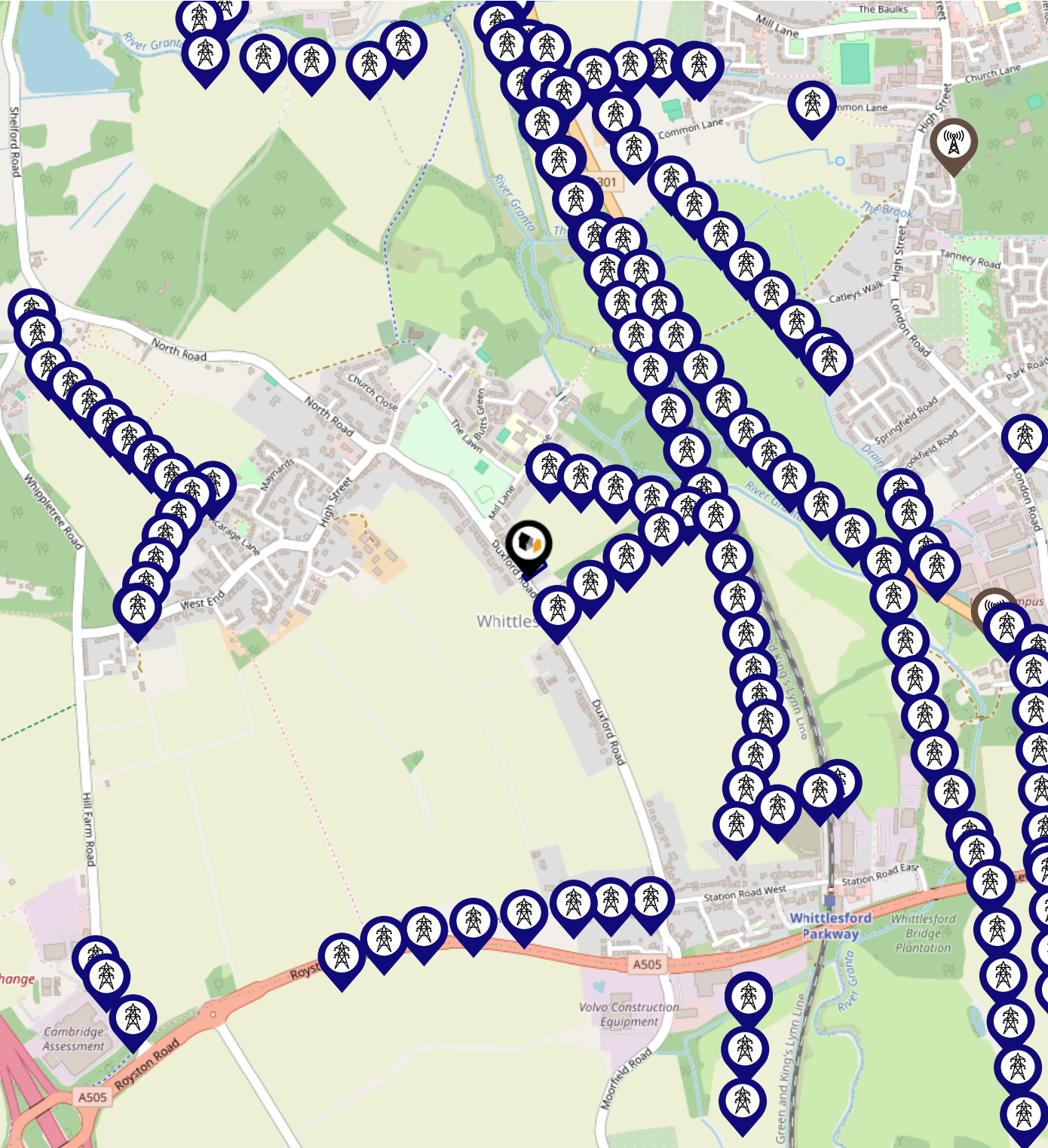


Primary Classifications (Most Common Clay Types)



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

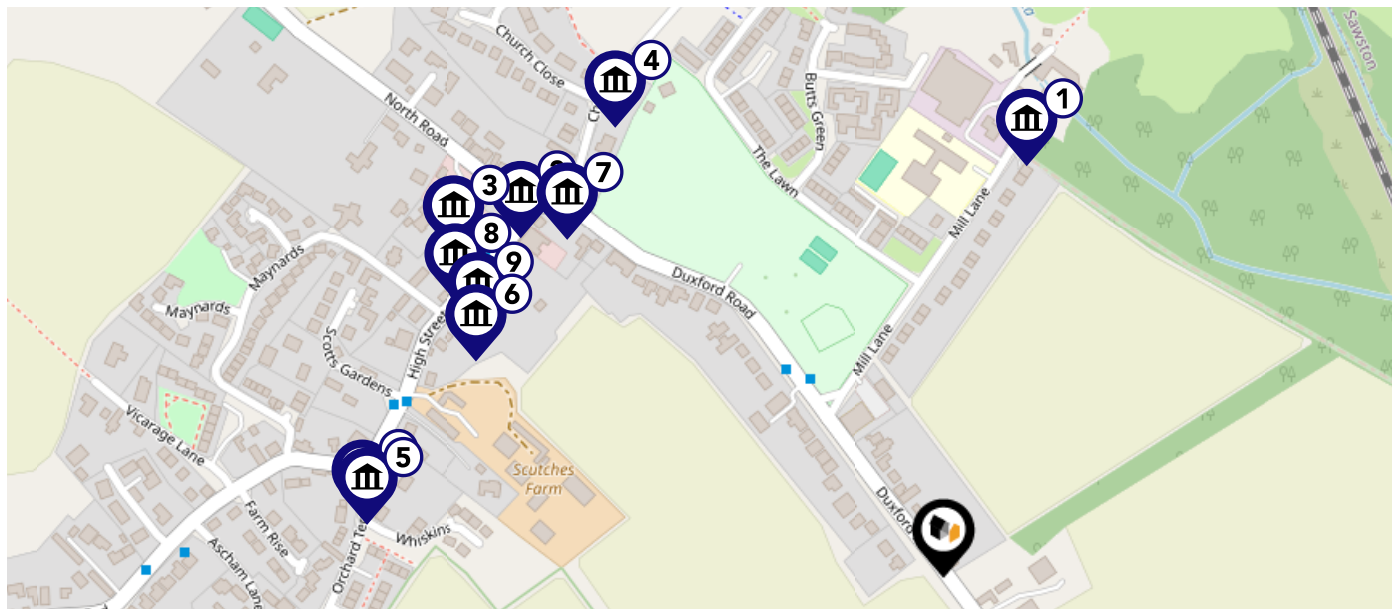
Masts & Pylons



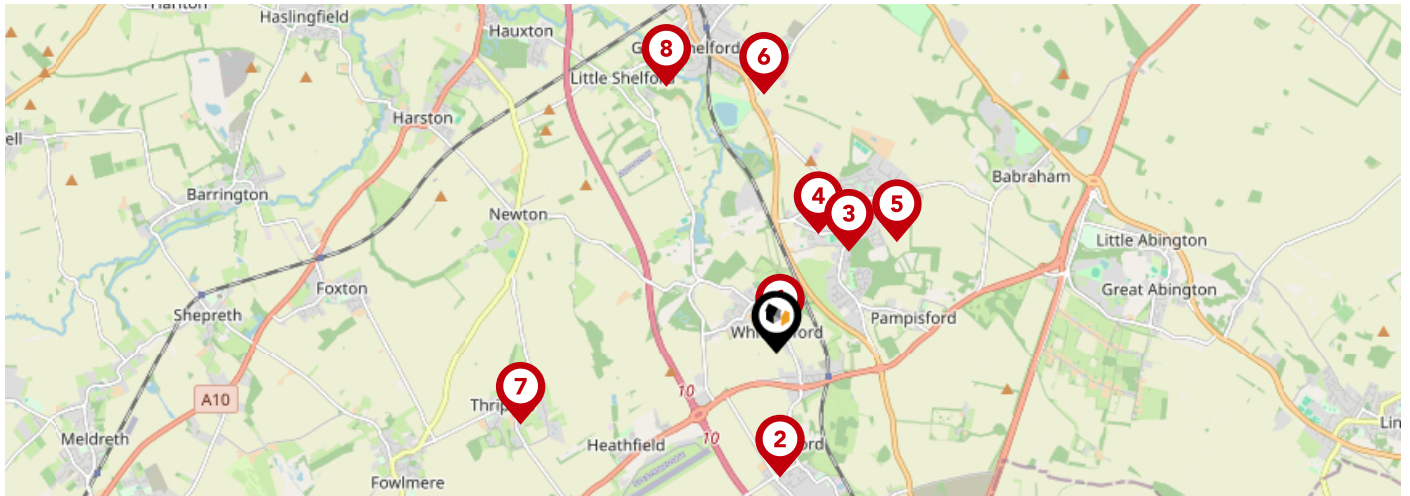
Key:

-  Power Pylons
-  Communication Masts

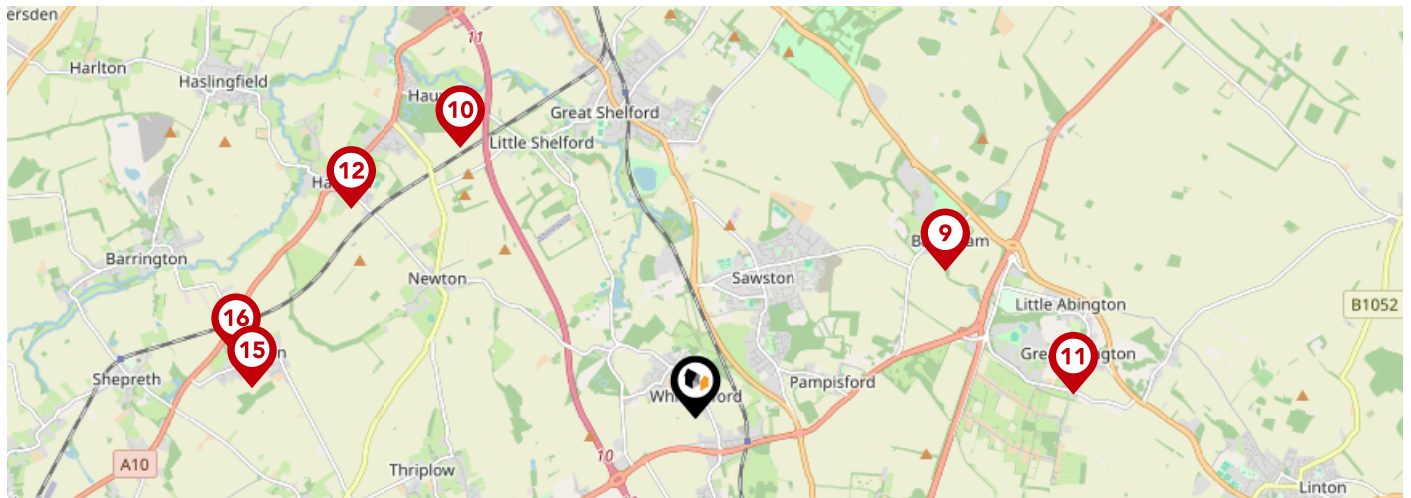
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...











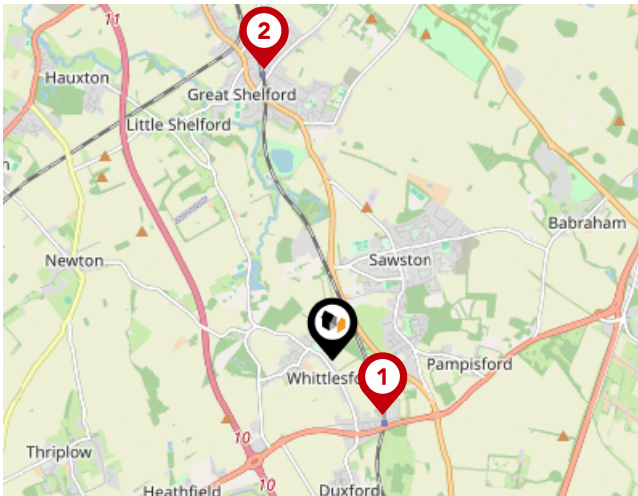
Listed Buildings in the local district		Grade	Distance
	1128020 - Mill House (hamilton Kerr Institute) And Mill	Grade II	0.2 miles
	1165789 - The Guildhall	Grade II	0.3 miles
	1128021 - Tickells Arms Public House	Grade II	0.3 miles
	1128015 - Lawn Cottage	Grade II	0.3 miles
	1165692 - 43 And 45, High 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
1	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"/>
2	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"/>
3	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"/>
4	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"/>
5	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"/>
6	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"/>
7	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"/>
8	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
	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:3.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:3.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 110 Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Chesterford Church of England Primary Academy Ofsted Rating: Good Pupils: 197 Distance:3.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:3.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:4.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:4.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>








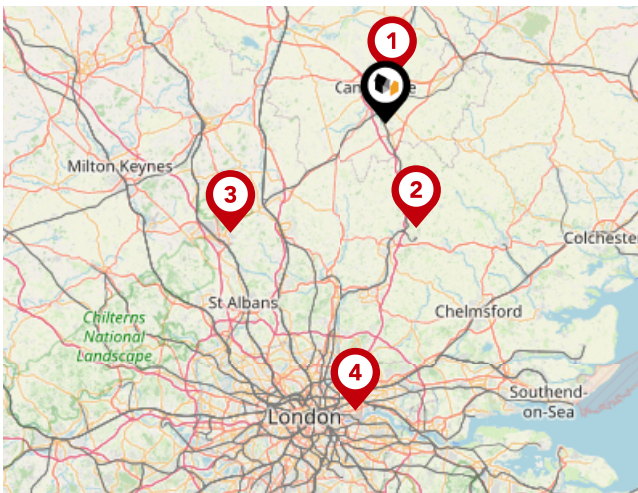
National Rail Stations

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







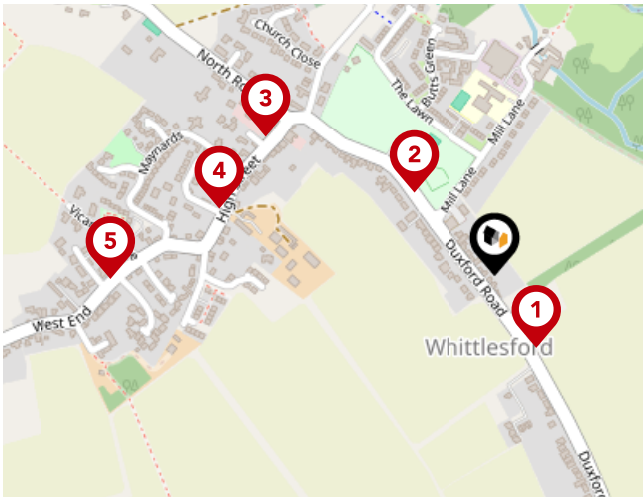
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J10	1.1 miles
	M11 J9	3.47 miles
	M11 J11	4.07 miles
	M11 J12	6.45 miles
	M11 J13	7.75 miles



Airports/Helipads

Pin	Name	Distance
	Cambridge	6.64 miles
	Stansted Airport	15.87 miles
	Luton Airport	27.74 miles
	Silvertown	42.25 miles



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

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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