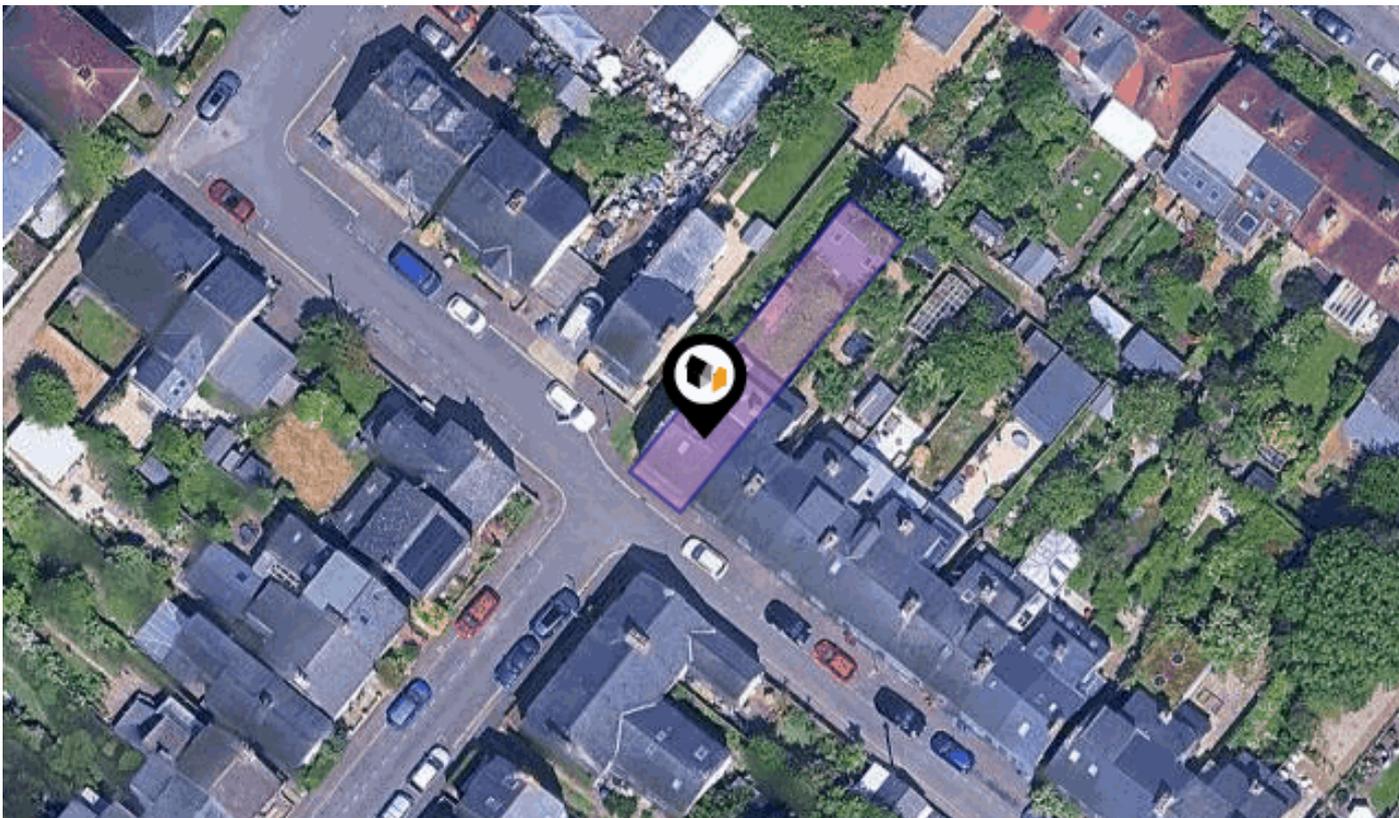




See More Online

# MIR: Material Info

The Material Information Affecting this Property  
**Monday 23rd February 2026**



## CANTERBURY STREET, CAMBRIDGE, CB4

### Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS  
01223 508 050  
jessica@cookecurtis.co.uk  
www.cookecurtis.co.uk





## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,356 ft <sup>2</sup> / 126 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	Before 1900		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,355		
<b>Title Number:</b>	CB222240		

## Local Area

<b>Local Authority:</b>	Cambridge
<b>Conservation Area:</b>	Castle and Victoria Road
<b>Flood Risk:</b>	
● Rivers & Seas	Very low
● Surface Water	Very low

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

<b>10</b> mb/s	<b>110</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *Canterbury Street, Cambridge, CB4*

Reference - 15/362/TTCA	
Decision:	Decided
Date:	10th August 2015
Description:	Elder - fell and grind stump

Planning records for: *Canterbury Cottage 50A Canterbury Street Cambridge Cambridgeshire CB4 3QF*

Reference - 17/0691/CLUED	
Decision:	Decided
Date:	18th April 2017
Description:	Application for a Certificate of Lawfulness under section 191 to permit the use of Canterbury Cottage to be used as a separate dwelling house (C3).

Reference - 24/01871/HFUL	
Decision:	Decided
Date:	16th May 2024
Description:	Raising of roof including ridge of existing single storey cottage, moving of boundary garden fence to increase the curtilage of the dwelling and the addition of solar PV panels to front elevation. (Resubmission of 24/00831/HFUL).

Reference - 25/03721/S73	
Decision:	Decided
Date:	25th September 2025
Description:	S73 to remove condition 2 of ref: 25/01141/FUL (Retrospective demolition and replacement of existing cottage).

Reference - 24/00831/HFUL	
Decision:	Decided
Date:	06th March 2024
Description:	Extension to and raising of ridge of existing single storey cottage to create Basement and Mezzanine floor levels, moving of boundary garden fence to increase the curtilage of the dwelling and the addition of solar PV panels to front elevation.

Planning records for: *Canterbury Cottage 50A Canterbury Street Cambridge Cambridgeshire CB4 3QF*

Reference - 25/01141/FUL	
Decision:	Decided
Date:	24th March 2025
Description:	Retrospective demolition and replacement of existing cottage.

Planning records for: *12 Canterbury Street Cambridge Cambridgeshire CB4 3QF*

Reference - 14/2101/FUL	
Decision:	Decided
Date:	29th December 2014
Description:	Remove existing lean-to roof and rear wall of existing single storey extension and erection of single storey extension

Reference - 15/1912/NMA	
Decision:	Decided
Date:	07th October 2015
Description:	Non material amendment on application 14/2101/FUL for installation of velux roof window in single storey extension

Planning records for: *14 Canterbury Street Cambridge Cambridgeshire CB4 3QF*

Reference - 25/0071/TTCA	
Decision:	Decided
Date:	22nd January 2025
Description:	T1: Apple - Crown reduce by 3 metres and remove lvy to reduce shading

Planning records for: **14 Canterbury Street Cambridge CB4 3QF**

Reference - 16/1967/FUL	
Decision:	Decided
Date:	15th November 2016
Description:	Proposed alterations and side/rear extensions including rear dormer to existing dwelling

Planning records for: **16 Canterbury Street Cambridge Cambridgeshire CB4 3QF**

Reference - 04/1157/FUL	
Decision:	Decided
Date:	27th October 2004
Description:	Erection of single storey rear extension with addition of pitched roofs over existing single storey rear extension.

Planning records for: **24 Canterbury Street Cambridge Cambridgeshire CB4 3QF**

Reference - 06/0170/FUL	
Decision:	Decided
Date:	13th February 2006
Description:	Replacement of two storey rear extension, single storey rear extension and roof extension.

Planning records for: **30 Canterbury Street Cambridge Cambridgeshire CB4 3QF**

Reference - 08/1566/FUL	
Decision:	Decided
Date:	11th December 2008
Description:	Construction of a dormer window in roof.

Planning records for: **30 Canterbury Street Cambridge Cambridgeshire CB4 3QF**

Reference - 06/0457/FUL	
Decision:	Decided
Date:	27th April 2006
Description:	Extension of rear ground floor; installation of dormer window to rear roof to make roof space habitable and installation of a wind generator.

Reference - 16/1956/FUL	
Decision:	Decided
Date:	22nd November 2016
Description:	Construction of a basement under the front part of our property

Reference - 25/0030/TTCA	
Decision:	Decided
Date:	09th January 2025
Description:	1 x Plum, remove.

Planning records for: **36 Canterbury Street Cambridge CB4 3QF**

Reference - C/00/0883	
Decision:	Decided
Date:	05th September 2000
Description:	Single storey rear extension.

Planning records for: **38 Canterbury Street Cambridge Cambridgeshire CB4 3QF**

Reference - 14/075/TTCA	
Decision:	Decided
Date:	27th February 2014
Description:	Sycamore - to be felled

Planning records for: **4 Canterbury Street Cambridge Cambridgeshire CB4 3QF**

Reference - 10/0046/FUL	
Decision:	Decided
Date:	20th January 2010
Description:	Proposed single storey extension to rear of property and alterations to existing two storey extension (including increasing height and alterations to windows).

Planning records for: **40 Canterbury Street Cambridge CB4 3QF**

Reference - 20/03292/HFUL	
Decision:	Decided
Date:	29th July 2020
Description:	Erection of single storey annex to rear, ancillary to main dwellinghouse.

Reference - 19/0526/FUL	
Decision:	Decided
Date:	23rd April 2019
Description:	Single storey rear extension following demolition of existing extension. Loft extension incorporating rear dormer with juliet balcony; and erection of outbuilding following the demolition of an existing shed to the rear.

Planning records for: **42 Canterbury Street Cambridge CB4 3QF**

Reference - 19/1086/NMA1	
Decision:	Decided
Date:	14th September 2020
Description:	Non material amendment of planning permission 19/1086/FUL for the addition of a high level window at the gable of the proposed single storey extension above the patio doors. The window will be matching in width, material and colour to the doors.

Reference - 19/0362/FUL	
Decision:	Decided
Date:	19th March 2019
Description:	Single storey rear extension to replace existing. Erection of outbuilding to rear following demolition of existing shed.

Planning records for: **44 Canterbury Street Cambridge Cambridgeshire CB4 3QF**

Reference - 22/01697/HFUL	
Decision:	Decided
Date:	08th April 2022
Description:	Roof extension incorporating rear dormer with Juliet balcony and front rooflight

Reference - 19/1086/NMA2	
Decision:	Decided
Date:	20th September 2021
Description:	Non material amendment of planning permission 19/1086/FUL for the addition of a high level window at the gable of the proposed single storey extension above the patio doors and widening of the patio doors by 400mm

Planning records for: **48 Canterbury Street Cambridge CB4 3QF**

Reference - 14/330/TTCA	
Decision:	Decided
Date:	06th August 2014
Description:	Eucalyptus tree in rear garden (adjacent to 50A Canterbury Street): Remove

Reference - 14/347/TTCA	
Decision:	Decided
Date:	21st August 2014
Description:	The removal of 4 no. conifer bushes/small trees to the rear of the property in the garden. They are currently planted very close to one another and have grown too big for the scale of the garden. I do not propose to replant them.

Planning records for: **52 Canterbury Street Cambridge CB4 3QF**

Reference - 21/1742/TTCA	
Decision:	Decided
Date:	21st December 2021
Description:	T 1 - Norway Spruce - Fell to ground level.

Planning records for: **6 Canterbury Street Cambridge Cambridgeshire CB4 3QF**

Reference - 25/02345/HFUL	
Decision:	Decided
Date:	16th June 2025
Description:	Ground floor rear and side infill extension. Roof extension with raised ridge together with rear facing box dormer and 3 No. rooflights to front roof slope.

Planning records for: *6 Canterbury Street Cambridge Cambridgeshire CB4 3QF*

Reference - 24/01904/HFUL	
Decision:	Decided
Date:	17th May 2024
Description:	Ground floor side and rear infill extension. Roof extension together with rear facing box dormer and 2 No. rooflights to front roof slope.

Planning records for: *Swiss Post Solutions 66 Canterbury Street Cambridge Cambridgeshire CB4 3QF*

Reference - 15/0872/FUL	
Decision:	Decided
Date:	13th May 2015
Description:	Demolition of a garage and erection of a new dwellinghouse

Planning records for: *70 Canterbury Street Cambridge Cambridgeshire CB4 3QF*

Reference - 17/323/TTCA	
Decision:	Decided
Date:	24th July 2017
Description:	1: Elder (dead) - fell to ground level 2: Row of Cypress - reduce height down to previous reduction points, trim on both sides. 3: Robinia - Crown reduce height by approx. 3-4m, crown reduce spread by approx. 3-4m, shape and balance

Reference - 17/636/TTPO	
Decision:	Decided
Date:	08th December 2017
Description:	Robinia - crown reduce height by 2-3m crown reduce spread by 2-3m shape and balance, remove deadwood

Planning records for: **70 Canterbury Street Cambridge Cambridgeshire CB4 3QF**

Reference - 17/418/TTPO	
Decision:	Decided
Date:	14th September 2017
Description:	3: Robinia - Crown reduce height by approx 3-4m. Crown reduce spread by approx 3-4m. Shape and balance. Remove deadwood.

Reference - 22/0874/TTPO	
Decision:	Decided
Date:	09th August 2022
Description:	T1: Robinia Psuedoacacia - 1. Remove lowest large limb over adjacent garages (72 Canterbury Close). 2. Overall crown reduction in height by 1.5m and radially by up to 1.5m (N, E, S & W).

Planning records for: **72 Canterbury Street Cambridge Cambridgeshire CB4 3QF**

Reference - 22/02882/FUL	
Decision:	Decided
Date:	27th June 2022
Description:	Demolition of existing front garage, conversion and extension of rear workshop to a single storey 1 bedroom dwelling and landscaping to front area to incorporate parking, bin store and secure bicycle storage.

Reference - 21/01219/FUL	
Decision:	Decided
Date:	17th March 2021
Description:	Demolition of existing garages and erection of a 2 storey dwelling and associated car parking

Planning records for: *72 Canterbury Street Cambridge Cambridgeshire CB4 3QF*

<b>Reference - S/4577/17/NMA1</b>
<b>Decision:</b> Decided
<b>Date:</b> 20th March 2023
<b>Description:</b> Non material amendment on application S/4577/17/FL forRear Elevation - reposition one window and reduce size of one window,South West side elevation - remove two french doors and one window to create a blank elevationNorth east side elevation - insert two french doors and one window into blank elevationCourtyard roof - insert small rooflight to bring natural light into hallwayAlterations to previously approved internal layout
<b>Reference - 21/01107/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 10th March 2021
<b>Description:</b> First floor rear extension to create 2no 2bed apartments.
<b>Reference - 22/01304/CONDA</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th April 2024
<b>Description:</b> Submission of details required by conditions 3 (tree protection plan), 4 (external surfaces) and 5 (foul water drainage) of planning permission 22/01304/FUL
<b>Reference - 21/01107/CONDA</b>
<b>Decision:</b> Decided
<b>Date:</b> 27th June 2022
<b>Description:</b> Submission of details required by conditions 8 (electric vehicle charge point scheme), 10 (Cycle and Bin Storage), 11 (Biodiversity) and 12 (Energy Statement ) of planning permission 21/01107/FUL

Planning records for: *Land On The South East Side Of 72 Canterbury Street Cambridge CB4 3QF*

<b>Reference - 22/01304/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 17th March 2022
<b>Description:</b> Demolition of existing garages and erection of a 2 storey dwelling and associated car parking
<b>Reference - C/01/1305</b>
<b>Decision:</b> Decided
<b>Date:</b> 03rd December 2001
<b>Description:</b> Single storey side extension to provide storage space to existing doctors surgery.
<b>Reference - 21/01107/NMA1</b>
<b>Decision:</b> Decided
<b>Date:</b> 16th December 2021
<b>Description:</b> Non material amendment of planning permission 21/01107/FUL (First floor rear extension to create 2no 2bed apartments) to amend the layout for the ground floor flat.
<b>Reference - 23/01069/S73</b>
<b>Decision:</b> Decided
<b>Date:</b> 20th March 2023
<b>Description:</b> S73 to vary condition 2 of ref: 21/01107/FUL (First floor rear extension to create 2no 2bed apartments) to change the render from pebble dash to white render.

Planning records for: *8 Canterbury Street Cambridge CB4 3QF*

<b>Reference - C/00/0055</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	18th January 2000
<b>Description:</b>	Erection of garden room in rear garden.



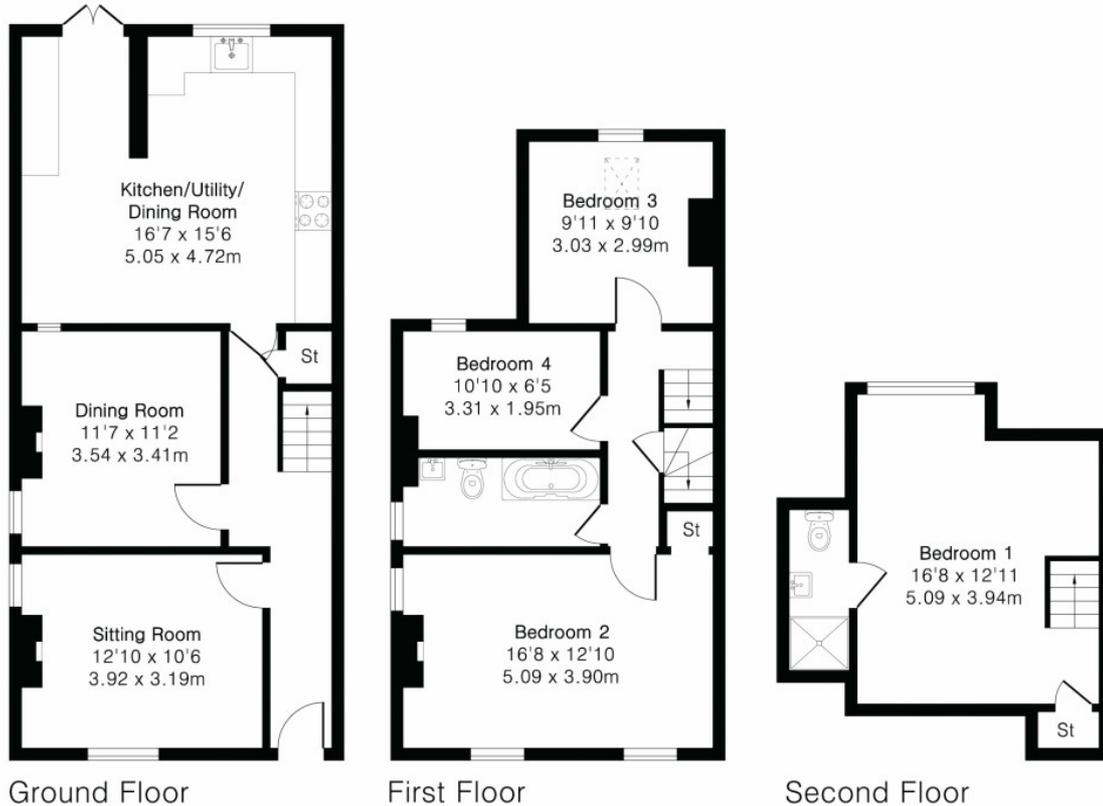
## CANTERBURY STREET, CAMBRIDGE, CB4

**Approximate Gross Internal Area 1351 sq ft - 125 sq m**

Ground Floor Area 637 sq ft – 59 sq m

First Floor Area 474 sq ft – 44 sq m

Second Floor Area 240 sq ft – 22 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

**CANTERBURY STREET, CAMBRIDGE, CB4**



Canterbury Street, CB4

Energy rating

**E**

Valid until 16.09.2025

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		76   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	54   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<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>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 71% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	126 m <sup>2</sup>

## Building Safety

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## Accessibility / Adaptations

---

Loft conversion and kitchen extension >20 years ago  
Loft insulation  
Re-roofed: repointing to chimney and gable end wall in 2016  
Front and side sash windows refurbished

## Restrictive Covenants

---

## Rights of Way (Public & Private)

---

Neighbours at 48 and 49 have bin access to the lane via the back garden gate of No 50

## Construction Type

---

Standard brick

---

## Property Lease Information

---

## Listed Building Information

---

## Stamp Duty

---

## Other

---

2015 - Subsidence underpinned and signed off by Lesley Gawn Associates, structural engineers

## Other

---

## Electricity Supply

---

British Gas

## Gas Supply

---

British Gas

## Central Heating

---

Combi boiler (2020)

## Water Supply

---

Anglia Water

## 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.



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**Important - Please read**

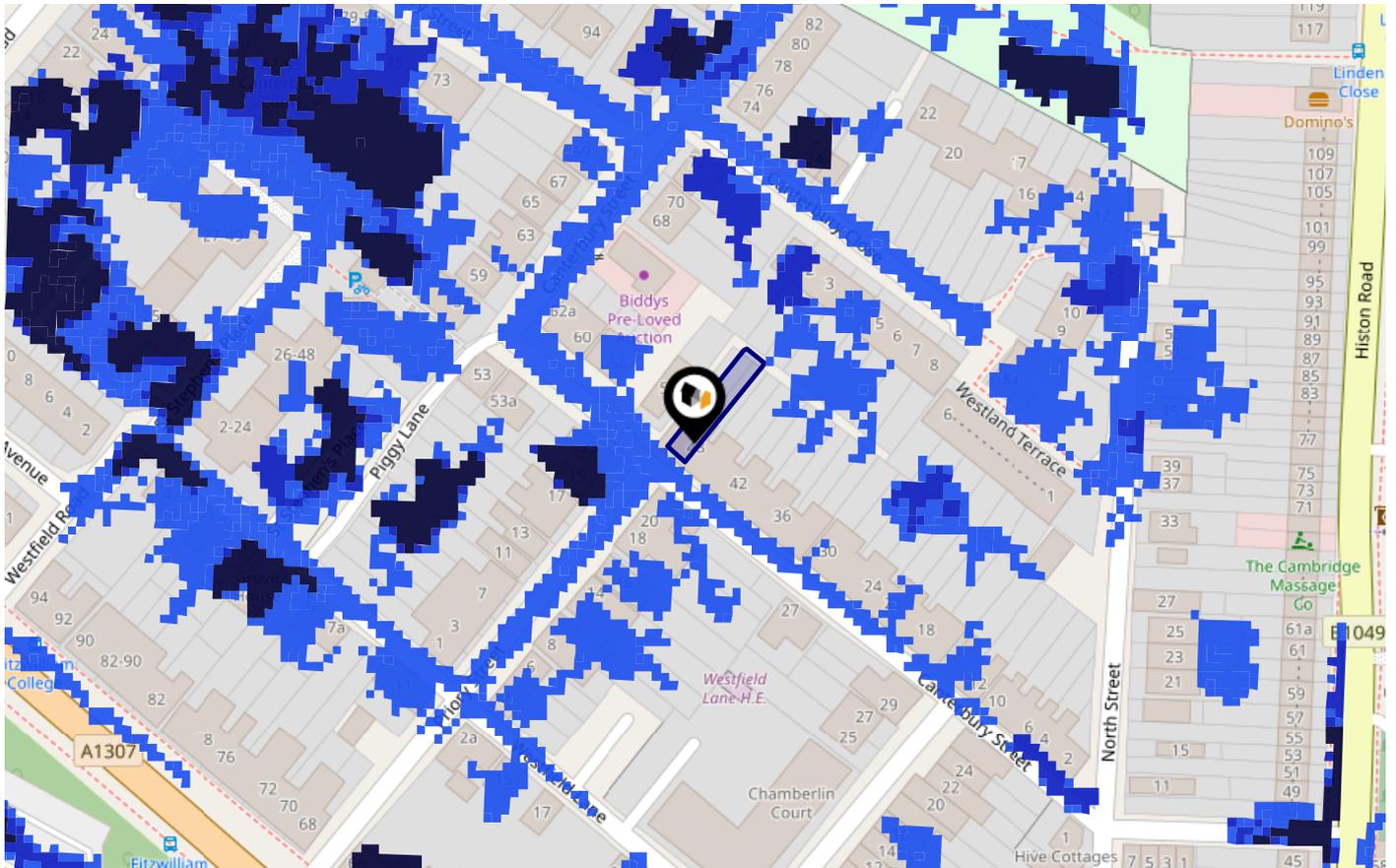
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# Flood Risk

## 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: Very low

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

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

Chance of flooding to the following depths at this property:

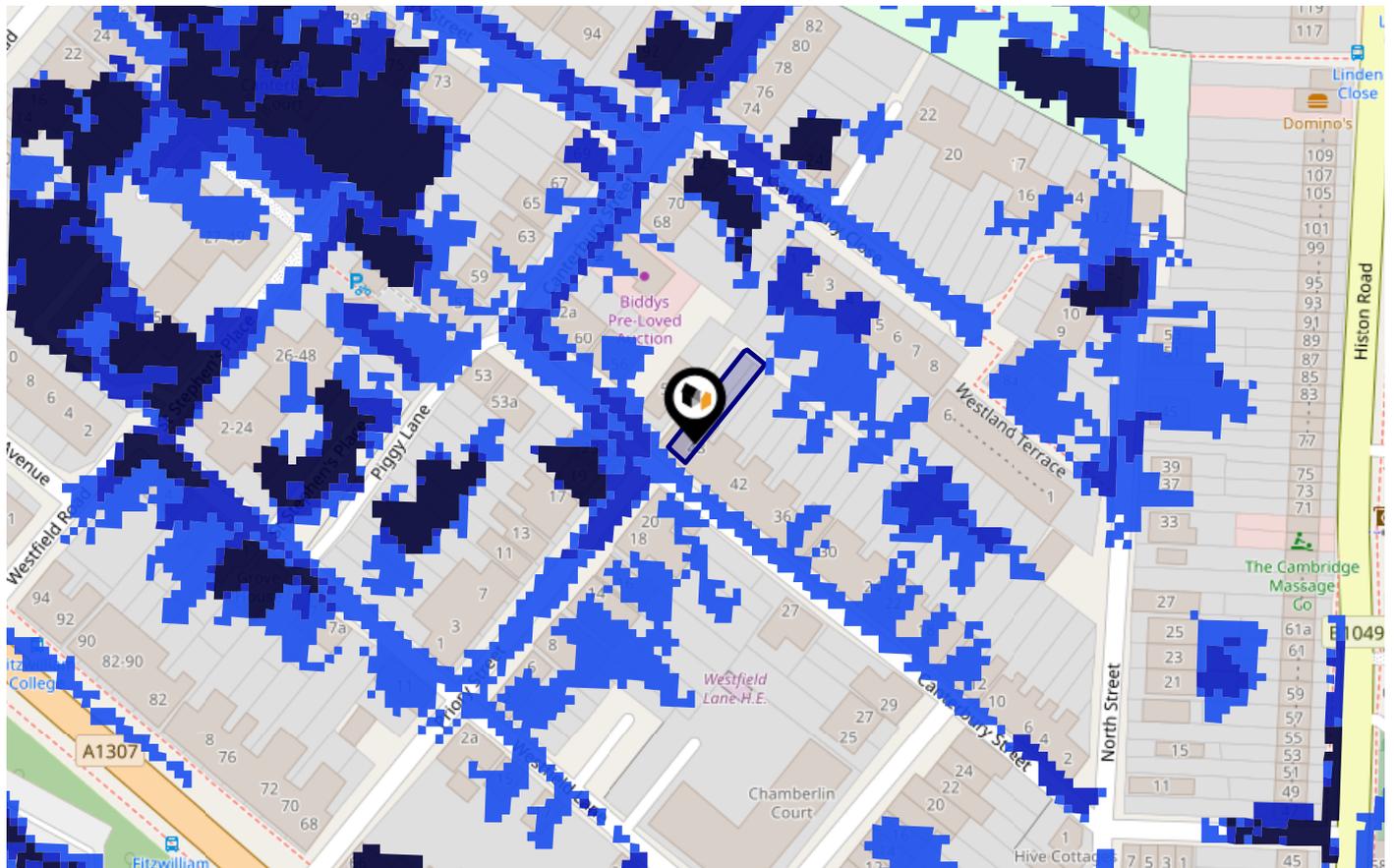


# Flood Risk

## Surface Water - Climate Change



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



Risk Rating: Very low

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

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Chance of flooding to the following depths at this property:

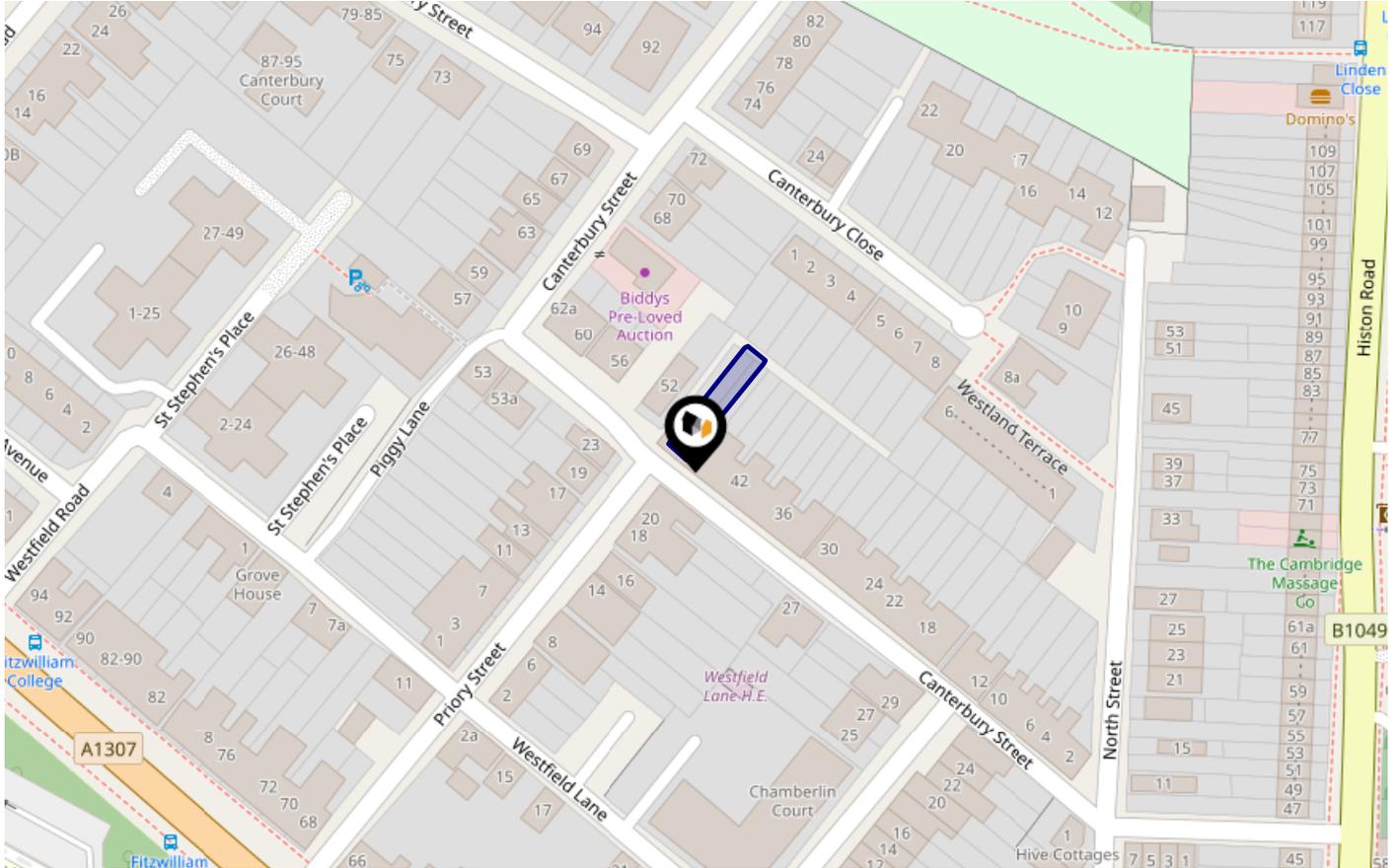


# Flood Risk

## 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:

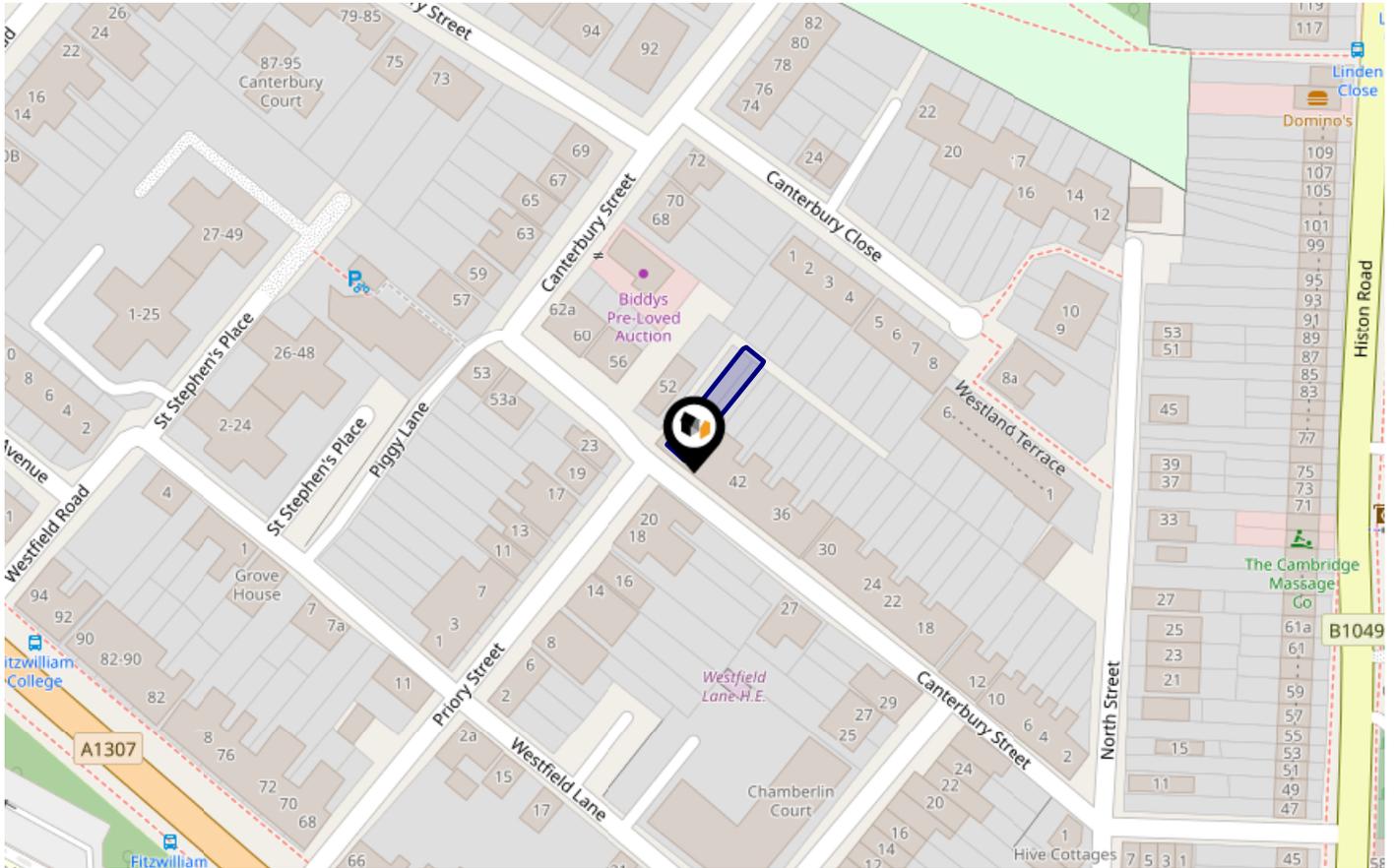


# Flood Risk

## 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**

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:

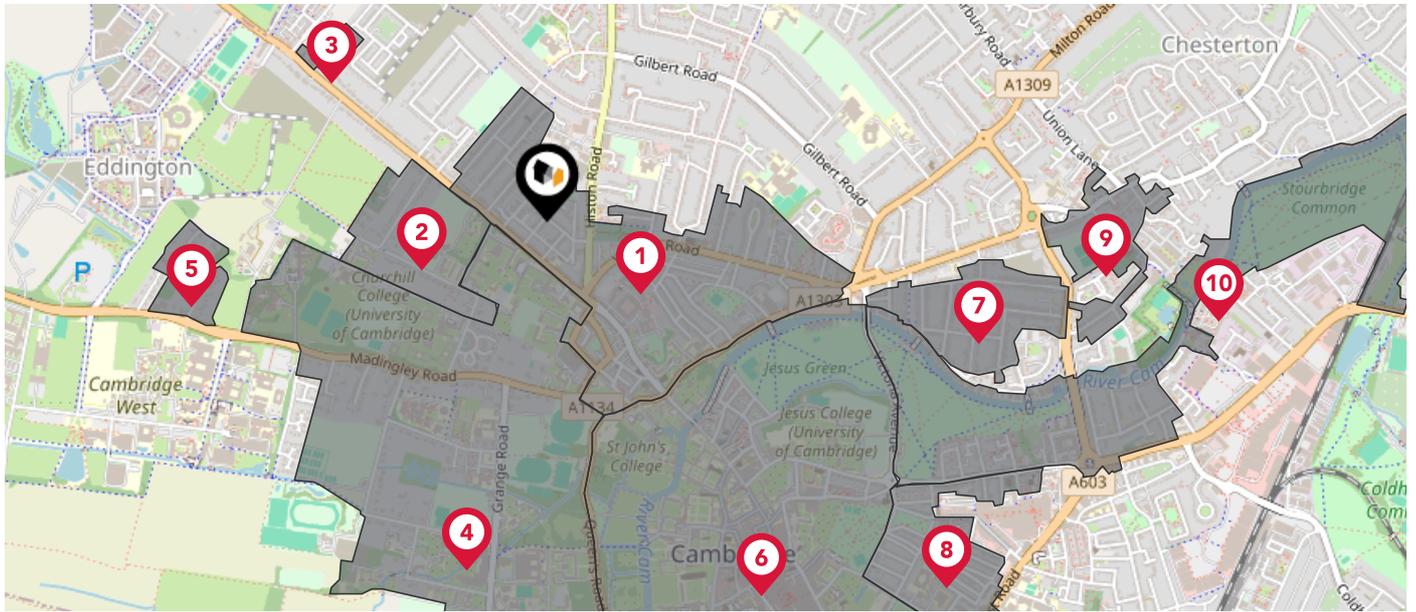


# Maps

## 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 Castle and Victoria Road
- 2 Storey's Way
- 3 Howes Place
- 4 West Cambridge
- 5 Conduit Head Road
- 6 Central
- 7 De Freville
- 8 The Kite
- 9 Chesterton
- 10 Riverside and Stourbridge Common

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>	Cambridge University Farm-Huntingdon Road, Cambridgeshire	Historic Landfill	
<b>2</b>	Sludge Beds-Cadbury Park Farm, Impington	Historic Landfill	
<b>3</b>	No name provided by source	Active Landfill	
<b>4</b>	Coldhams Lane-Coldhams Lane, Cherry Hinton	Historic Landfill	
<b>5</b>	Winship Industrial Estate-Cambridge Road, Milton, Cambridgeshire	Historic Landfill	
<b>6</b>	Norman Works-Coldhams Lane, Cambridge	Historic Landfill	
<b>7</b>	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill	
<b>8</b>	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill	
<b>9</b>	Quy Mill Hotel-Quy	Historic Landfill	
<b>10</b>	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



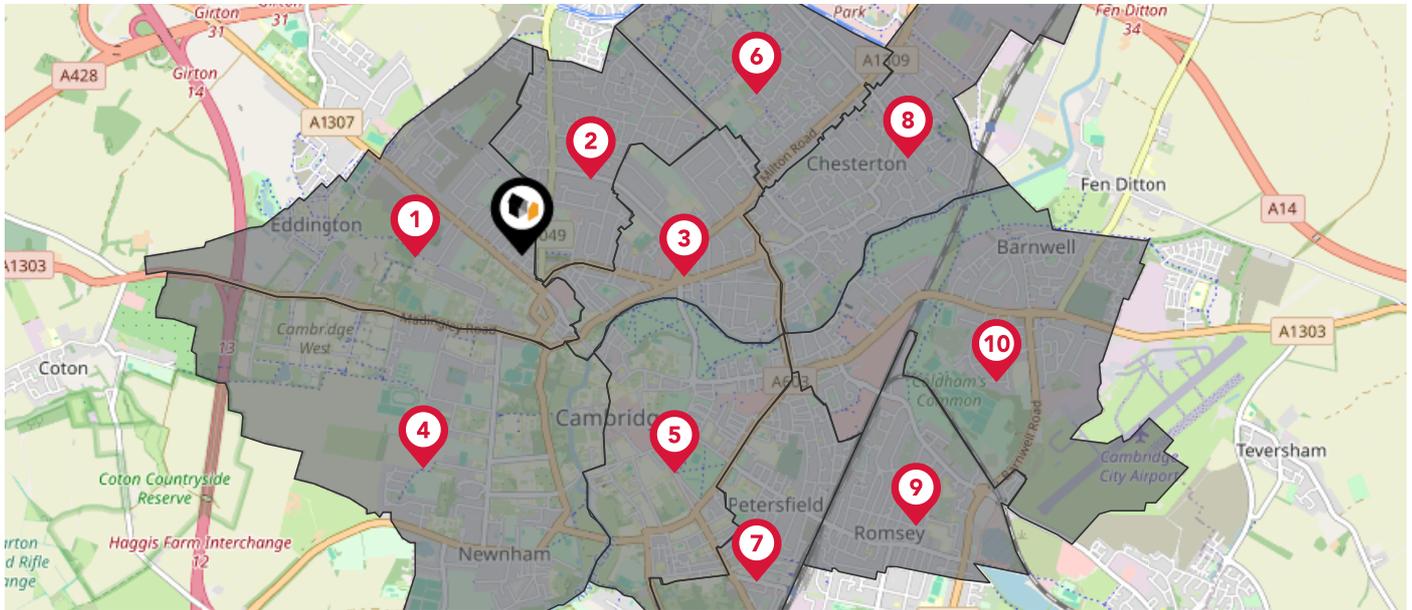
## Mine Entry

- ✕ 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

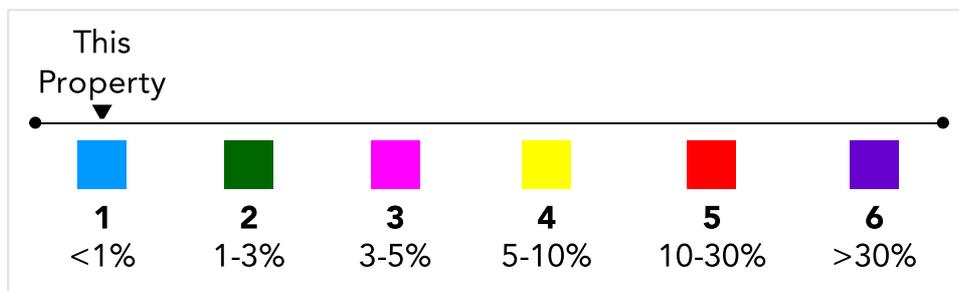
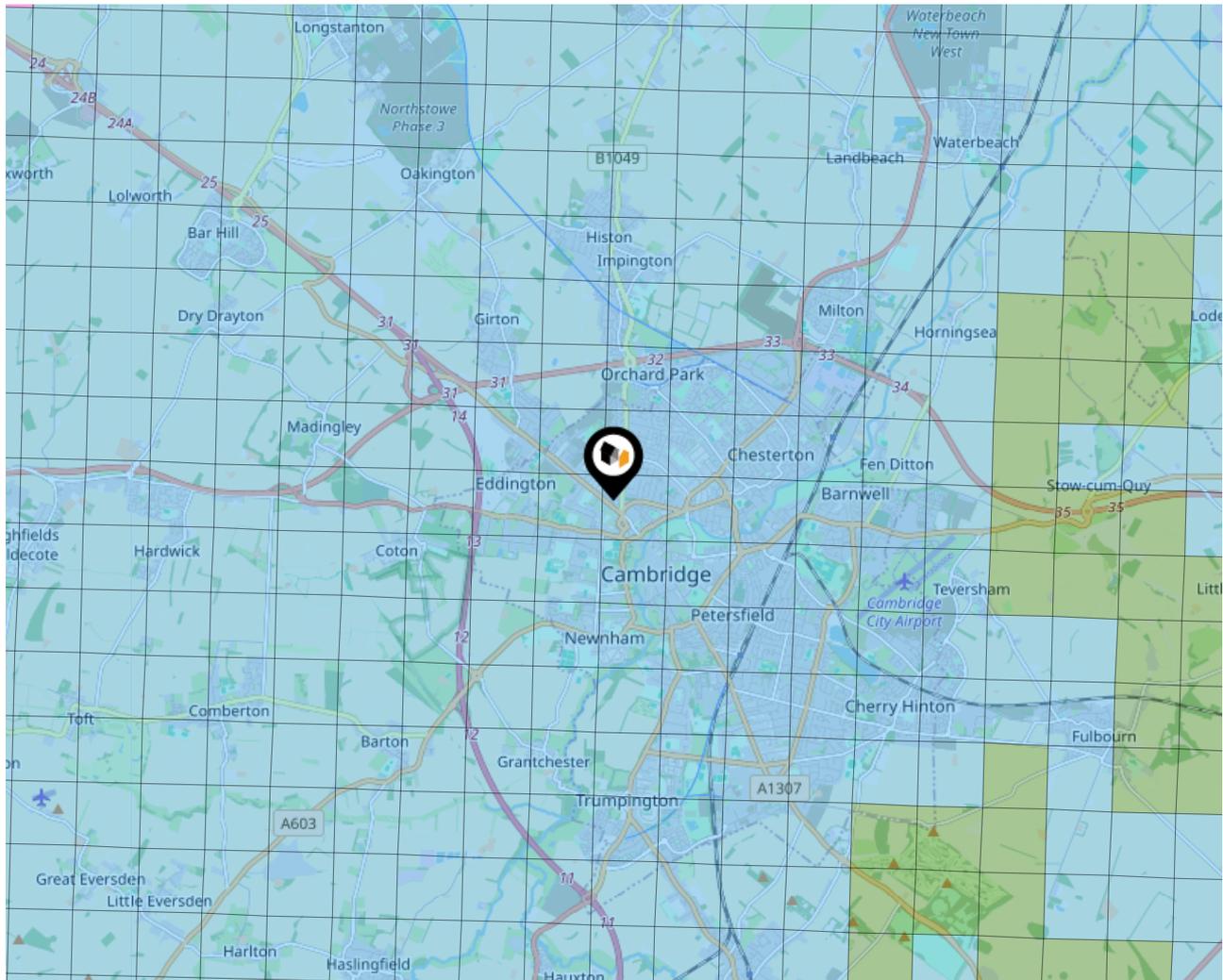


### Nearby Council Wards

-  Castle Ward
-  Arbury Ward
-  West Chesterton Ward
-  Newnham Ward
-  Market Ward
-  King's Hedges Ward
-  Petersfield Ward
-  East Chesterton Ward
-  Romsey Ward
-  Abbey Ward

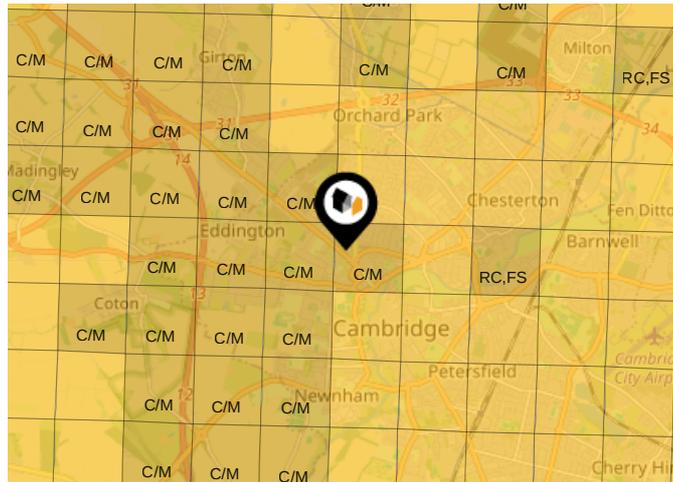
## What is Radon?

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)

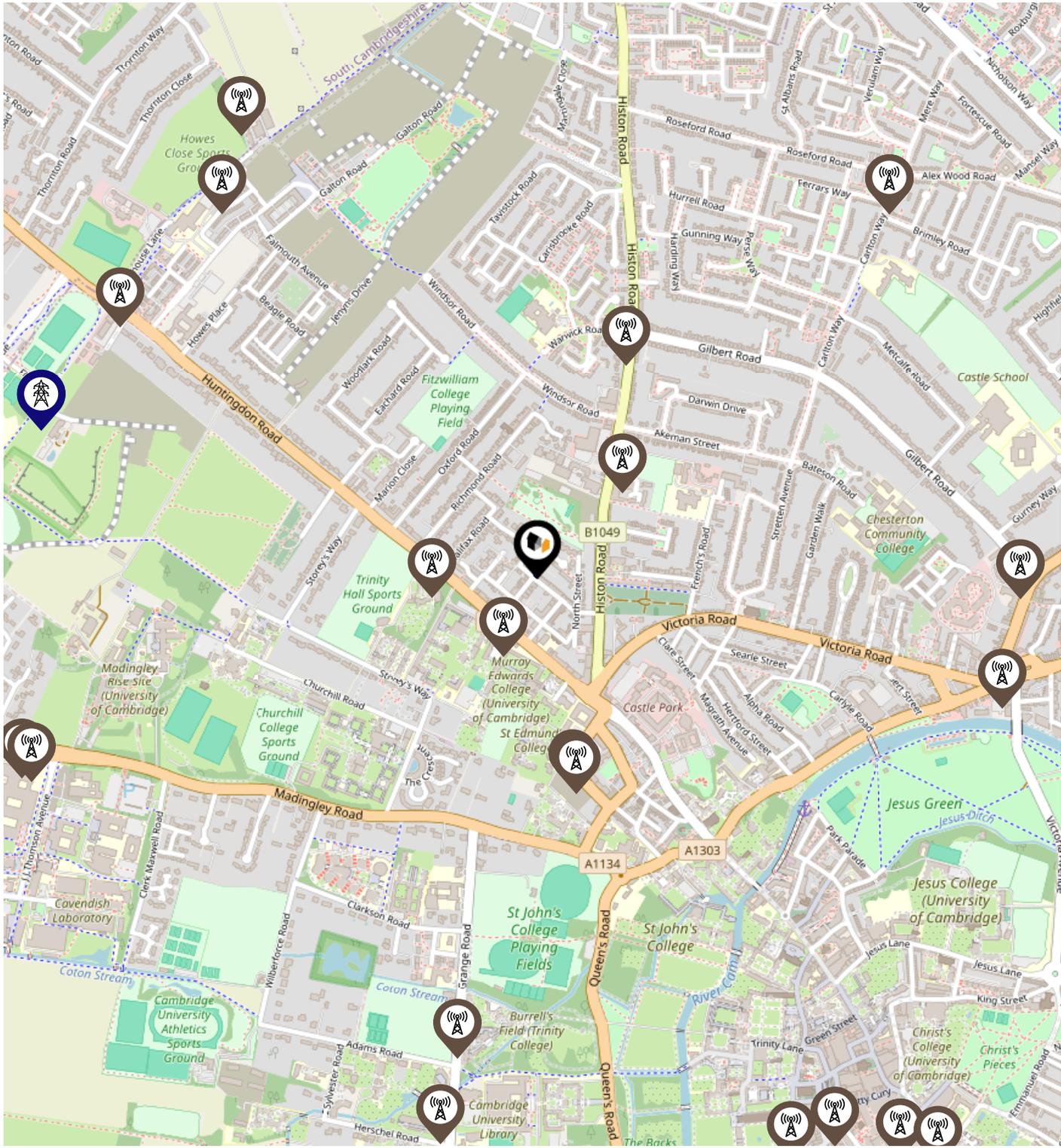
<b>Carbon Content:</b>	VARIABLE(LOW)	<b>Soil Texture:</b>	LOAM TO CLAY
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO HEAVY		



## 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



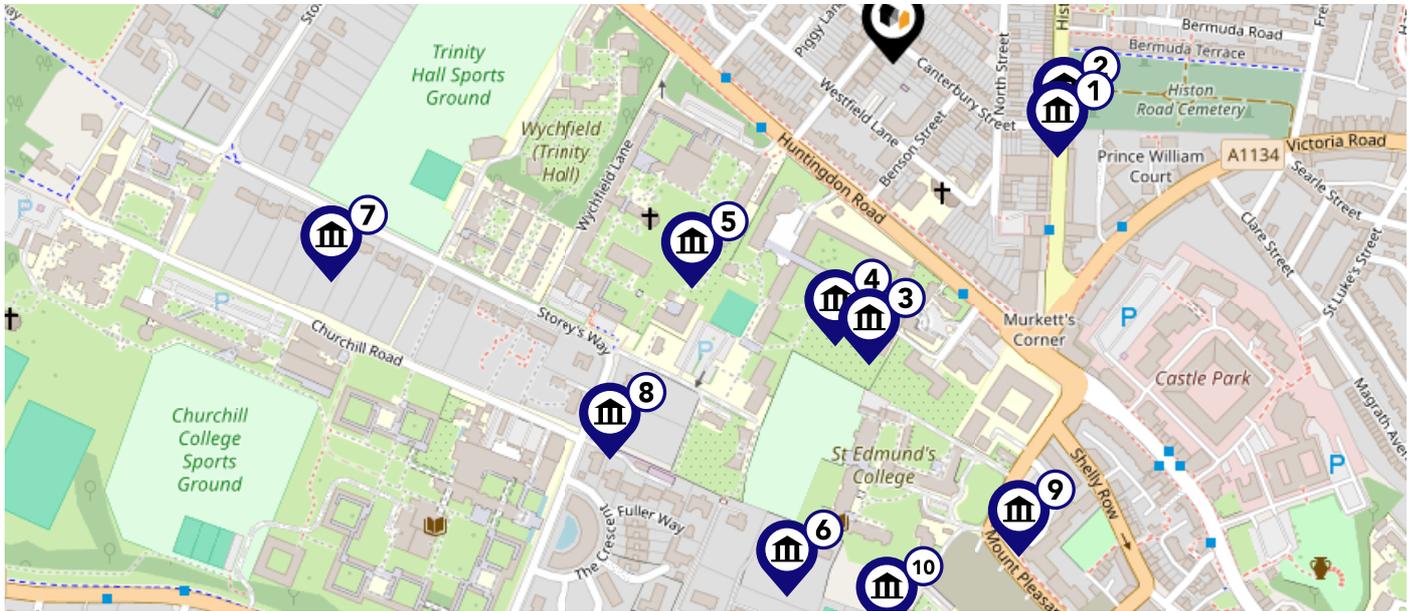
- Key:**
- Power Pylons
  - Communication Masts

# Maps

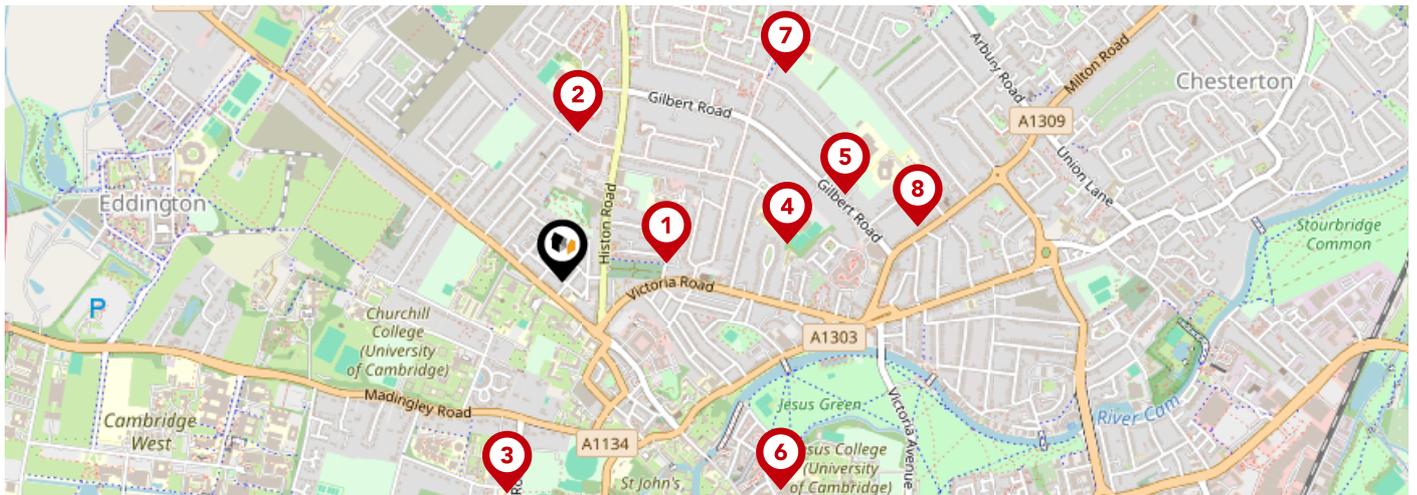
## Listed Buildings



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
	1099097 - Gates And Railings Of Cambridge General Cemetery Flanking Histon Road	Grade II	0.1 miles
	1126200 - Lodge Of Cambridge General Cemetery	Grade II	0.1 miles
	1331922 - Murray Edwards College (formerly New Hall)	Grade II	0.2 miles
	1227647 - Kerbstones To Pool In Courtyard To West Of Hall, New Hall	Grade II	0.2 miles
	1235123 - The Grove	Grade II	0.2 miles
	1422165 - Elterholm, 12 And 12a Madingley Road	Grade II	0.3 miles
	1068856 - 56, Storey's Way	Grade II	0.3 miles
	1268346 - 63, Storeys Way	Grade II	0.3 miles
	1126142 - Storey's Almshouses	Grade II	0.3 miles
	1322139 - End House South And End House North	Grade II	0.3 miles



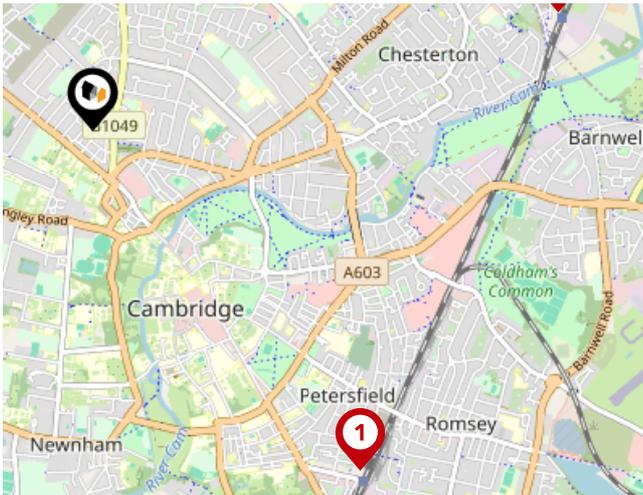
		Nursery	Primary	Secondary	College	Private
	<b>St Luke's CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 92   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mayfield Primary School</b> Ofsted Rating: Good   Pupils: 408   Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St John's College School</b> Ofsted Rating: Not Rated   Pupils: 435   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chesterton Community College</b> Ofsted Rating: Outstanding   Pupils: 1121   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Castle School, Cambridge</b> Ofsted Rating: Requires improvement   Pupils: 238   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Park Street CofE Primary School</b> Ofsted Rating: Good   Pupils: 115   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Arbury Primary School</b> Ofsted Rating: Good   Pupils: 384   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Milton Road Primary School</b> Ofsted Rating: Good   Pupils: 414   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Olive AP Academy - Cambridge</b> Ofsted Rating: Good   Pupils: 4   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>King's College School</b> Ofsted Rating: Not Rated   Pupils: 414   Distance:0.9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Cambridge Academy</b> Ofsted Rating: Good   Pupils: 685   Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Colleges Nursery School</b> Ofsted Rating: Outstanding   Pupils: 85   Distance:1.07	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Laurence Catholic Primary School</b> Ofsted Rating: Good   Pupils: 239   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Parkside Community College</b> Ofsted Rating: Outstanding   Pupils: 735   Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Orchard Park Community Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge Arts and Sciences (CATS and CSVPA)</b> Ofsted Rating: Not Rated   Pupils: 543   Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

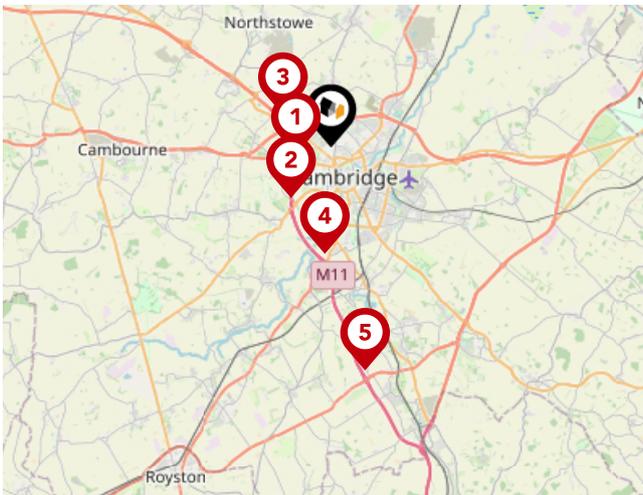
# Area

## Transport (National)



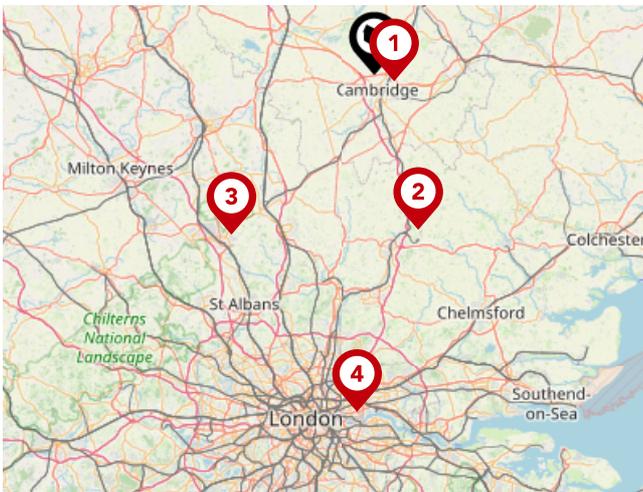
### National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.97 miles
2	Cambridge North Rail Station	2.17 miles
3	Shelford (Cambs) Rail Station	4.86 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	1.35 miles
2	M11 J12	2.36 miles
3	M11 J14	2.1 miles
4	M11 J11	3.9 miles
5	M11 J10	8.26 miles

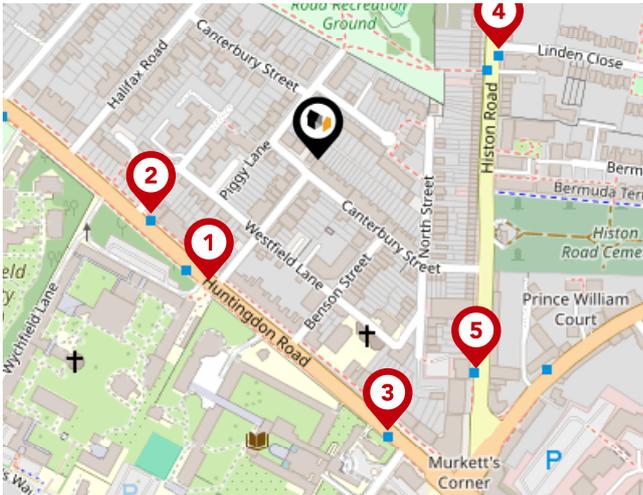


### Airports/HELIPADS

Pin	Name	Distance
1	Cambridge	2.9 miles
2	Stansted Airport	23.46 miles
3	Luton Airport	31.16 miles
4	Silvertown	49.4 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Fitzwilliam College	0.09 miles
2	Fitzwilliam College	0.1 miles
3	Histon Road Corner	0.16 miles
4	Linden Close	0.12 miles
5	Histon Road Corner	0.15 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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