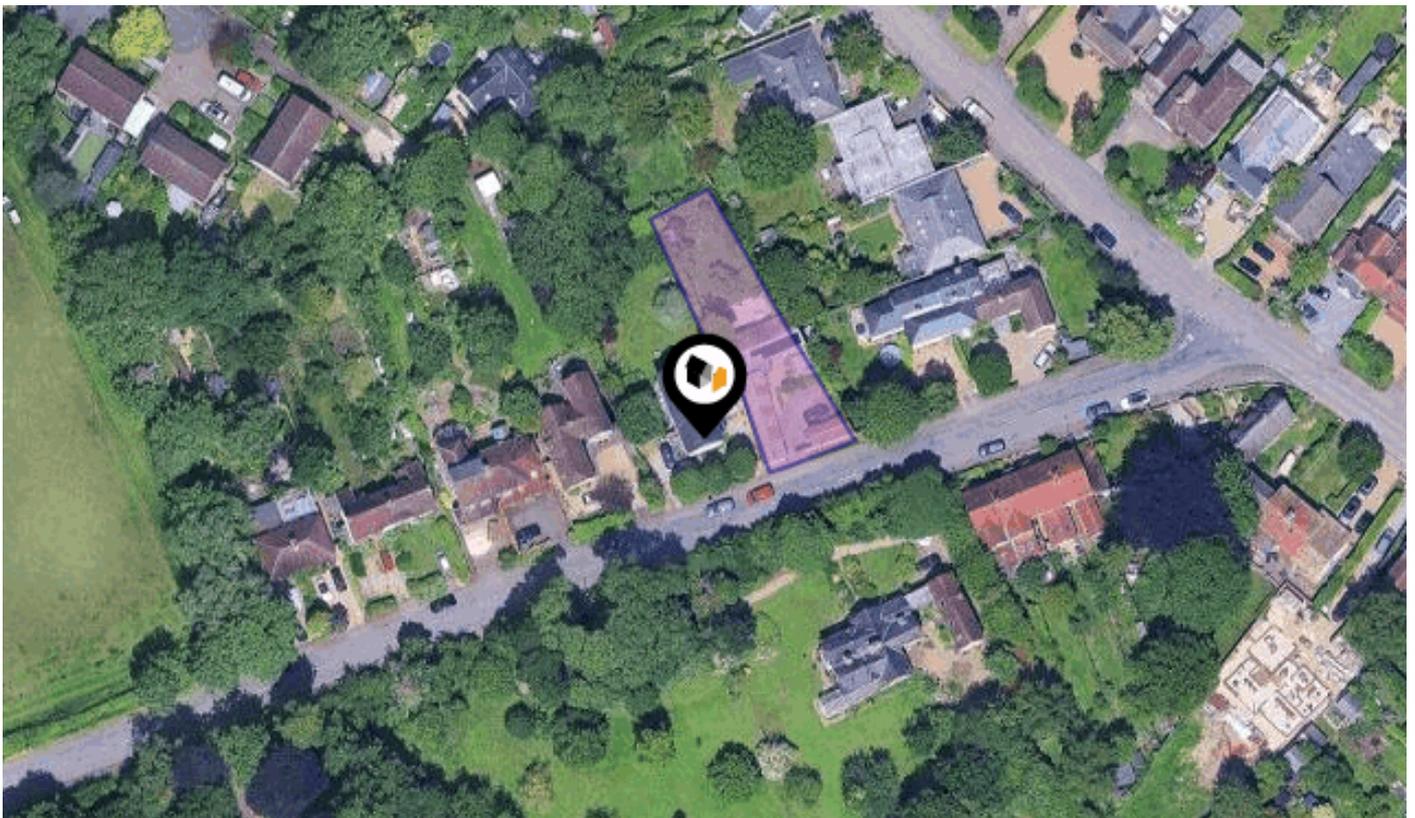




See More Online

MIR: Material Info

The Material Information Affecting this Property
Thursday 05th March 2026



4, NEWTON ROAD, LITTLE SHELFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.15 acres		
Council Tax :	Band F		
Annual Estimate:	£3,488		
Title Number:	CB226882		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	Little Shelford
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s **1800** mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *1 Newton Road Little Shelford Cambridgeshire CB22 5HL*

Reference - 23/01547/HFUL	
Decision:	Withdrawn
Date:	24th April 2023
Description:	Two storey extension to front, alterations to ground floor gable end roof, reconfiguration of ground and first floor, demolition of outbuilding.

Planning records for: *2A Newton Road Little Shelford Cambridge Cambridgeshire CB22 5HL*

Reference - S/2715/14/FL	
Decision:	Decided
Date:	16th November 2014
Description:	Two storey Side Extension and Single Storey Extension to Rear

Reference - 25/00296/HFUL	
Decision:	Decided
Date:	28th January 2025
Description:	Conversion of garage to garden office, including side extension, conversion of flat to dual pitched roof, alterations to fenestration and application of timber cladding

Reference - 25/0955/TTCA	
Decision:	Decided
Date:	10th September 2025
Description:	To remove a conifer tree.

Planning records for: *2A Newton Road Little Shelford Cambridge Cambridgeshire CB22 5HL*

Reference - S/2063/17/TC
Decision: Decided
Date: 12th June 2017
Description: Crown reduce one CA tree besides the garage by 30%
Reference - 25/03609/HFUL
Decision: Decided
Date: 16th September 2025
Description: Demolition of existing garage and erection of a single-storey garden room.
Reference - 24/0960/TTCA
Decision: Decided
Date: 03rd September 2024
Description: T1 - Mature Lime - reduction of approx. 3m back to previous pollard points (framework pollard).
Reference - S/2818/17/TP
Decision: Decided
Date: 08th August 2017
Description: Yew - Tree from neighbour's house which is overhanging onto our driveway and blocking out light. Wish to remove this overhang.

Planning records for: *2 Newton Road Little Shelford Cambridgeshire CB22 5HL*

Reference - 22/1458/TTCA
Decision: Decided
Date: 08th December 2022
Description: Mature Apple Tree in rear garden. It is overhanging the boundary wall into the path on Hauxton Road. Remove water shoots and prune back into shape removing any damaged and diseased limbs, reduce by 1 metre both in height and width.
Reference - 22/05317/HFUL
Decision: Decided
Date: 08th December 2022
Description: First floor extension to rear.
Reference - 23/01781/CONDA
Decision: Decided
Date: 16th January 2024
Description: Submission of details required by conditions 4 (parking plan), 6 (surface water and foul water) and 8 (flood resilient/resistant construction) of planning permission 23/01781/HFUL
Reference - 24/00061/FUL
Decision: Decided
Date: 16th January 2024
Description: Demolition of existing conservatory, new single-storey flat roof rear extension, alterations to side return windows

Planning records for: *2 Newton Road Little Shelford Cambridge Cambridgeshire CB22 5HL*

Reference - S/0549/14/FL	
Decision:	Decided
Date:	07th March 2014
Description:	Loft conversion and 2 dormer windows

Reference - 23/01781/HFUL	
Decision:	Decided
Date:	10th May 2023
Description:	Demolition of existing conservatory to enable a replacement structure, internal reconfiguration to accommodate new staircase and a small rear infill extension. New crossover and partial hardstanding to driveway.

Reference - 20/2299/TTPO	
Decision:	Decided
Date:	09th November 2020
Description:	TPO 0006 (2015) Tc: T1 Tilia (Lime). Remove basal growth including two stems ?150mm.TPO 0006 (2015) T1: T4 Taxus (Yew). Crown reduce by 1.5 - 2m to maintain size/light to house.

Reference - 20/2318/TTCA	
Decision:	Decided
Date:	11th November 2020
Description:	T2 Taxus (Yew). Face road side up to 2.5m and back to within 30cm of wall.T3 6 x Carpinus (Hornbeam) pleach. Trim to maintain pleach formation.T5 Acer platanoides (Norway Maple). Remove to maintain light to garden.T6 Stump - reduce to just above ground level.T7 Betula pendula 'Dalecarlica'. Remove, very close to clunch wall base.

Planning records for: **2 Newton Road Little Shelford Cambridgeshire CB22 5HL**

Reference - F/YR24/0036/AG1	
Decision:	Decided
Date:	16th January 2024
Description:	Erect an agricultural building

Planning records for: **Woodville Lodge 4 Newton Road Little Shelford Cambridge Cambridgeshire CB22 5HL**

Reference - S/1572/10	
Decision:	Decided
Date:	15th September 2010
Description:	Outbuilding (Replacement Garden Shed)

Reference - 20/2000/TTCA	
Decision:	Decided
Date:	21st September 2020
Description:	Excessively large yew tree The tree is positioned in our back garden at the side of the house between two properties. The tree is now far too large for the space it occupies. It has a significant impact on our property, blocking light to our ground floor and first floor rooms. The tree overhangs our front drive and our neighbours drive, dropping 100s of red berries in certain seasons (NOW) which get into the house and are dangerous to our pets (It is well known the Yew berries from the female tree are highly poisonous) and children. We would like to fell this tree so that we can make better use of the garden space and make our house significantly lighter, so we don't have to use electric lighting during the day, even in the summer. We will show photos that demonstrate 1. How large the tree is 2. How is overhangs the fences into our front drive and our neighbours property 3. How close the tree is to our property 4. How dark the rooms are even on a beautiful sunny day.

Planning records for: **6 Newton Road Little Shelford Cambridge Cambridgeshire CB22 5HL**

Reference - S/1379/17/TC	
Decision:	Decided
Date:	20th April 2017
Description:	ASH REMOVE 2 LARGE OVER EXTENDED LIMBS 1 WITH 3 SECONDARY BRANCHES GROWING OVER PLAY AREA. ASH RAISE TO 3.5 METRES ALL ROUND TAKING CARE TO MAINTAIN NATURAL CANOPY LINE. 2 x LEYLANDI REDUCE HEIGHT TO LEVEL OF NEIGHBOURING GUTTERING AND TRIM ALL ROUND.

Planning records for: **6 Newton Road Little Shelford CB22 5HL**

Reference - 21/0414/TTCA	
Decision:	Decided
Date:	23rd March 2021
Description:	T1 - Ash - This tree is in good health. It is however becoming to large for its location. The neighbors have repeatedly asked for the tree to be reduced as they are concerned about the tree in high winds. The tree is causing excessive shade and becoming very dominant. Recommend removal of Rose and a sympathetic 1.5m crown reduction to growth points where possible. This will improve light and reduce sail. T2 - Prunus - Recommend a 2m reduction in height to growth points to improve light and reduce dominance. T3 - Prunus - Sympathetic crown reduction of 0.5m to growth points

Planning records for: **7 Newton Road Little Shelford Cambridge Cambridgeshire CB22 5HL**

Reference - S/0762/16/FL	
Decision:	Decided
Date:	21st March 2016
Description:	Single and two storey rear extension and front porch

Reference - S/1806/16/FL	
Decision:	Decided
Date:	12th July 2016
Description:	Proposed single storey front and rear extensions

Planning records for: **9 Newton Road Little Shelford Cambridge Cambridgeshire CB22 5HL**

Reference - S/2325/12/FL	
Decision:	Decided
Date:	12th November 2012
Description:	Two storey and single storey rear extensions

Planning records for: **9 Newton Road Little Shelford CB22 5HL**

Reference - 22/00043/S73	
Decision:	Decided
Date:	06th January 2022
Description:	S73 to vary condition 1 (drawings) of ref 21/01938/REM (Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/1761/18/OL for the erection of 1 No. detached dwelling and associated external works) to permit slightly larger utility room to link garage.

Reference - S/1624/13/NM	
Decision:	Decided
Date:	25th July 2013
Description:	Non Material Amendment to Planning Consent S/2325/12/FL to replace door and small window on side (east) elevation with window...

Reference - 22/0017/TTCA	
Decision:	Decided
Date:	06th January 2022
Description:	T1 - Maple - fell to near ground level - tree is very close to building structure.? T2 - Hazel - remove all suckers leaving one main stem - suckers are damaging building.? T3 - Eucalyptus - fell to near ground level - large species of tree for size of garden and has a lean to Eastern aspect.? T4 - Plum - reduce height to highest previous pruning point at four metres, two metres of growth height to be removed - tree size needs maintaining.? T5 - Apple - reduce to previous pruning points by removing three metres of growth back to knuckles - general maintenance to keep tree size limited.?

Planning records for: **10 Newton Road Little Shelford Cambridge Cambridgeshire CB22 5HL**

Reference - S/3256/19/FL	
Decision:	Decided
Date:	18th September 2019
Description:	Loft conversion with hip to gable rear dormer and rooflights

Planning records for: *11 Newton Road Little Shelford Cambridge Cambridgeshire CB22 5HL*

Reference - S/1831/12/DC	
Decision:	Decided
Date:	30th August 2012
Description:	Discharge of Conditions 3 (Roof Materials) and 4 (Wall Materials) of Planning Consent S/1370/10 for Rear Extension.

Reference - S/1370/10	
Decision:	Decided
Date:	12th August 2010
Description:	Rear Extension

Reference - S/0916/12/NM	
Decision:	Decided
Date:	27th April 2012
Description:	Non- Material Amendment to Planning Consent S/1370/10 for Addition of Single Storey Element to Rear of Two-Storey Extension and Changes to Fenestration.

Planning records for: *13 Newton Road Little Shelford CB22 5HL*

Reference - 20/1555/TTCA	
Decision:	Decided
Date:	01st July 2020
Description:	5-Day Notice T1 Acer platanoides (Norway Maple) - lowest lateral over road is below 4m; crown lift to 5.5m above road (see image) T2 Fraxinus excelsior (Ash) - lowest lateral subsiding due to load (see image); reduce by approximately 3m to within property to remove risk of damage to phone wire (to other properties)

Planning records for: **13 Newton Road Little Shelford Cambridge Cambridgeshire CB22 5HL**

Reference - S/1057/17/TC	
Decision:	Decided
Date:	24th March 2017
Description:	1. Spruce - complete removal due to heavy lean non-native and swamped with ivy - to be replaced with native species. 2. Horse Chestnuts - repolarding due to weak unions and proximity to phone lines (risk of failure) 3. Acer and Oak - To be cut clear of phone lines by 3 metres

Reference - 20/1197/TTCA	
Decision:	Decided
Date:	18th March 2020
Description:	G1 Row of Tilia (Lime) pollards - reduce all to approximately 3.5m to be maintained as loose pleach. Rolling consent to maintain height to give light to neighbouring property. T2 Self-set Acer platanoides (Norway Maple) - remove to leave only Limes along the boundary T3 Betula (Birch) - remove as too close to house

Planning records for: **16 Newton Road Little Shelford Cambridge Cambridgeshire CB22 5HL**

Reference - S/2663/13/PH	
Decision:	-
Date:	12th December 2013
Description:	Single storey rear flat roofed extension

Planning records for: **31 Newton Road Little Shelford Cambridge Cambridgeshire CB22 5HL**

Reference - S/2093/08/F	
Decision:	Decided
Date:	08th December 2008
Description:	Extension & alterations

Planning records for: *Dorset House 35 Newton Road Little Shelford Cambridge Cambridgeshire CB22 5HL*

Reference - S/2639/16/FL
Decision: Decided
Date: 05th October 2016
Description: Demolition of a single storey conservatory to the rear construction of a two storey front and a single storey rear extension. Alteration to the garage
Reference - S/3129/17/DC
Decision: Decided
Date: 07th September 2017
Description: Discharge of condition 5 (Arboricultural Impact Assessment and details of tree protection measures) of planning permission S/2639/16/FL
Reference - S/3812/17/NM
Decision: Decided
Date: 26th October 2017
Description: Non material amendment of planning permission S/2639/16/FL



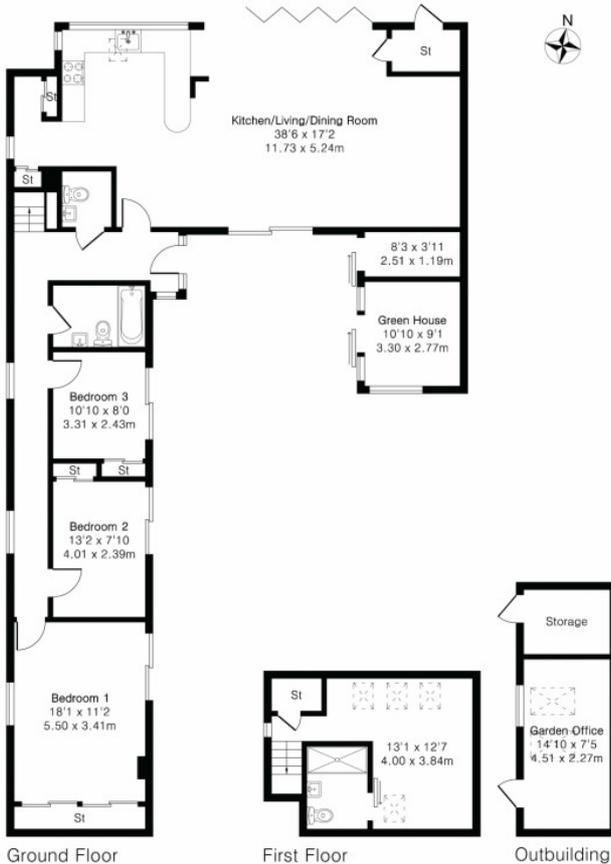
4, NEWTON ROAD, LITTLE SHELFORD, CAMBRIDGE, CB22

**Approximate Gross Internal Area 1587 sq ft - 147 sq m
(Excluding Outbuilding)**

Ground Floor Area 1369 sq ft - 127 sq m

First Floor Area 218 sq ft - 20 sq m

Outbuilding Area 155 sq ft - 14 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

4, NEWTON ROAD, LITTLE SHELFORD, CAMBRIDGE, CB22



Building Safety

Accessibility / Adaptations

2008 - Woodville Lodge and The Stables were split into 2 properties and a hedge/fence installed, sold Woodville Lodge in 2016
2011 - Studio outbuilding
2019 - Conservatory

Restrictive Covenants

Rights of Way (Public & Private)

Access to back garden via Woodville Lodge, costs of any repairs to be shared by the 2 properties
Drains and water meter on Woodville Lodge property

Construction Type

Clay bat and breeze blocks

Property Lease Information

Listed Building Information

Stamp Duty

Other

Property is in a designated conservation area
Damp treatment - successfully by Frank Schrijver UK Ltd (lifetime guarantee)
Solar panels + 2 batteries, 2 thermal panels, EV charging point

Other

Infrastructure projects: East/West Rail (EWR)
new road from Hauxton to Newton Rd (near M11)

Electricity Supply

British Gas
Solar panels + 2 batteries, thermal panels

Gas Supply

British Gas

Central Heating

Underfloor and radiators - gas boiler

Water Supply

Mains

Drainage

Mains

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.



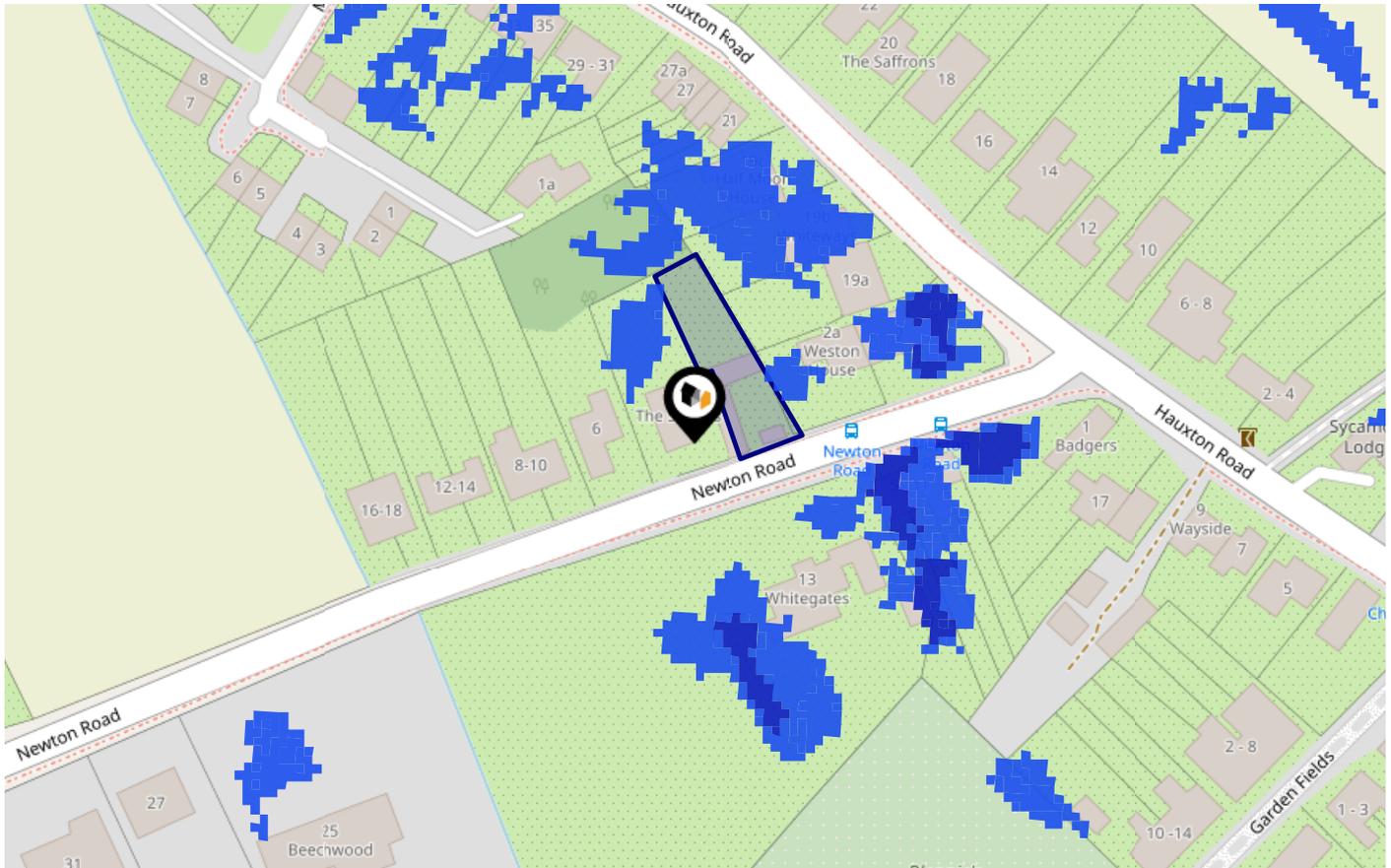
Important - Please read

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:

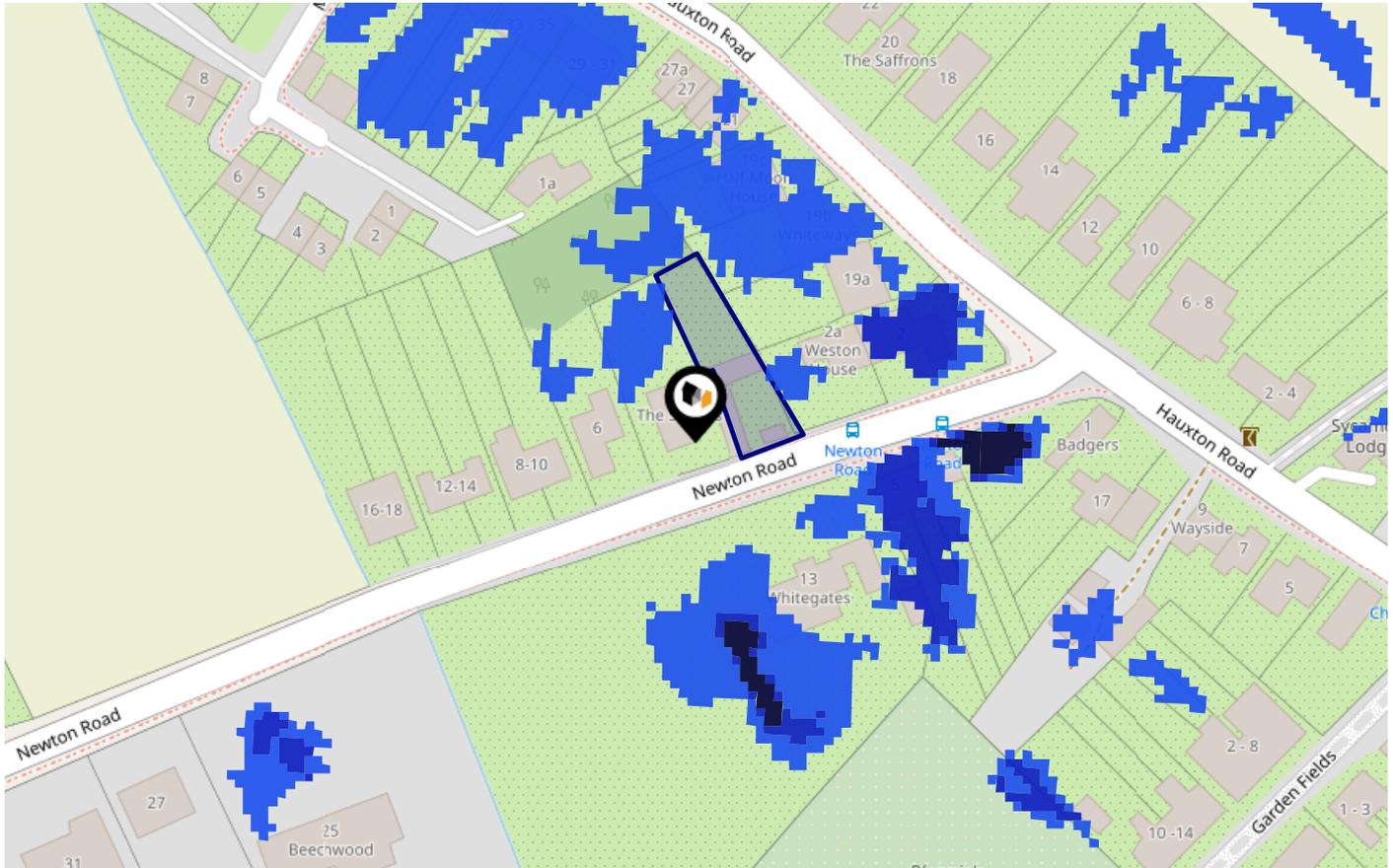


Flood Risk

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.



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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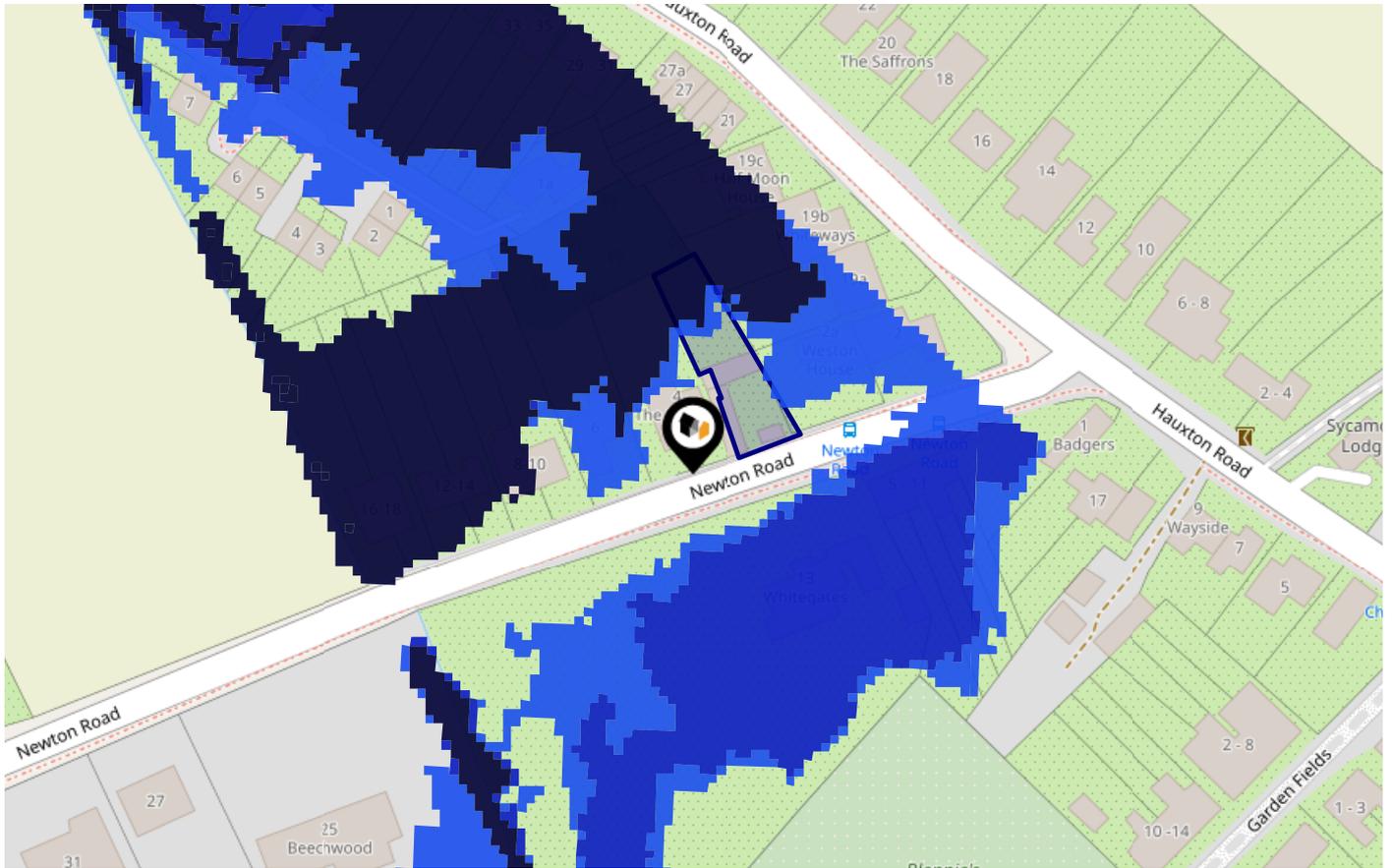


Flood Risk

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:

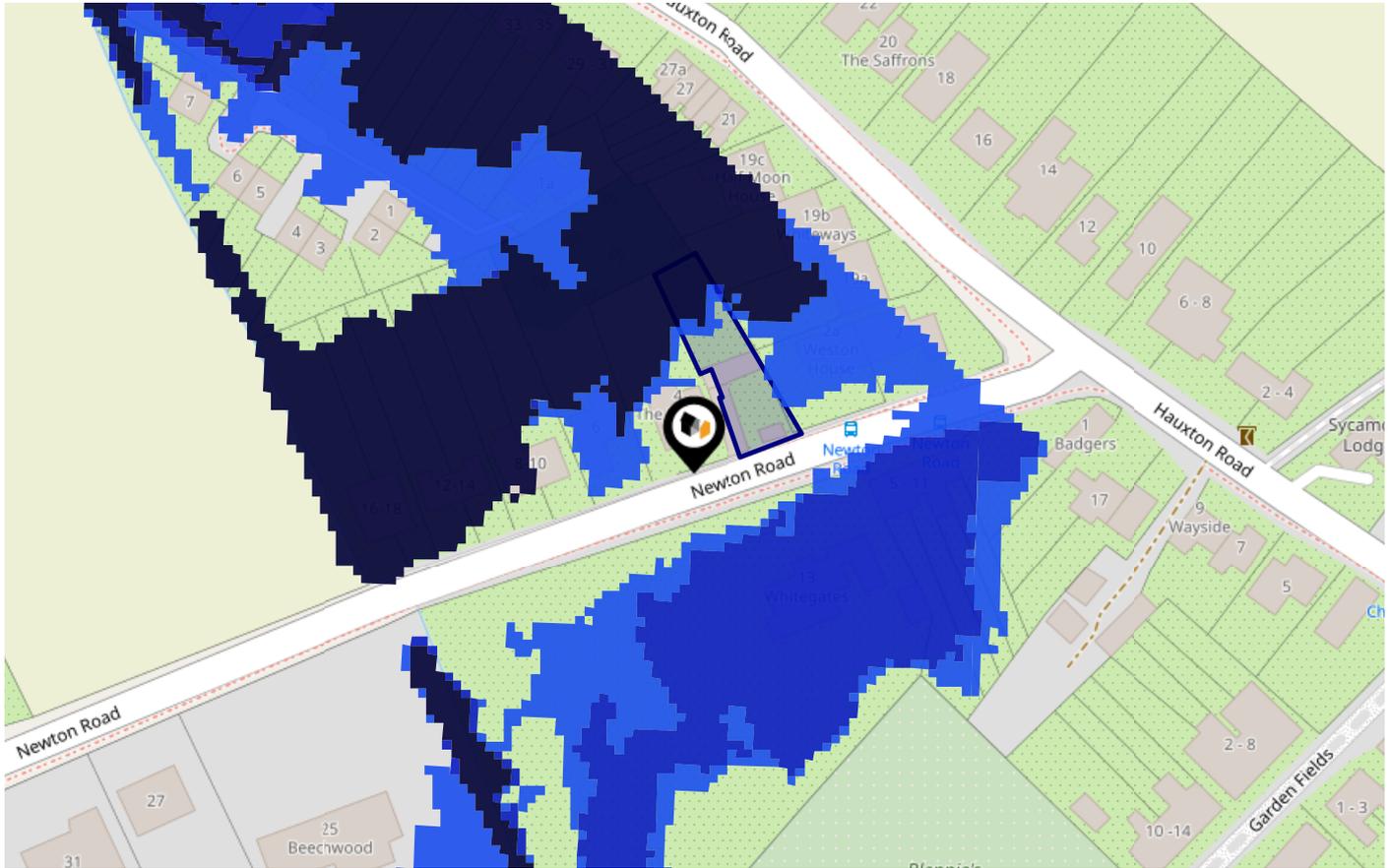


Flood Risk

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

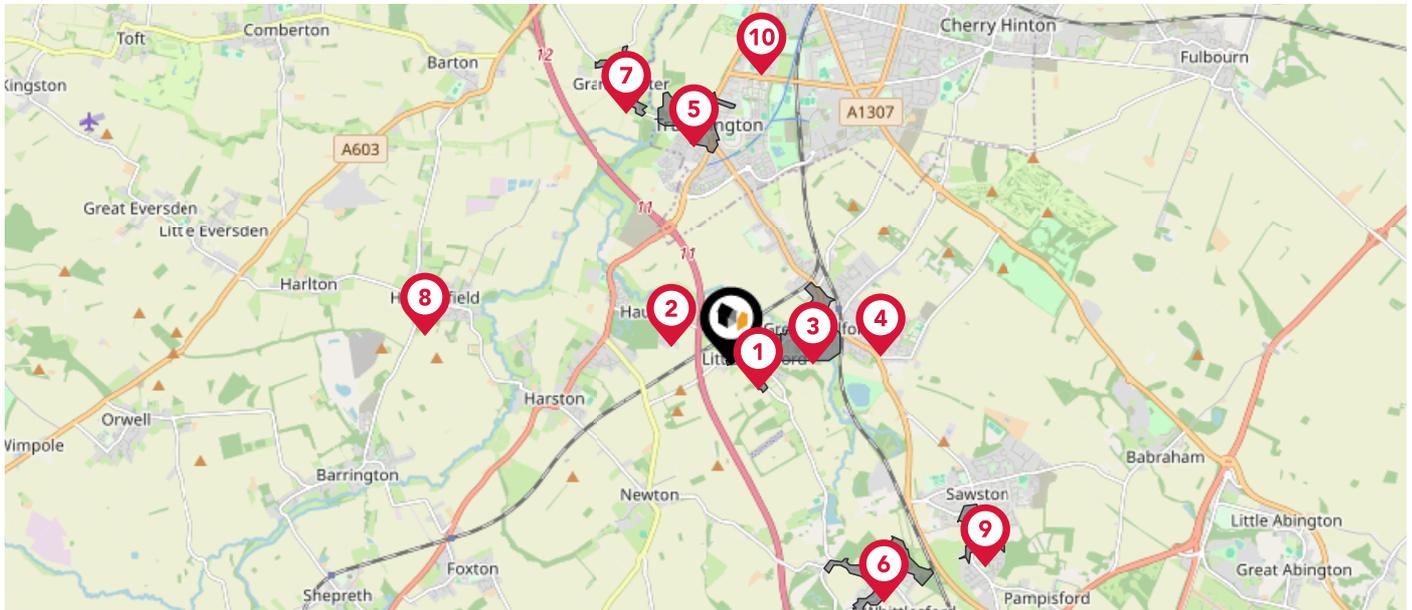


Maps

Conservation Areas



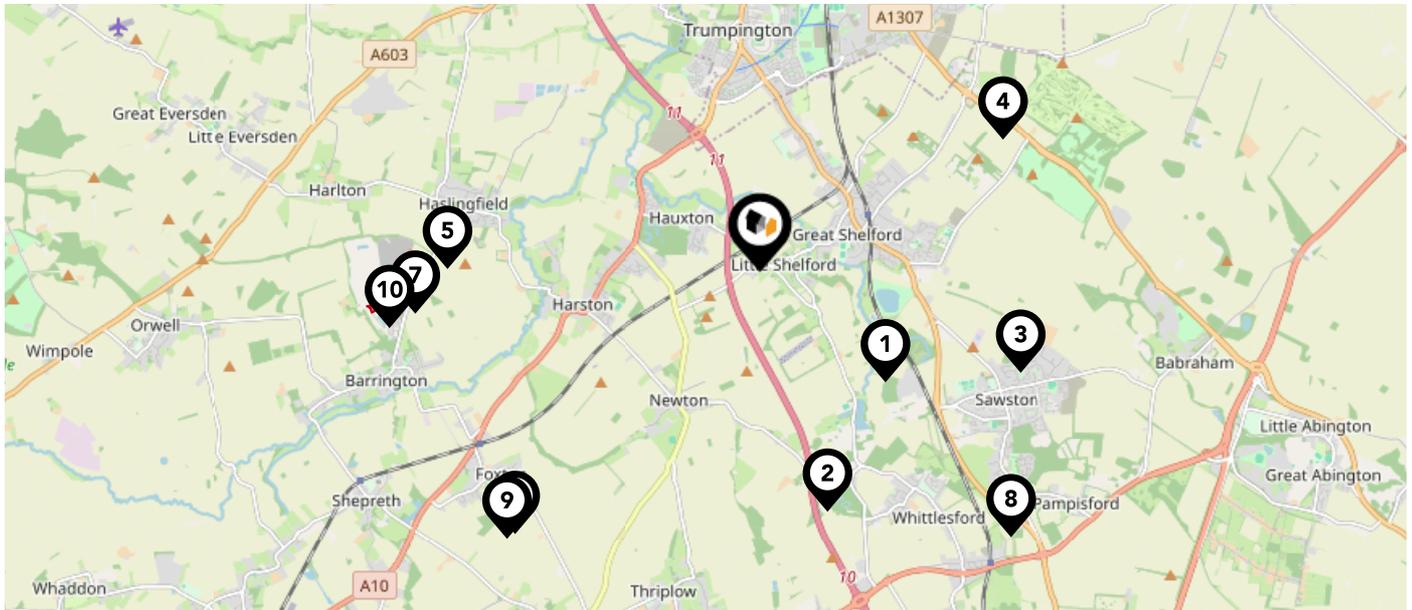
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

-  1 Little Shelford
-  2 Hauxton
-  3 Great Shelford
-  4 Stapleford
-  5 Trumpington
-  6 Whittlesford
-  7 Grantchester
-  8 Haslingfield
-  9 Sawston
-  10 Barrow Road

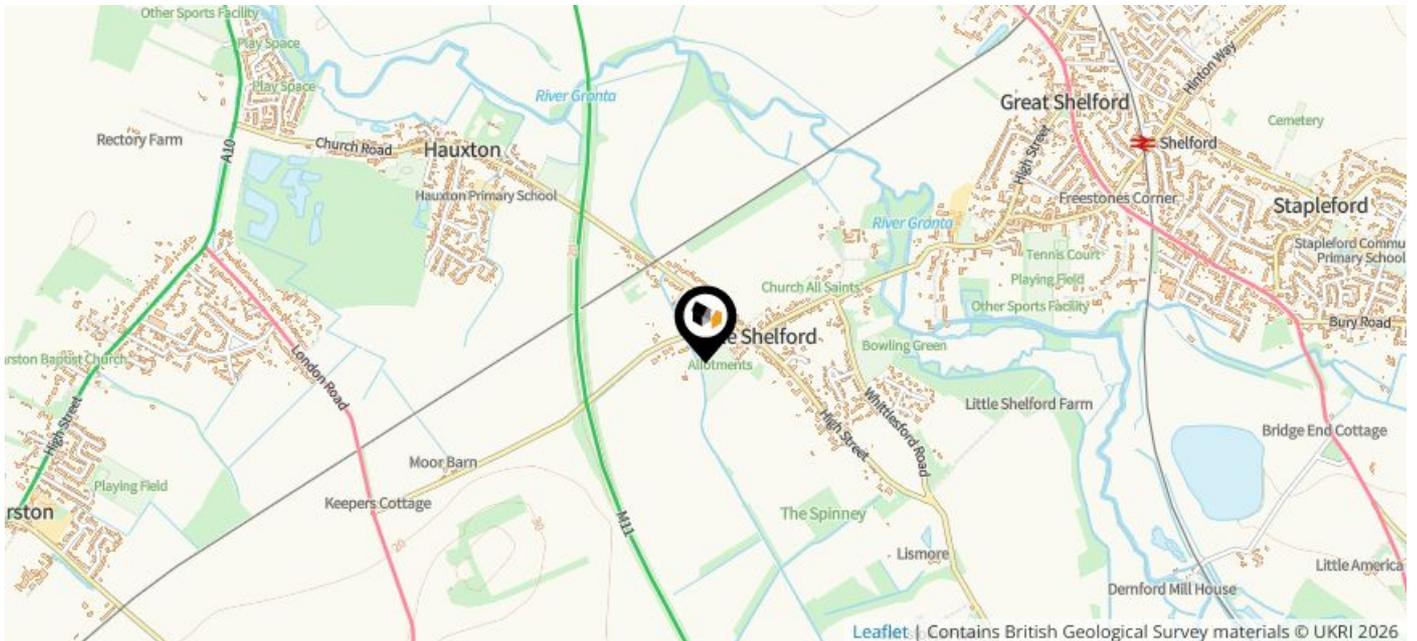
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Shelford Tip-Shelford	Historic Landfill
2	Newton Road-Whittlesford	Historic Landfill
3	Sindalls-Sawston	Historic Landfill
4	Hill Trees-Stapleford	Historic Landfill
5	Haslingfield-Chapel Hill, Haslingfield	Historic Landfill
6	Old Chalk Pit (Parish Clunch Pit)-Foxton	Historic Landfill
7	Chapel Hill-Barrington	Historic Landfill
8	Eastern County Leather-Sawston	Historic Landfill
9	Old Chalk Pit-Foxton	Historic Landfill
10	EA/EPR/FB3105UN/V002	Active Landfill

This map displays nearby coal mine entrances and their classifications.



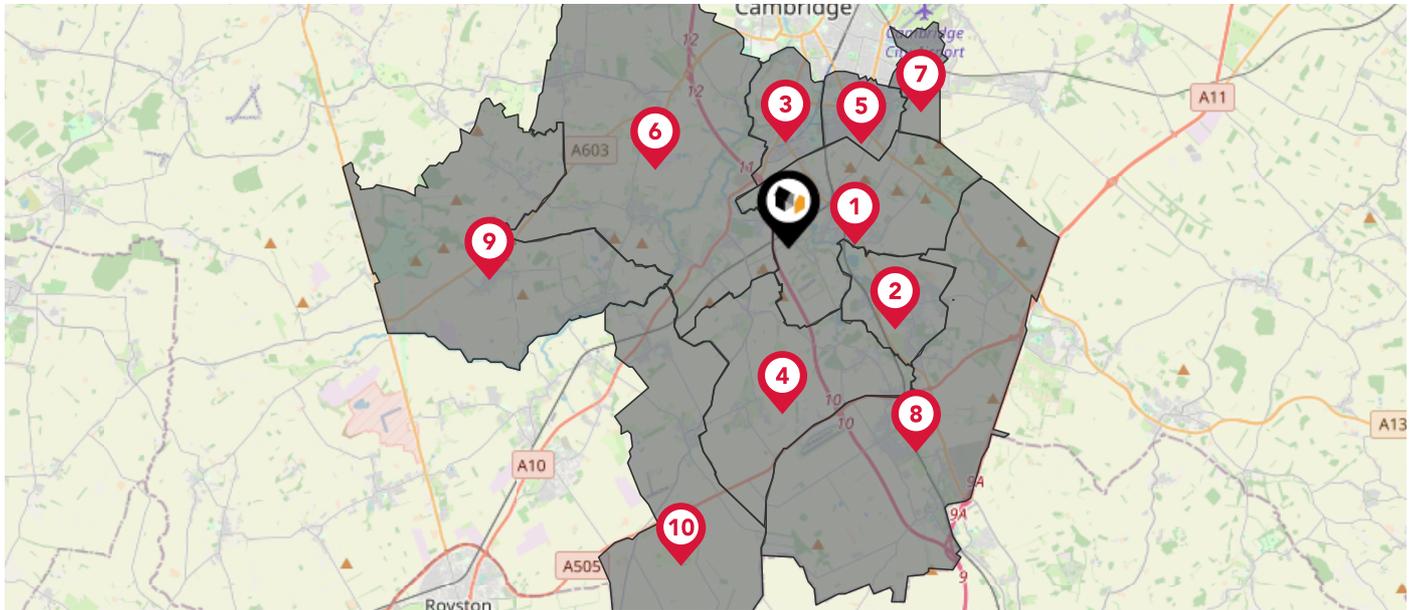
Mine Entry

- ✕ 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

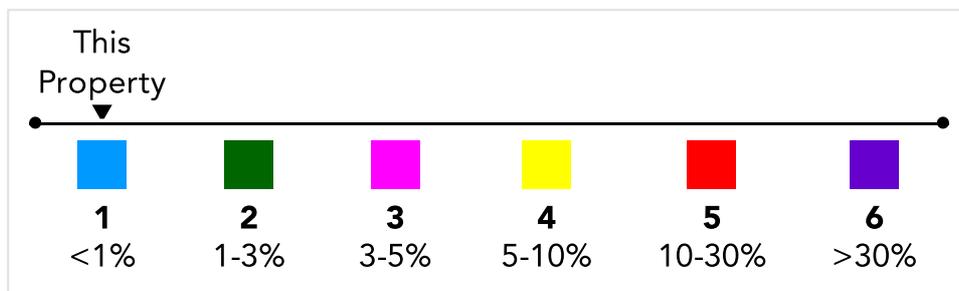
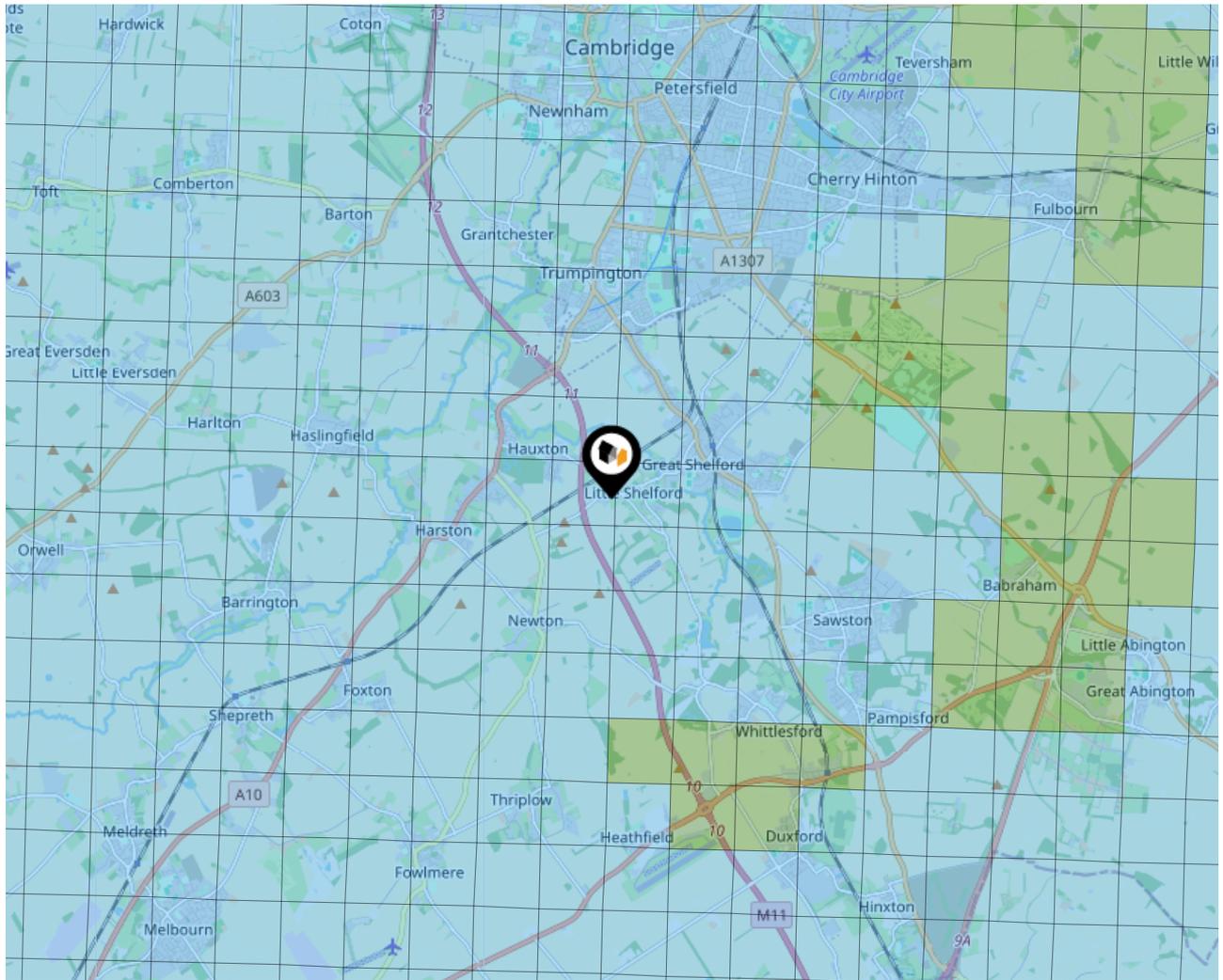


Nearby Council Wards

-  Shelford Ward
-  Sawston Ward
-  Trumpington Ward
-  Whittlesford Ward
-  Queen Edith's Ward
-  Harston & Comberton Ward
-  Cherry Hinton Ward
-  Duxford Ward
-  Barrington Ward
-  Foxton Ward

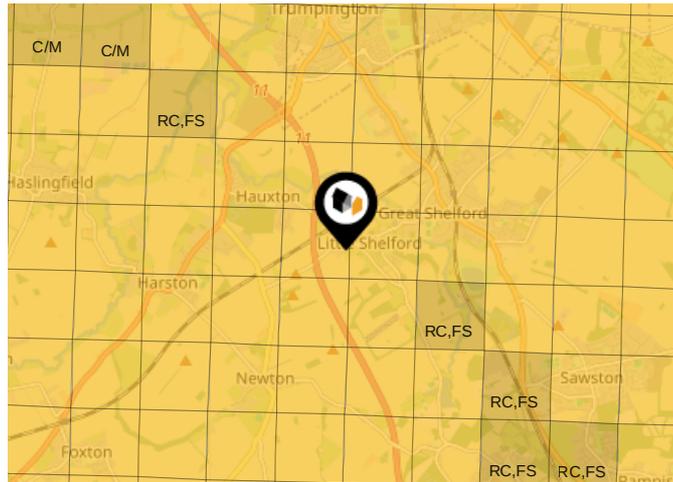
What is Radon?

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)

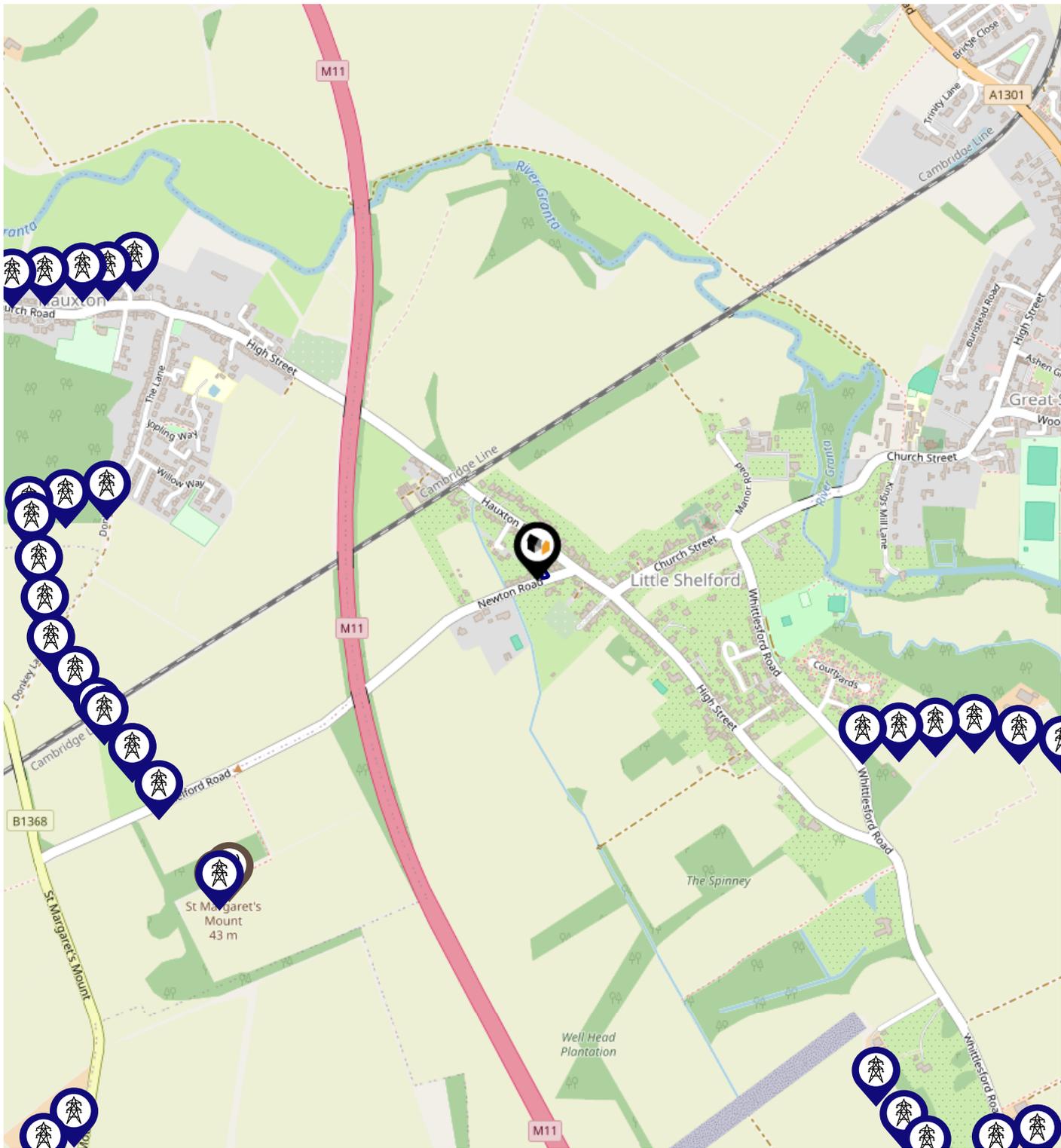
Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE



Primary Classifications (Most Common Clay Types)

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

Local Area Masts & Pylons



Key:

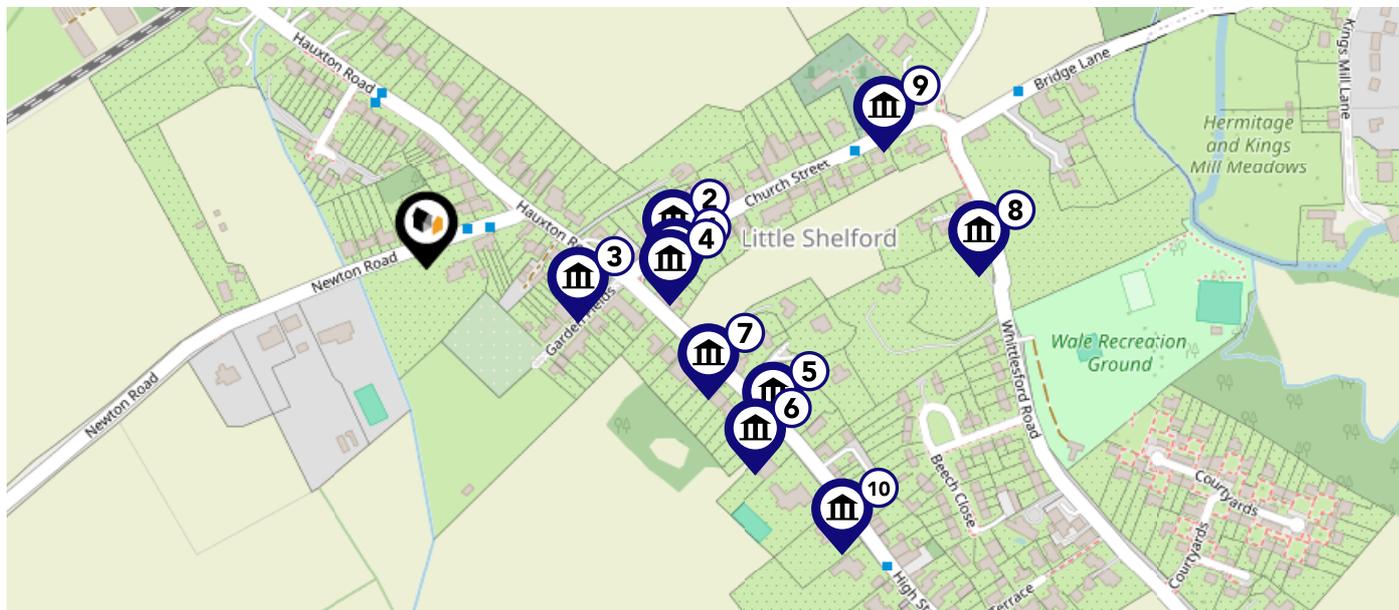
-  Power Pylons
-  Communication Masts

Maps

Listed Buildings



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



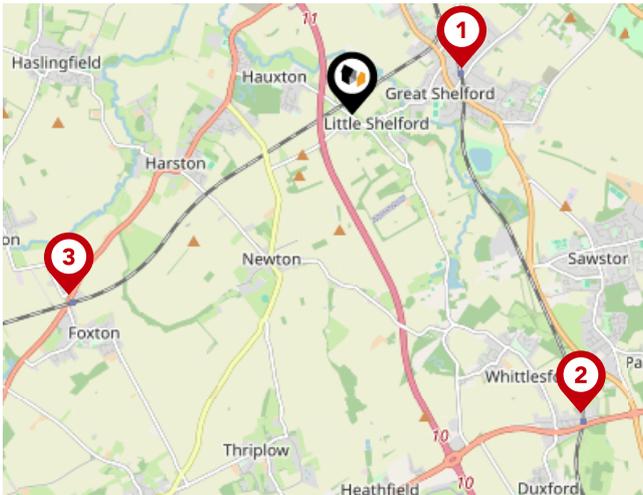
Listed Buildings in the local district		Grade	Distance
	1164864 - 6, Church Street	Grade II	0.1 miles
	1127842 - 7, Church Street	Grade II	0.1 miles
	1127845 - 1 And 3, Hauxton Road	Grade II	0.1 miles
	1127844 - 4, Church Street	Grade II	0.1 miles
	1317569 - King's Farmhouse	Grade II	0.2 miles
	1164878 - White's Farmhouse	Grade II	0.2 miles
	1127848 - 11, High Street	Grade II	0.2 miles
	1127853 - Milestone At Number 16 Whittlesford Road	Grade II	0.3 miles
	1127843 - Cross In Churchyard Of Church Of All Saints	Grade II	0.3 miles
	1127849 - Dovecote At King's Farmhouse	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great and Little Shelford CoFE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:1.52	<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:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:2.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:2.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

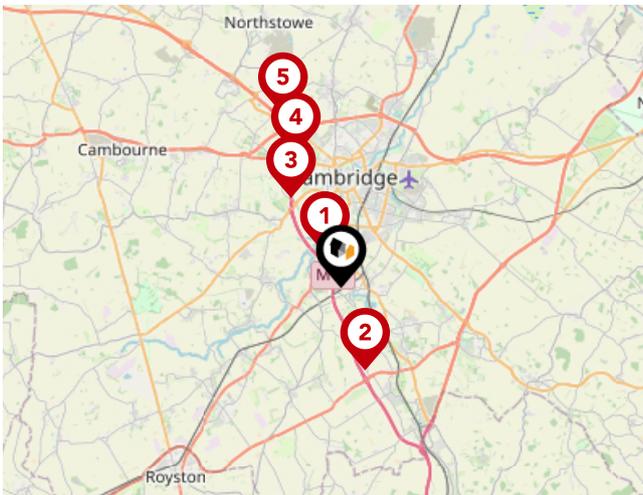


		Nursery	Primary	Secondary	College	Private
	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:2.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:2.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 137 Distance:2.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:2.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:2.87	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:2.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



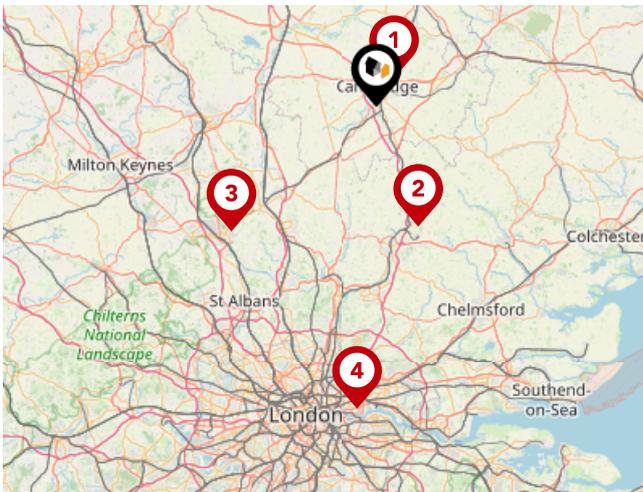
National Rail Stations

Pin	Name	Distance
1	Shelford (Cambs) Rail Station	1.08 miles
2	Whittlesford Parkway Rail Station	3.43 miles
3	Foxton Rail Station	3.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.32 miles
2	M11 J10	3.2 miles
3	M11 J12	3.69 miles
4	M11 J13	5.06 miles
5	M11 J14	6.6 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge	5 miles
2	Stansted Airport	18.51 miles
3	Luton Airport	27.82 miles
4	Silvertown	44.34 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Newton Road	0.01 miles
2	Moor Close	0.08 miles
3	Church St	0.1 miles
4	High Street	0.13 miles
5	All Saints' Church	0.25 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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