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# MIR: Material Info

The Material Information Affecting this Property  
**Friday 20th February 2026**



**NORTH END, MELDRETH, ROYSTON, SG8**

## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	1,302 ft <sup>2</sup> / 121 m <sup>2</sup>		
<b>Plot Area:</b>	0.05 acres		
<b>Year Built :</b>	2003-2006		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,488		
<b>Title Number:</b>	CB331900		

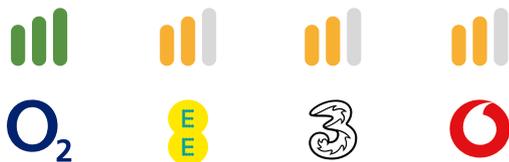
## Local Area

<b>Local Authority:</b>	Cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	High

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

<b>7</b> mb/s	<b>49</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: **34 North End Meldreth Royston Cambridgeshire SG8 6NT**

Reference - S/3230/17/TC	
Decision:	Decided
Date:	21st August 2017
Description:	Tree Works as 5 days notice

Planning records for: **36 North End Meldreth Cambridgeshire SG8 6NT**

Reference - 23/02726/LBC	
Decision:	Awaiting decision
Date:	13th July 2023
Description:	No change to the listed building, proposal for the installation of ground mounted solar panels within the grounds of the listed building

Reference - 23/02725/FUL	
Decision:	Awaiting decision
Date:	13th July 2023
Description:	No change to the listed building, proposal for the installation of ground mounted solar panels within the grounds of the listed building

Reference - 22/03530/CONDC	
Decision:	Decided
Date:	13th July 2023
Description:	Submission of details required by conditions 7 (External Material) and 8 (Site Contamination Desk Study) of Prior Approval 22/03530/PRIOR

Planning records for: *Mill House, Topcliffes Mill At 36 North End Meldreth Cambridgeshire SG8 6NT*

Reference - 23/04002/LBC	
Decision:	Withdrawn
Date:	20th October 2023
Description:	Application for no.24 solar panels within grounds

Reference - 23/04001/HFUL	
Decision:	Withdrawn
Date:	20th October 2023
Description:	Siting of 24 solar panels within grounds

Planning records for: *42 North End Meldreth Cambridgeshire SG8 6NT*

Reference - 23/1000/TTCA	
Decision:	Decided
Date:	31st August 2023
Description:	T.1 Yew - Crown lift to provide 3M clearance from ground level to improve visibility when joining North end from the driveway. T.2 Plum - Crown reduce height and lateral branches by 1M to reduce risk of failure (remove weight from old tree) and clear roof by 1M

Planning records for: *62 North End Meldreth Royston Cambridgeshire SG8 6NT*

Reference - S/2290/15/FL	
Decision:	Decided
Date:	04th September 2015
Description:	Demolition of five bedroom chalet style house and erection of four bedroom two storey house

Planning records for: **62 North End Meldreth Royston Cambridgeshire SG8 6NT**

Reference - S/0875/16/DC	
Decision:	Decided
Date:	23rd March 2016
Description:	Discharge of condition 4 (materials) of planning permission S/2290/15/FL

Planning records for: **64 North End Meldreth Cambridgeshire SG8 6NT**

Reference - 23/01926/HFUL	
Decision:	Decided
Date:	16th May 2023
Description:	Single storey front porch, single storey rear extension with balcony above and alterations within the existing roof including rooflights.

Reference - 23/01337/PRIOR	
Decision:	Withdrawn
Date:	06th April 2023
Description:	Single story rear extension

Planning records for: **70 North End Meldreth SG8 6NT**

Reference - 20/03943/HFUL	
Decision:	Decided
Date:	23rd September 2020
Description:	Raise floor level of kitchen in line with existing floor level of house. First floor rear dormer extension above kitchen raised to accommodate new ceiling height and install new lean-to rear porch.

Planning records for: *72 North End Meldreth Cambridgeshire SG8 6NT*

<b>Reference - 24/0417/TTPO</b>
<b>Decision:</b> Decided
<b>Date:</b> 10th April 2024
<b>Description:</b> Leaning Ash - Heavy lean with significant risk of structural failure. Reduce height of stem leaning towards road by approximately 3m. Reduce height of stem leaning into adjacent tree by approximately 3.5m. 3 x Yew on roadside - low and heavy growth impeding public footpath. Canopies over extended to path side. Cut back overhang to path by approximately 2m to approximately 1m from wall. Taper into upper crown to shape. Retain current heights
<b>Reference - S/3201/16/TP</b>
<b>Decision:</b> Decided
<b>Date:</b> 16th November 2016
<b>Description:</b> Various trees and shrubs adjacent to footpath - Cut back to wall and up to 2m high. Remove low limb from Ash tree over road. Clear pedestrian access and general maintenance
<b>Reference - S/2242/15/TP</b>
<b>Decision:</b> Decided
<b>Date:</b> 18th August 2015
<b>Description:</b> Beech Tree - Shorten back the longest branch tops over the lawn back to the edge of the lawn..Horse Chestnut - Shorten back 3 over extended limbs over the road to the edge of the road shape and balance.
<b>Reference - S/3488/19/TP</b>
<b>Decision:</b> Decided
<b>Date:</b> 07th October 2019
<b>Description:</b> TPO 0007 (1966) G4: T3 - Yew over gate - crown lift to clear 4m to allow fuel delivery lorry access - being damaged by fuel tanker.

Planning records for: **74 North End Meldreth Royston Cambridgeshire SG8 6NT**

Reference - S/1792/11	
Decision:	Decided
Date:	08th September 2011
Description:	Erection of a full height side extension in place of the existing garage and a first floor extension to the front of the property above the existing single storey front facing gable.

Planning records for: **76 North End Meldreth Royston Cambridgeshire SG8 6NT**

Reference - S/1154/15/FL	
Decision:	Decided
Date:	08th May 2015
Description:	Proposed first floor extension and new front porch

Reference - S/2532/11	
Decision:	Decided
Date:	19th December 2011
Description:	First Floor Extension

Planning records for: **98 North End Meldreth SG8 6NT**

Reference - S/2240/13/FL	
Decision:	Decided
Date:	18th October 2013
Description:	New Additional Vehicular Access

Planning records for: *98 North End Meldreth Royston Cambridgeshire SG8 6NT*

Reference - S/2882/14/FL	
Decision:	Decided
Date:	05th December 2014
Description:	Single storey side extension

Reference - S/1063/09/F	
Decision:	Decided
Date:	23rd July 2009
Description:	Extensions Alterations and the Conversion of Garage to Habitable Room

Planning records for: *Torpoint 100 North End Meldreth SG8 6NT*

Reference - S/1116/10	
Decision:	Decided
Date:	05th July 2010
Description:	Extensions & Alterations (to extend the time limit for implementation)

Planning records for: *Long Barn North End Meldreth Royston Cambridgeshire SG8 6NT*

Reference - S/2301/07/F	
Decision:	Decided
Date:	15th April 2008
Description:	Erection of building for B1( C ) use

Planning records for: *Bowling Green Pavilion North End Meldreth Cambridgeshire SG8 6NT*

<b>Reference - 24/0039/TTPO</b>
<b>Decision:</b> Decided
<b>Date:</b> 09th January 2024
<b>Description:</b> 2 no Sycamores to remove 1- 2 metres of branches overhanging 26 North End Meldreth causing light issues and damp
<b>Reference - 24/00074/S73</b>
<b>Decision:</b> Decided
<b>Date:</b> 09th January 2024
<b>Description:</b> S73 to vary condition 2 (Approved plans) of planning permission 22/00898/FUL (Demolition of existing bungalow and the erection of a replacement four bedroom bungalow with detached garden studio to the rear (resubmission of 21/05285/FUL)) to omit use of pantiles to main house roof in lieu of slate tiles throughout.
<b>Reference - 24/0926/TTPO</b>
<b>Decision:</b> Decided
<b>Date:</b> 27th August 2024
<b>Description:</b> 5 x Lawson Cypress, Remove. 3 x Multi-stem Maples, Overall crown reduction of 4-5m. The present size and spread of these trees is having an adverse effect on the adjacent bowls green. The grass is dying as a result of the water extracted by the roots of these trees and the reduction in light caused by the overhanging canopy. This has removed two of the available rinks for play this year. This represents a third of the playing surface of the bowling green, which has impacted on our ability to play our bowls matches this season.

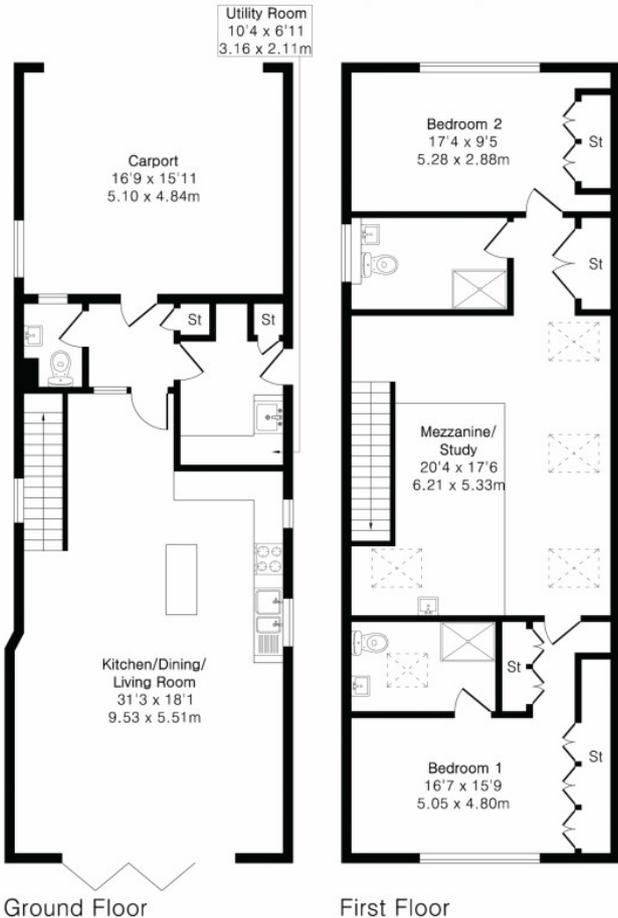


**NORTH END, MELDRETH, ROYSTON, SG8**

**Approximate Gross Internal Area 1588 sq ft - 147 sq m**

Ground Floor Area 661 sq ft – 61 sq m

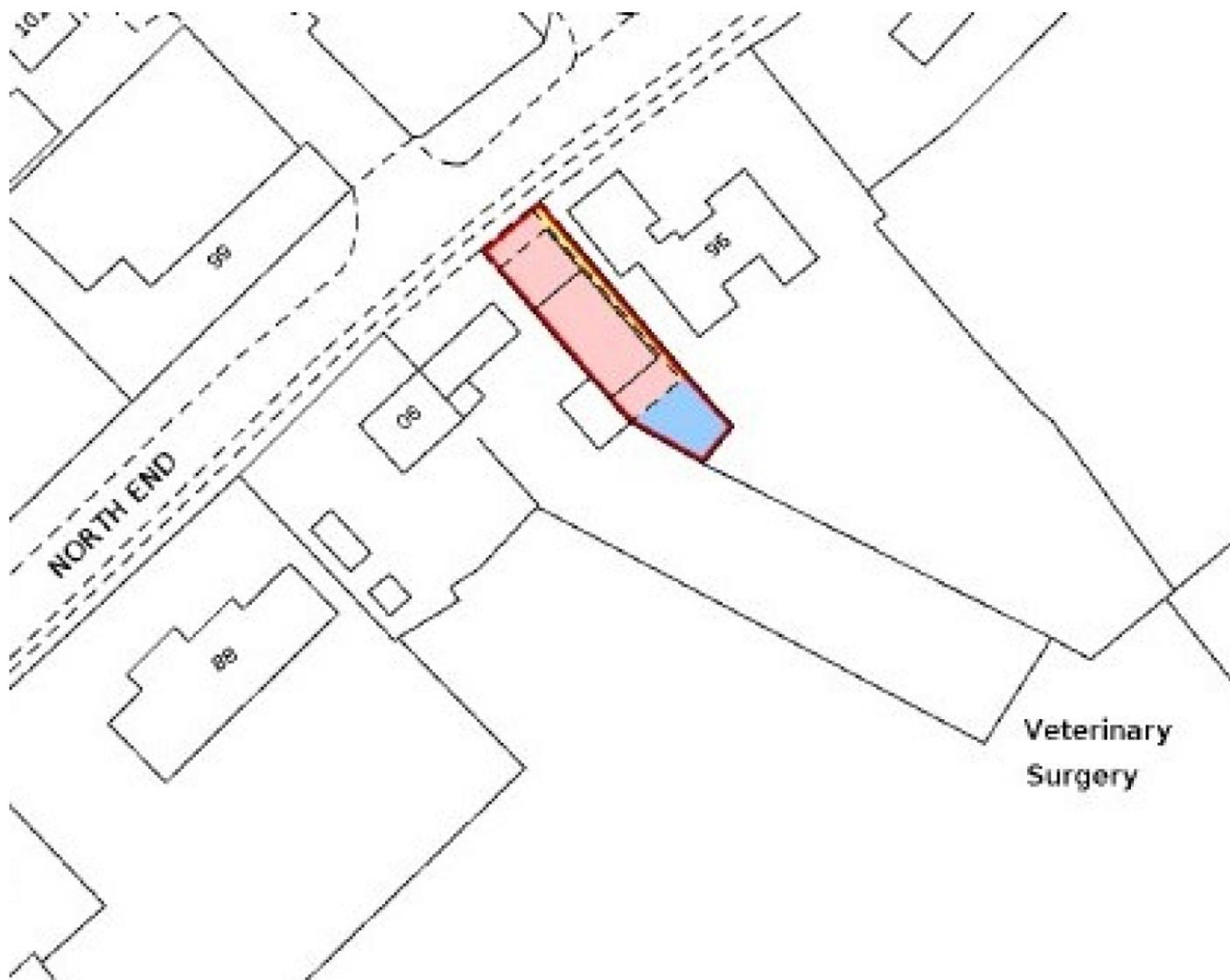
First Floor Area 927 sq ft – 86 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**COOKE CURTIS & CO**

**NORTH END, MELDRETH, ROYSTON, SG8**



Meldreth, SG8

Energy rating

# C

Valid until 07.06.2035

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

## Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and underfloor heating, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, insulated (assumed)
<b>Total Floor Area:</b>	121 m <sup>2</sup>

## Building Safety

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## Accessibility / Adaptations

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2014 - New bifold doors in ground floor living area

2014 - Replacement window in front bedroom 2

Alterations done prior to moving in as well as the previous occupants so well over 20 years ago - modernisations by local builders/businesses

## Restrictive Covenants

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## Rights of Way (Public & Private)

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## Construction Type

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Standard brick

## 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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E-on

## Gas Supply

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## Central Heating

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Radiators, underfloor

## Water Supply

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South Staffordshire Water

## 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**

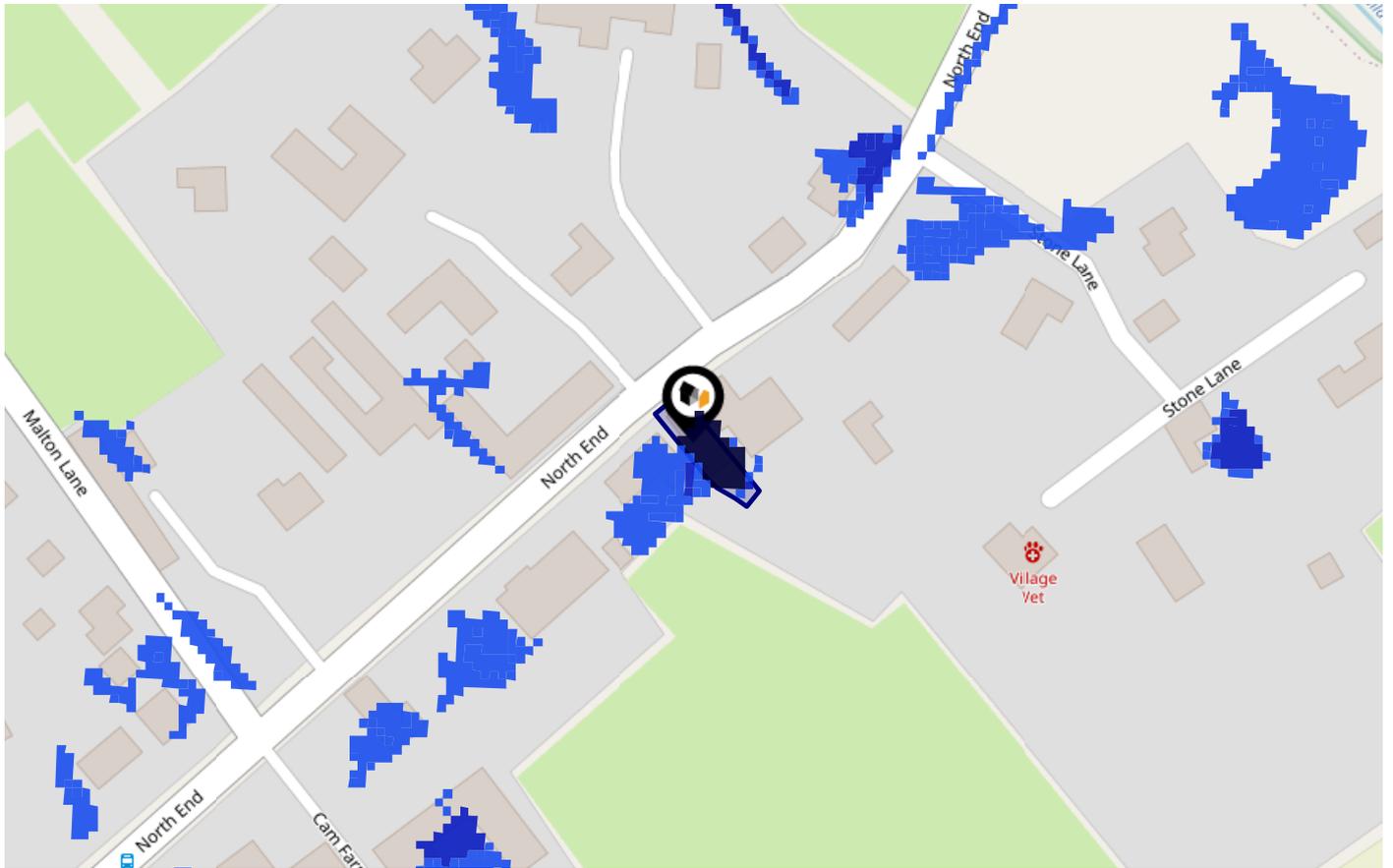
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# Flood Risk

## Surface Water - Flood Risk



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: High

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

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

Chance of flooding to the following depths at this property:

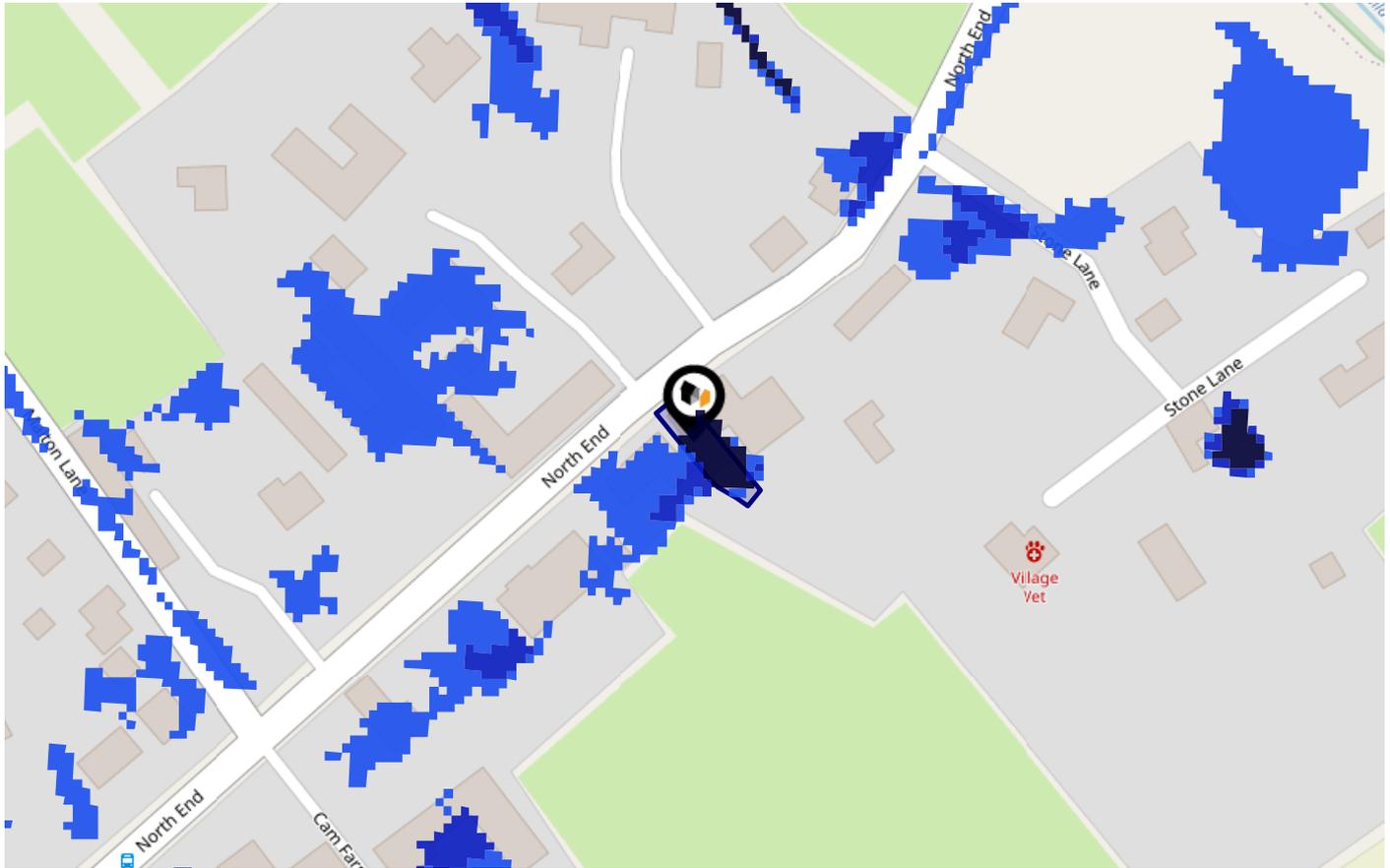


# Flood Risk

## Surface Water - Climate Change



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



Risk Rating: High

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.

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Chance of flooding to the following depths at this property:

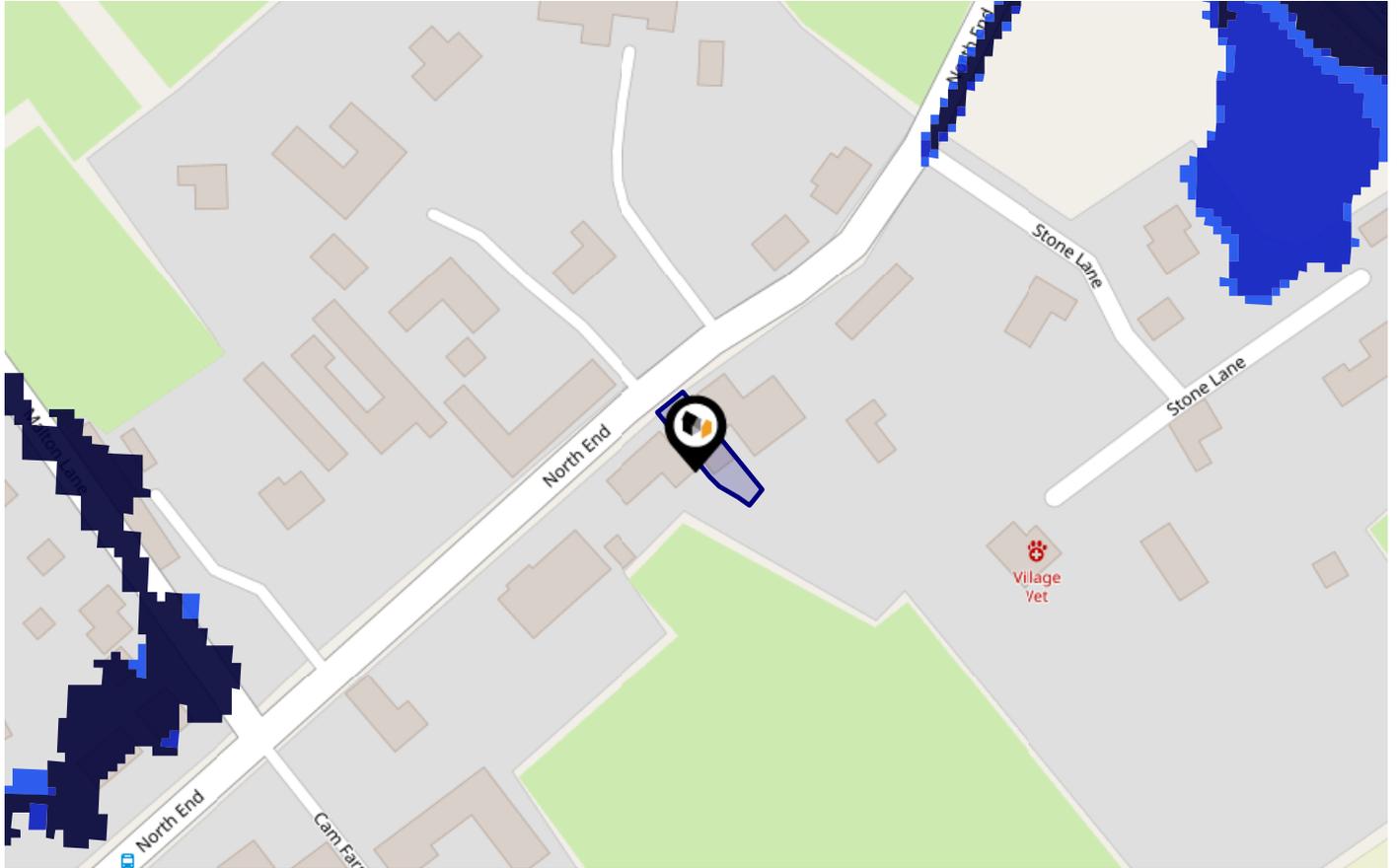


# Flood Risk

## 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.

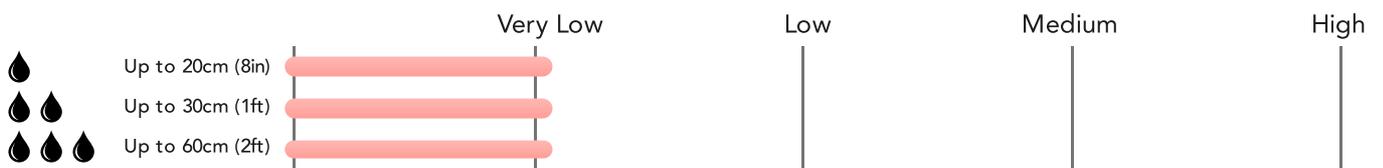


Risk Rating: Very low

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

Chance of flooding to the following depths at this property:

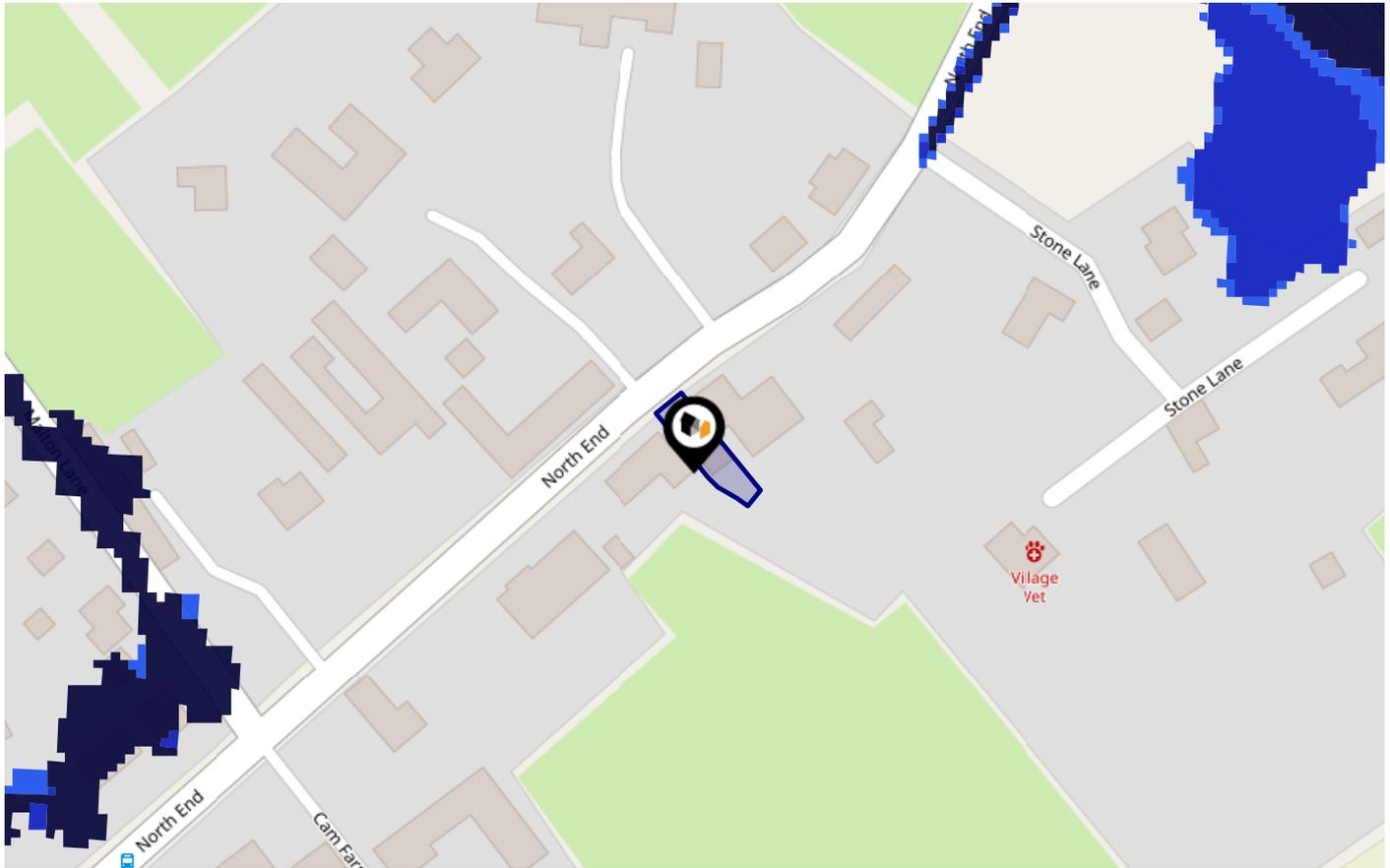


# Flood Risk

## Rivers & Seas - Climate Change



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



Risk Rating: Very low

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

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

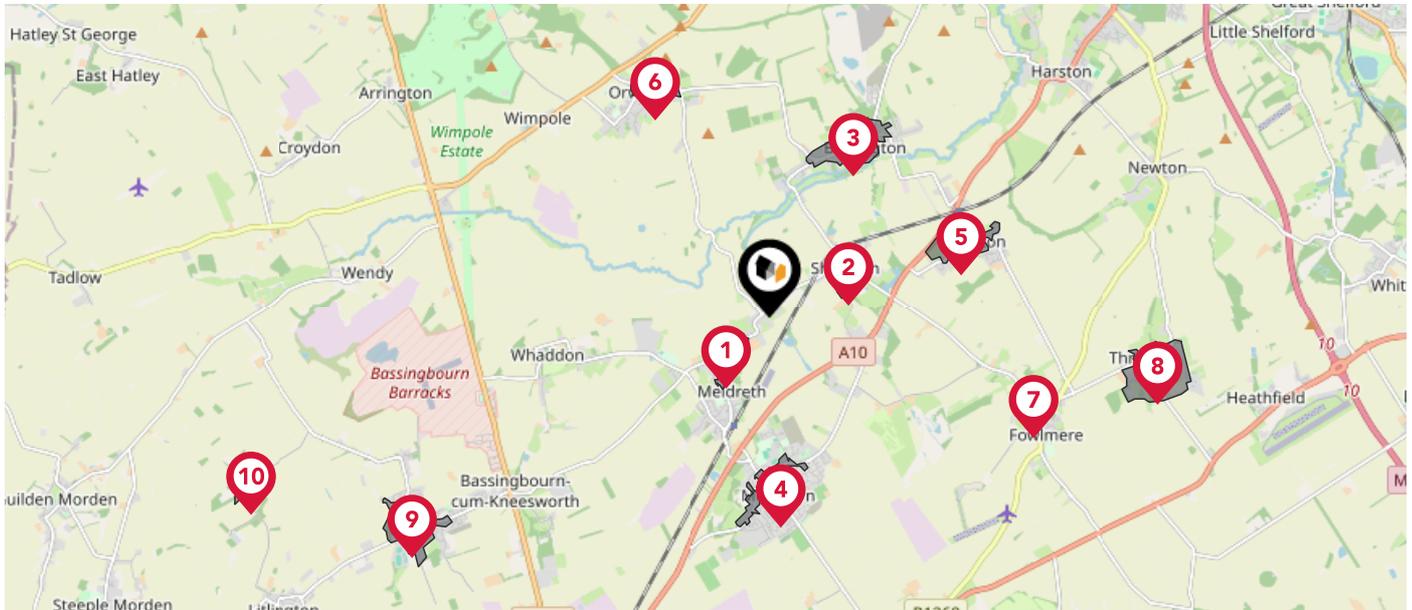


# Maps

## Conservation Areas



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



### Nearby Conservation Areas

-  1 Melbresh
-  2 Shepreth
-  3 Barrington
-  4 Melbourn
-  5 Foxton
-  6 Orwell
-  7 Fowlmere
-  8 Thriplow
-  9 Bassingbourn
-  10 Abington Pigotts High Street

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

<b>1</b>	EA/EPR/NP3690NM/V003	Active Landfill
<b>2</b>	Angle Lane-Shepreth, Cambridgeshire	Historic Landfill
<b>3</b>	Searro Construction Ltd - Barrington Park Farm-Foxton Road,Barrington,Cambridgeshire	Historic Landfill
<b>4</b>	Searro-Shepreth	Historic Landfill
<b>5</b>	Old Chalk Pit-Foxton	Historic Landfill
<b>6</b>	Old Chalk Pit (Parish Clunch Pit)-Foxton	Historic Landfill
<b>7</b>	Melbourn-Back Lane, Melbourn	Historic Landfill
<b>8</b>	EA/EPR/FB3105UN/V002	Active Landfill
<b>9</b>	Chapel Hill-Barrington	Historic Landfill
<b>10</b>	No name provided by source	Active Landfill

This map displays nearby coal mine entrances and their classifications.



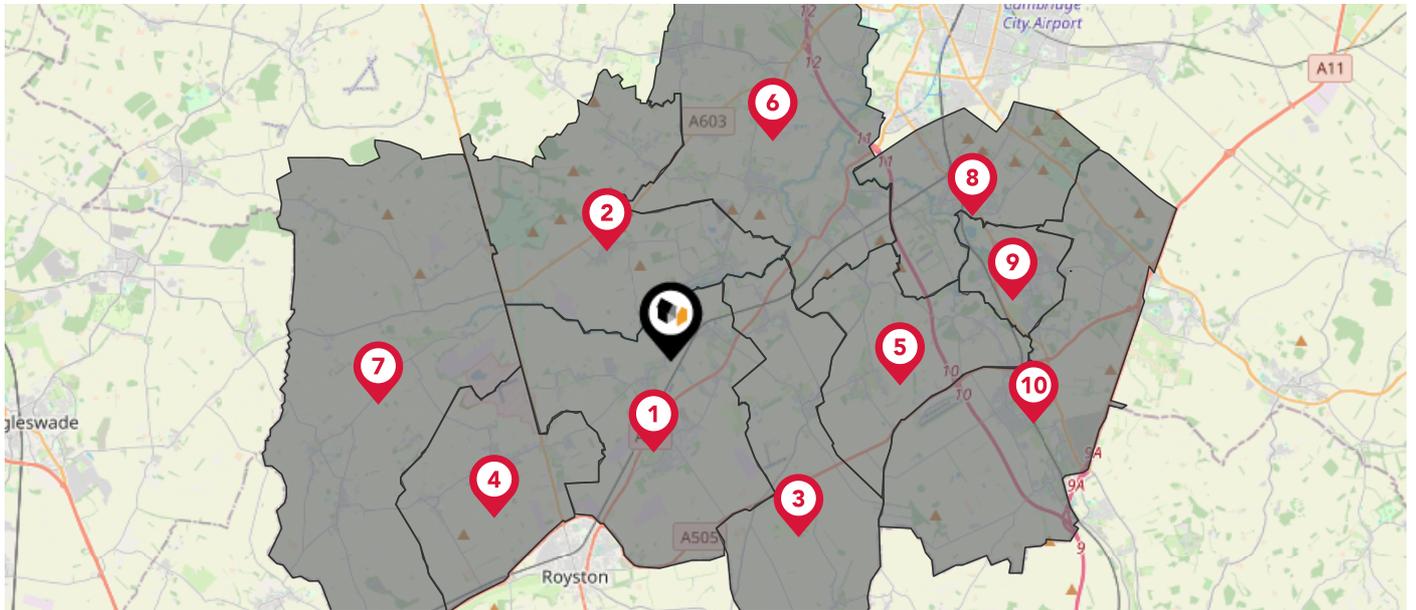
### Mine Entry

- ✕ 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

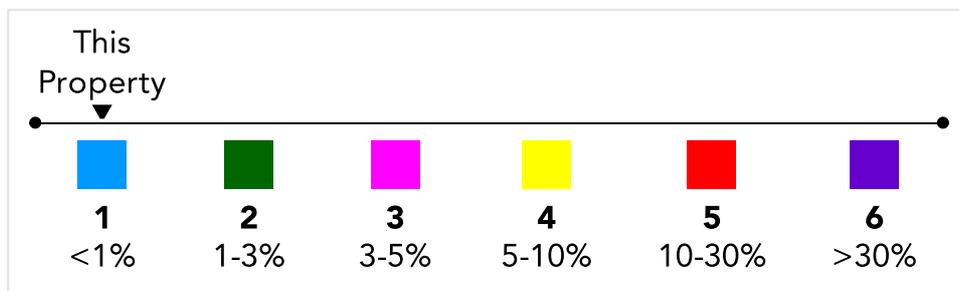
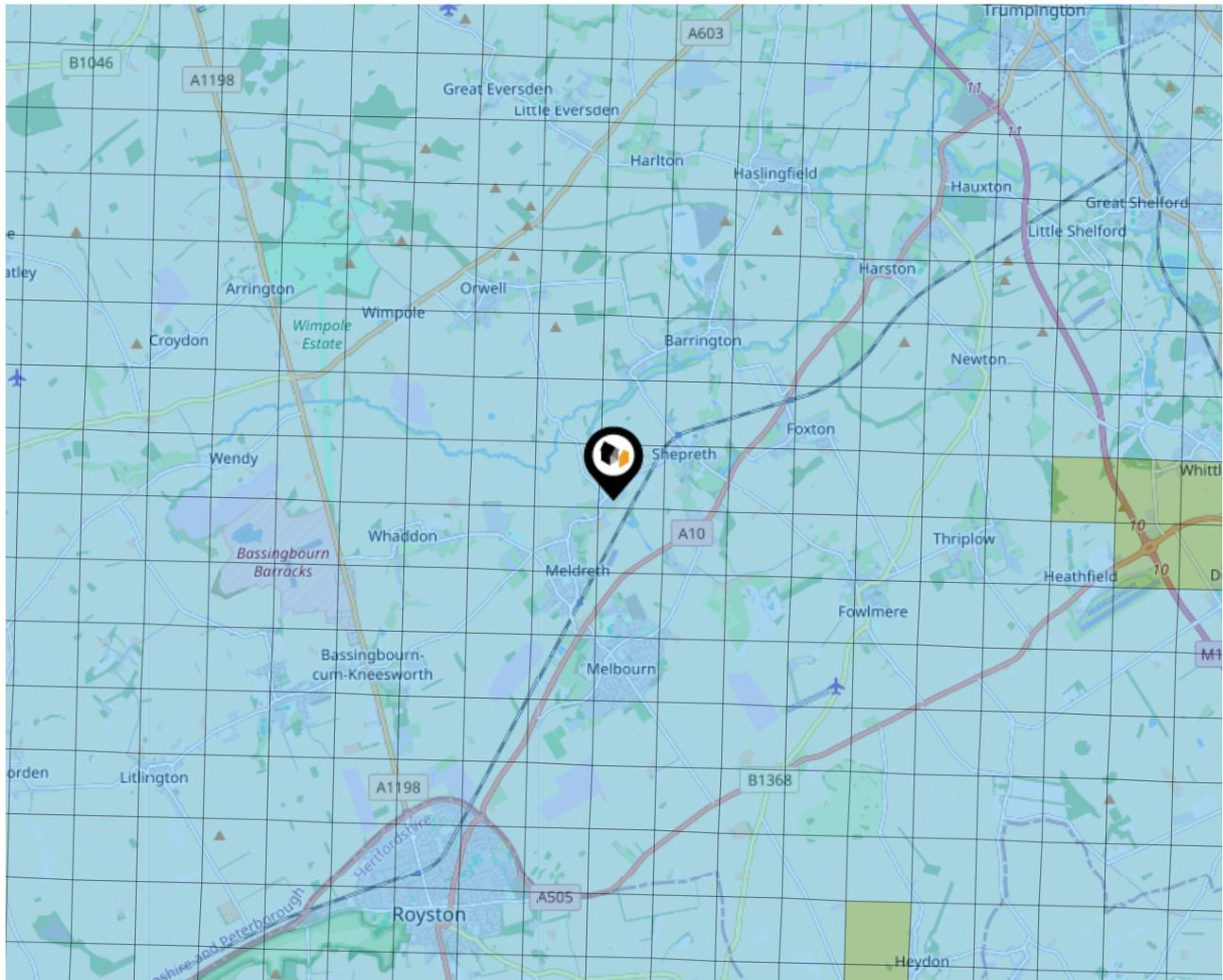


### Nearby Council Wards

-  Melbourn Ward
-  Barrington Ward
-  Foxton Ward
-  Bassingbourn Ward
-  Whittlesford Ward
-  Harston & Comberton Ward
-  The Mordens Ward
-  Shelford Ward
-  Sawston Ward
-  Duxford Ward

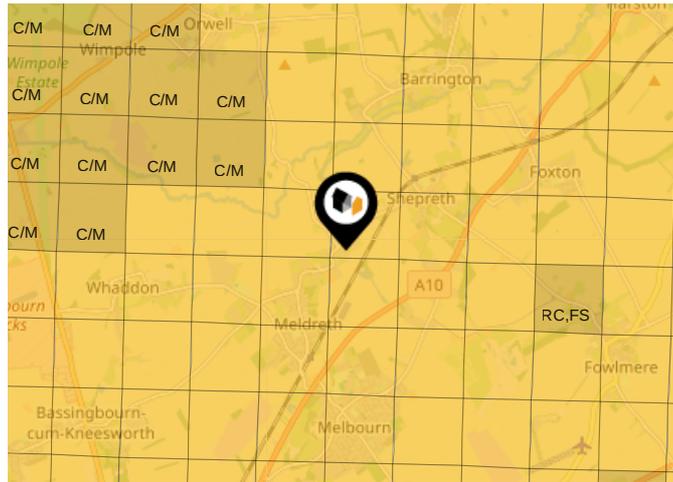
## What is Radon?

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)

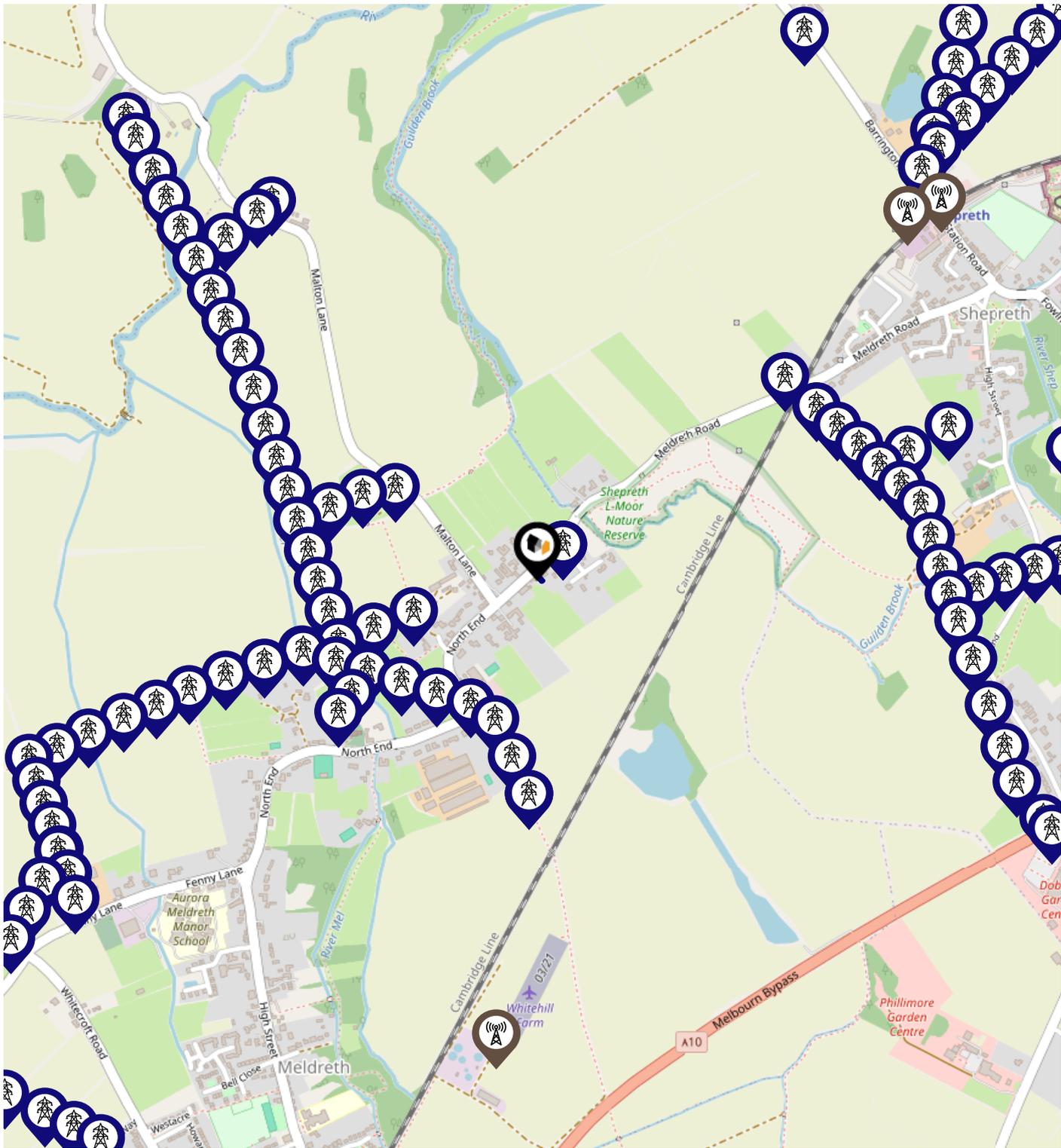
<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY CLAY TO CHALKY
<b>Parent Material Grain:</b>	ARGILLIC		LOAM
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY	<b>Soil Depth:</b>	DEEP-INTERMEDIATE



## Primary Classifications (Most Common Clay Types)

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

# Local Area Masts & Pylons



**Key:**

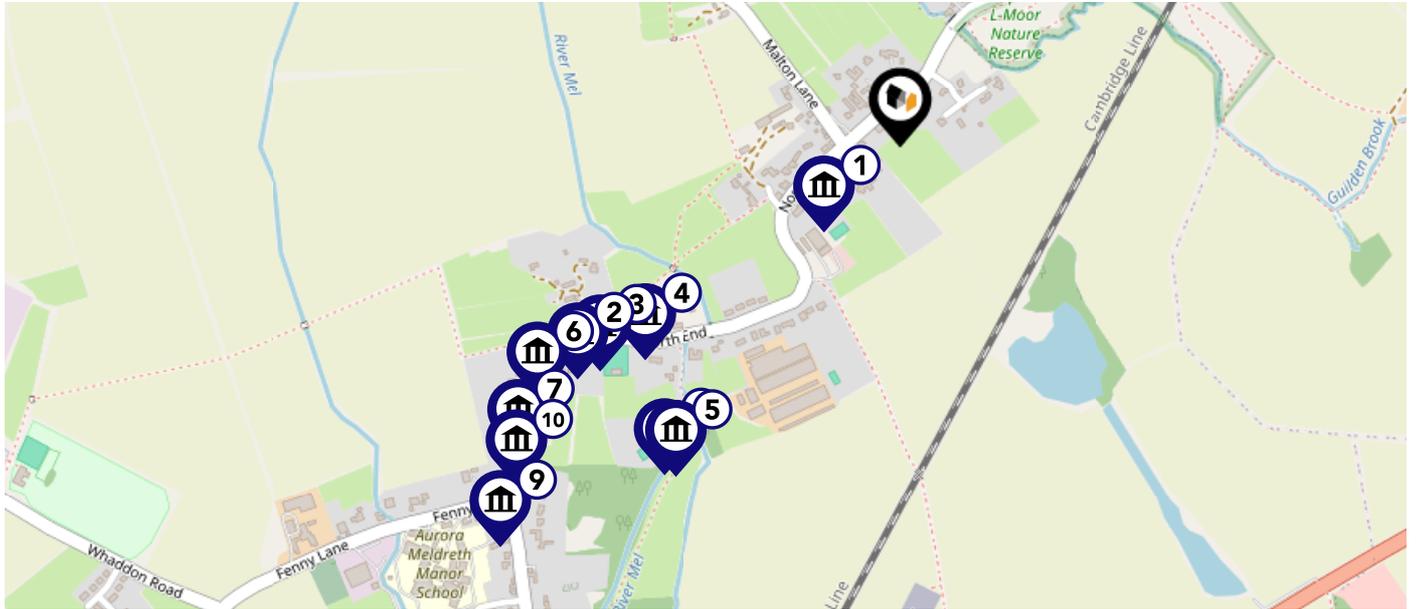
-  Power Pylons
-  Communication Masts

# Maps

## Listed Buildings



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



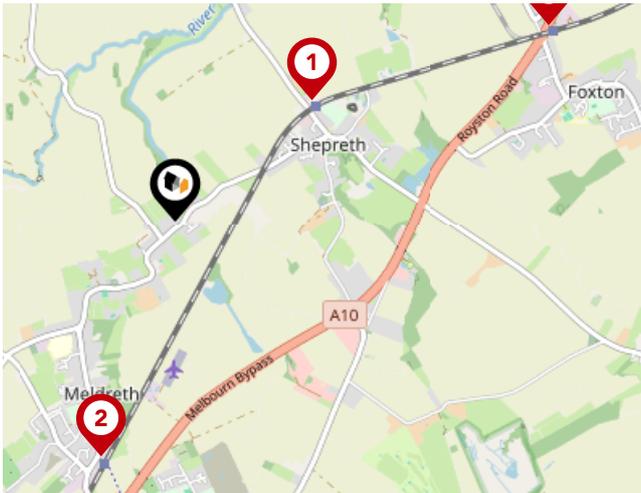
Listed Buildings in the local district	Grade	Distance
 1127559 - The Laurels	Grade II	0.1 miles
 1331222 - 33, North End	Grade II	0.4 miles
 1164564 - Mantings House	Grade II	0.4 miles
 1127558 - Church Of Holy Trinity	Grade I	0.4 miles
 1331223 - Topcliffe Mill At Number 36 Mill House	Grade II	0.4 miles
 1127557 - Old Town House	Grade II	0.5 miles
 1164538 - The Cottage	Grade II	0.5 miles
 1164622 - Mill House	Grade II	0.5 miles
 1317760 - Base Of Cross	Grade II	0.6 miles
 1127556 - Homeland	Grade II	0.6 miles



		Nursery	Primary	Secondary	College	Private
	<b>Aurora Meldreth Manor School</b> Ofsted Rating: Good   Pupils: 45   Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meldreth Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Melbourn Village College</b> Ofsted Rating: Serious Weaknesses   Pupils: 638   Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Melbourn Primary School</b> Ofsted Rating: Good   Pupils: 393   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Selwyn Hall School</b> Ofsted Rating: Good   Pupils: 10   Distance:1.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Foxton Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barrington CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 157   Distance:1.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Petersfield CofE Aided Primary School</b> Ofsted Rating: Good   Pupils: 121   Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

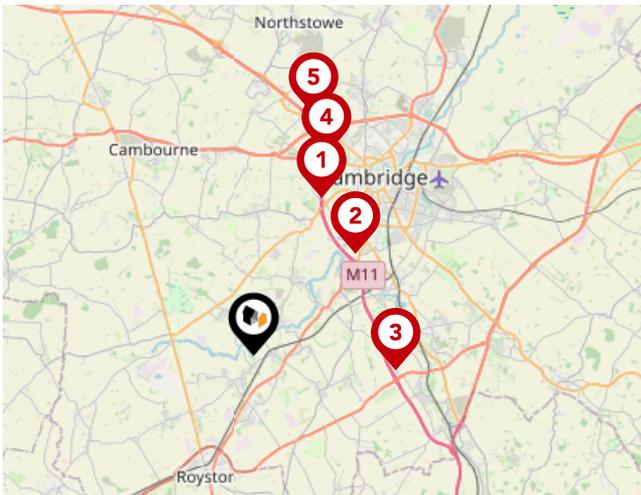


		Nursery	Primary	Secondary	College	Private
	<b>Fowlmere Primary School</b> Ofsted Rating: Good   Pupils: 87   Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Haslingfield Endowed Primary School</b> Ofsted Rating: Good   Pupils: 137   Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harston and Newton Community Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance:3.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thriplow CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Roman Way Academy</b> Ofsted Rating: Good   Pupils: 214   Distance:3.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King James Academy Royston</b> Ofsted Rating: Good   Pupils: 957   Distance:3.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bassingbourn Village College</b> Ofsted Rating: Good   Pupils: 666   Distance:3.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bassingbourn Primary School</b> Ofsted Rating: Requires improvement   Pupils: 373   Distance:3.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



## National Rail Stations

Pin	Name	Distance
1	Shepreth Rail Station	0.83 miles
2	Meldreth Rail Station	1.12 miles
3	Foxton Rail Station	1.91 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	6.28 miles
2	M11 J11	5.25 miles
3	M11 J10	5.18 miles
4	M11 J13	7.78 miles
5	M11 J14	9.07 miles

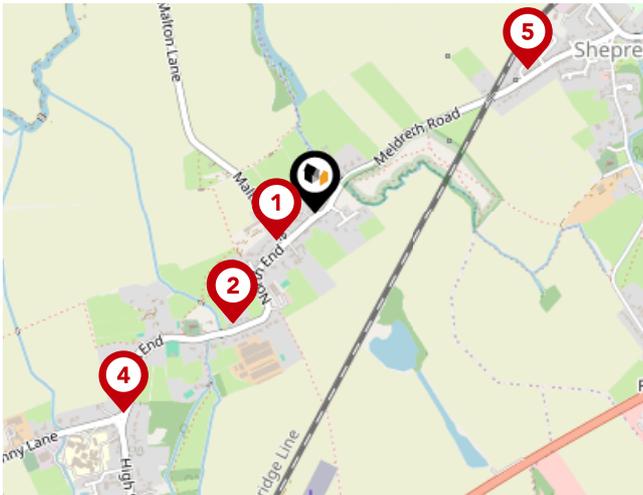


## Airports/Helipads

Pin	Name	Distance
1	Cambridge	9.62 miles
2	Stansted Airport	18.17 miles
3	Luton Airport	22.96 miles
4	Silvertown	41.72 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Malton Lane	0.11 miles
2	Bury End Farm	0.31 miles
3	Bury End Farm	0.31 miles
4	Manor Road	0.63 miles
5	John Breay Close	0.58 miles

# Cooke Curtis & Co

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