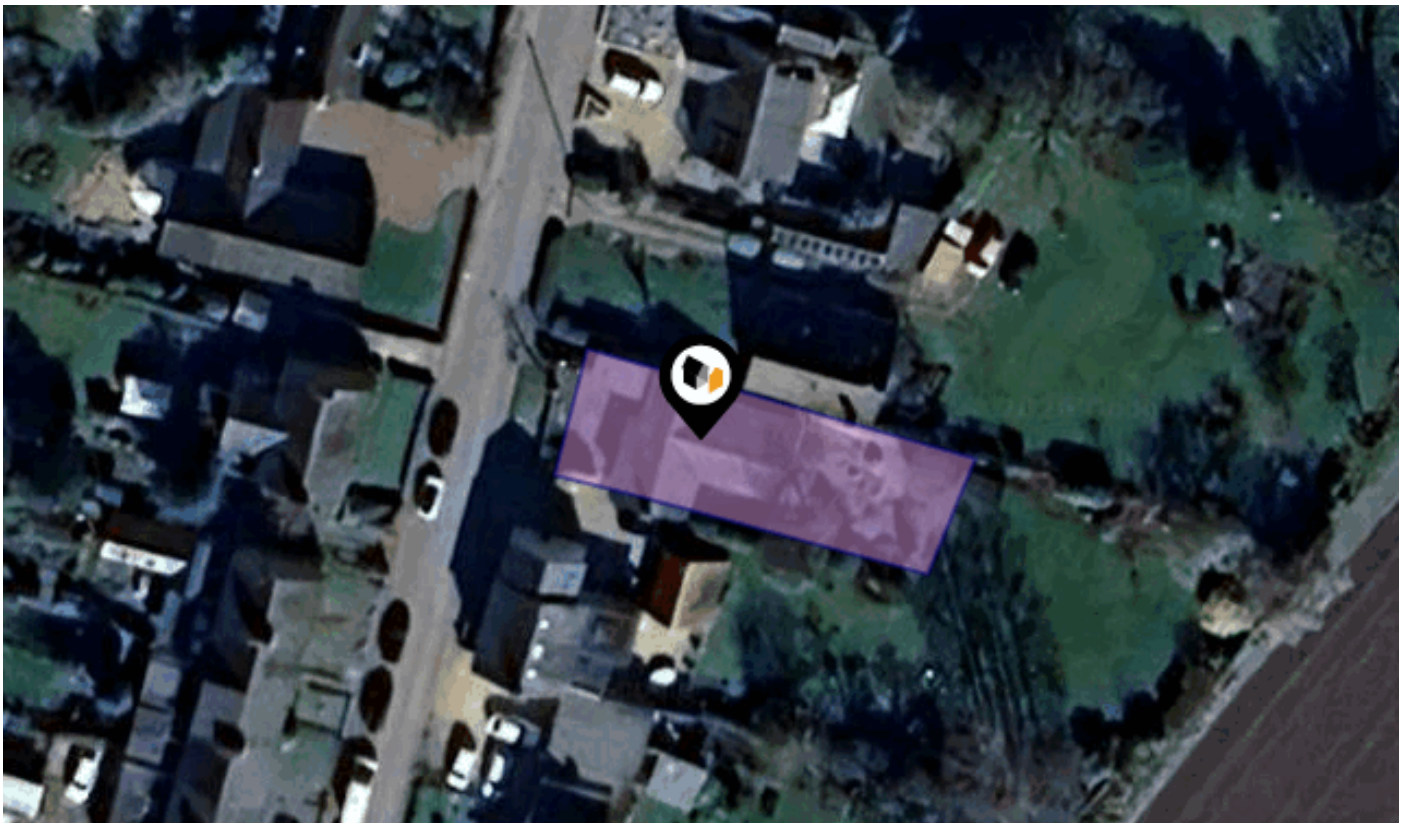
See More Online

MIR: Material Info

The Material Information Affecting this Property

Tuesday 10th March 2026



STATION ROAD, FULBOURN, CAMBRIDGE, CB21

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk

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The Property Ombudsman

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Property
Overview

Property

Type:	Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	968 ft^2 / 90 m^2		
Plot Area:	0.09 acres		
Year Built :	1967-1975		
Council Tax :	Band E		
Annual Estimate:	£2,951		
Title Number:	CB187280		

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16	80	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Planning records for: ***44 Station Road Fulbourn Cambridge Cambridgeshire CB21 5ES***

Reference - S/0694/15/FL

Decision: Decided

Date: 13th March 2015

Description:
Erection of 2 new dwellings and shared garage block following demolition of existing 3 bedroom detached house..

Reference - S/1563/08/RM

Decision: Decided

Date: 10th September 2008

Description:
Approval of access appearance landscaping layout & scale for the erection of two dwellings

Reference - S/1718/15/DC

Decision: Decided

Date: 10th July 2015

Description:
Discharge of conditions 3 (Boundary Materials) & 4 (External Materials) of application S/0694/15/FL..

Planning records for: ***6 Station Road Fulbourn Cambridgeshire CB21 5ES***

Reference - 25/02266/HFUL

Decision: Decided

Date: 09th June 2025

Description:
Single storey side/rear extension, alteration to existing rear roof, addition of 1no rooflight to side elevation and alterations to doors and windows.

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Planning records for: ***10 Station Road Fulbourn Cambridgeshire CB21 5ES***

Reference - 25/02548/HFUL

Decision: Decided

Date: 30th June 2025

Description:
Retrospective timber decking in rear garden and retention of boundary trellis fence.

Planning records for: ***12 Station Road Fulbourn Cambridge CB21 5ES***

Reference - S/2537/17/VC

Decision: Decided

Date: 14th July 2017

Description:
Variation of condition 2 (Approved plans of planning application S/1779/16/FL regarding a single storey rear kitchen extension)

Reference - S/1779/16/FL

Decision: Decided

Date: 05th July 2016

Description:
Proposed single storey rear kitchen extension

Planning records for: ***16 Station Road Fulbourn Cambridge Cambridgeshire CB21 5ES***

Reference - S/2527/11

Decision: Decided

Date: 16th December 2011

Description:
Single Storey Extensions

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Planning records for: ***18 Station Road Fulbourn Cambridge Cambridgeshire CB21 5ES***

Reference - S/0346/19/CONDA

Decision: Decided

Date: 08th June 2020

Description:

Submission of details required by conditions 3 (Carbon emissions), 4 (Water consumption), 5 (Wi-fi), 6 (Driveway) and 7 (Driveway materials) of planning permission S/0346/19/FL

Reference - S/2621/19/NM

Decision: -

Date: 15th August 2019

Description:

Non material amendment of planning permission S/0346/19/FL

Reference - S/3562/18/FL

Decision: Decided

Date: 19th September 2018

Description:

Single storey front extension single storey rear extension first floor side extension and dormer windows within raised roof

Reference - S/0346/19/FL

Decision: Decided

Date: 28th January 2019

Description:

Demolition of the existing and replacement dwelling

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Planning records for: ***20 Station Road Fulbourn Cambridge Cambridgeshire CB21 5ES***

Reference - S/1851/16/DC

Decision: Decided

Date: 10th May 2016

Description:

Discharge of condition 3 (Materials) of planning consent S/3036/15/FL for Demolition of existing bungalow replacement with new build bungalow

Reference - S/3036/15/FL

Decision: Decided

Date: 19th November 2015

Description:

Demolition of existing bungalow replacement with new build bungalow

Planning records for: ***22 Station Road Fulbourn Cambridge CB21 5ES***

Reference - S/1093/18/FL

Decision: Withdrawn

Date: 21st March 2018

Description:

Front side and rear two storey extensions garage and loft conversions.

Reference - 25/01273/HFUL

Decision: Decided

Date: 31st March 2025

Description:

Single storey rear extensions, single storey rear/side infil extension and the addition of a cycle store to front driveway.

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Planning records for: ***22 Station Road Fulbourn Cambridge CB21 5ES***

Reference - S/2579/18/FL

Decision: Decided

Date: 06th July 2018

Description:

Raise ridge. Two storey front and rear extensions. Single storey side extension. Loft and garage conversion.

Planning records for: ***24 Station Road Fulbourn Cambridgeshire CB21 5ES***

Reference - 22/04033/OUT

Decision: Decided

Date: 09th September 2022

Description:

Outline application for the construction of commercial/industrial floorspace (flexible Use Class E(g)(ii)/E(g)(iii)/B2/B8) with some matters reserved except for access.

Reference - 23/01907/HFUL

Decision: Decided

Date: 17th May 2023

Description:

Demolition of existing car port. Single storey porch to the front. Single storey extension to rear. First floor side extension including rear facing dormer window and new car port below.

Reference - 22/04026/HFUL

Decision: Decided

Date: 09th September 2022

Description:

Demolition of existing car port. Single storey porch to the front. Single storey extension to rear. First floor side extension with new car port below.

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Planning records for: ***26 Station Road Fulbourn Cambridge Cambridgeshire CB21 5ES***

Reference - S/1343/12/FL

Decision: Decided

Date: 21st June 2012

Description:
Proposed front and rear extensions

Reference - S/0623/12/LD

Decision: Decided

Date: 21st March 2012

Description:
Demolition of existing garage/car port and erection of single-storey side extension

Planning records for: ***34 Station Road Fulbourn Cambridgeshire CB21 5ES***

Reference - S/1645/09/F

Decision: Withdrawn

Date: 04th November 2009

Description:
Erection of House Following Demolition of Existing Bungalow

Reference - S/2415/11

Decision: Decided

Date: 01st December 2011

Description:
Single Storey Front Extension

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Planning records for: ***36 Station Road Fulbourn Cambridge Cambridgeshire CB21 5ES***

Reference - S/0743/18/FL

Decision: Decided

Date: 26th February 2018

Description:

Erection of front porch and side and rear extensions including to loft. New roof with front dormer windows.

Reference - S/2848/19/NM

Decision: Decided

Date: 16th August 2019

Description:

Non material amendment of planning permission S/0743/18/FL to Change roof tiles from concrete to handmade clay tiles Change the exterior taking away the timber cladding and having render instead

Planning records for: ***38 Station Road Fulbourn Cambridge Cambridgeshire CB21 5ES***

Reference - S/1023/11

Decision: Decided

Date: 19th May 2011

Description:

Alterations and Rear Extension.

Reference - S/1793/11

Decision: Decided

Date: 08th September 2011

Description:

NMA

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Planning records for: ***42 Station Road Fulbourn Cambridge Cambridgeshire CB21 5ES***

Reference - 22/01200/S73

Decision: Withdrawn

Date: 08th March 2022

Description:

S73 application to vary condition 2 (Approved Drawings) of 21/02655/HFUL (Part demolition of detached bungalow. Two storey front and side extension, and two storey rear extension with balcony. Roof extension incorporating raising ridge height and front and rear dormers.) to allow changes to roof design

Reference - 21/02655/HFUL

Decision: Decided

Date: 07th June 2021

Description:

Part demolition of detached bungalow. Two storey front and side extension, and two storey rear extension with balcony. Roof extension incorporating raising ridge height and front and rear dormers.

Planning records for: ***52 Station Road Fulbourn Cambridge Cambridgeshire CB21 5ES***

Reference - S/2514/14/LD

Decision: Decided

Date: 07th October 2014

Description:

Part demolition of conservatory and erection of single storey rear extension.

Planning records for: ***54 Station Road Fulbourn Cambridge Cambridgeshire CB21 5ES***

Reference - S/1024/13/FL

Decision: Decided

Date: 14th May 2013

Description:

Single storey extension

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Planning records for: ***54 Station Road Fulbourn Cambridgeshire CB21 5ES***

Reference - 22/00494/HFUL

Decision: Decided

Date: 04th February 2022

Description:
Part ground and first floor side extensions and extend existing boundary wall.

Reference - 22/0129/TTCA

Decision: Decided

Date: 04th February 2022

Description:
1) Yew - reduce back to new framework 1m from fence line on 29s side

Planning records for: ***60 Station Road Fulbourn Cambridgeshire CB21 5ES***

Reference - 23/04806/HFUL

Decision: Decided

Date: 18th December 2023

Description:
Retrospective rear dormer roof extension.

Reference - 23/03622/CL2PD

Decision: Withdrawn

Date: 21st September 2023

Description:
Certificate of lawfulness under S192 for a new dormer window to rear and internal works.

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Planning records for: ***60 Station Road Fulbourn Cambridgeshire CB21 5ES***

Reference - 21/04263/CONDF

Decision: Awaiting decision

Date: 21st September 2023

Description:

Submission of details required by condition 10 (Remediation Strategy) of planning permission 21/04263/FUL

Reference - F/YR24/0155/NONMAT

Decision: Decided

Date: 18th December 2023

Description:

Non-material amendment To reposition and increase size of Dayroom and reposition 2no caravans relating to planning permission F/YR21/1443/F (Change of use of land to form a travellers site for siting of 2no static caravans, 2no touring caravans and erection of a day room)

Planning records for: ***62 Station Road Fulbourn Cambridgeshire CB21 5ES***

Reference - 26/00178/S73

Decision: Awaiting decision

Date: 19th January 2026

Description:

S73 to vary condition 2 (Approved plans) of planning permission 25/03563/HFUL (Single storey side and rear extension and demolition of garage. Floor plan redesign, new window to side elevation, and all associated works) Internal and external changes to the design.

Reference - 25/03563/HFUL

Decision: Decided

Date: 12th September 2025

Description:

Single storey side and rear extension and demolition of garage. Floor plan redesign, new window to side elevation, and all associated works.

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Planning records for: ***64 Station Road Fulbourn Cambridge Cambridgeshire CB21 5ES***

Reference - S/1965/12/FL

Decision: Decided

Date: 18th September 2012

Description:

Single storey south side extension including enlargement of existing garage roof

Planning records for: ***76 Station Road Fulbourn Cambridgeshire CB21 5ES***

Reference - 23/00356/FUL

Decision: Decided

Date: 31st January 2023

Description:

Demolition of existing dwelling and erection of two five-bedroom detached dwellings (Use Class C3) accessed from Station Road, with associated parking and landscaping.

Reference - 23/00361/HFUL

Decision: Decided

Date: 31st January 2023

Description:

Two storey and single storey rear extension. Single storey front extension.

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Gallery
Photos

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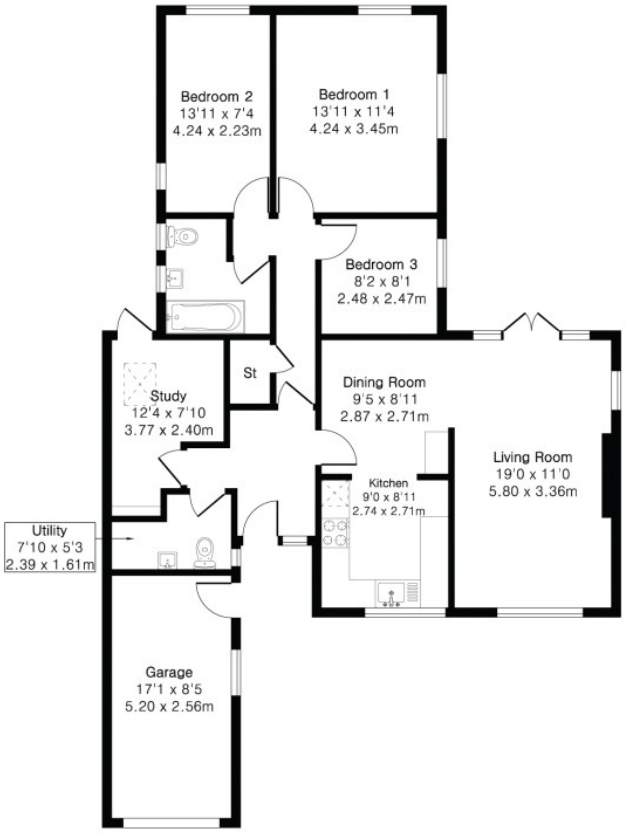
STATION ROAD, FULBOURN, CAMBRIDGE, CB21

Approximate Gross Internal Area 1042 sq ft - 97 sq m
(Excluding Garage)
Garage Area 143 sq ft – 13 sq m



Ground Floor

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.

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Gallery
Floorplan

STATION ROAD, FULBOURN, CAMBRIDGE, CB21

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Property
EPC - Certificate

Fulbourn, CB21

Energy rating

D

Valid until 09.08.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 | B
69-80	C		
55-68	D	56 | D	
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	90 m^2

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Building Safety

Accessibility / Adaptations

Restrictive Covenants

Rights of Way (Public & Private)

Construction Type

Standard brick

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Property Lease Information

Listed Building Information

Stamp Duty

Other

Other

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Utilities & Services

Electricity Supply

Eon Next

Gas Supply

British Gas

Central Heating

Gas central heating w/radiators

Water Supply

Cambridge Water

Drainage

Mains

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Cooke Curtis & Co
Testimonials

Testimonial 1

Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

Testimonial 2

Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the *only* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

Testimonial 3

Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

Testimonial 4

We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.

/cookecurtisco

/cookecurtisco

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Important - Please read

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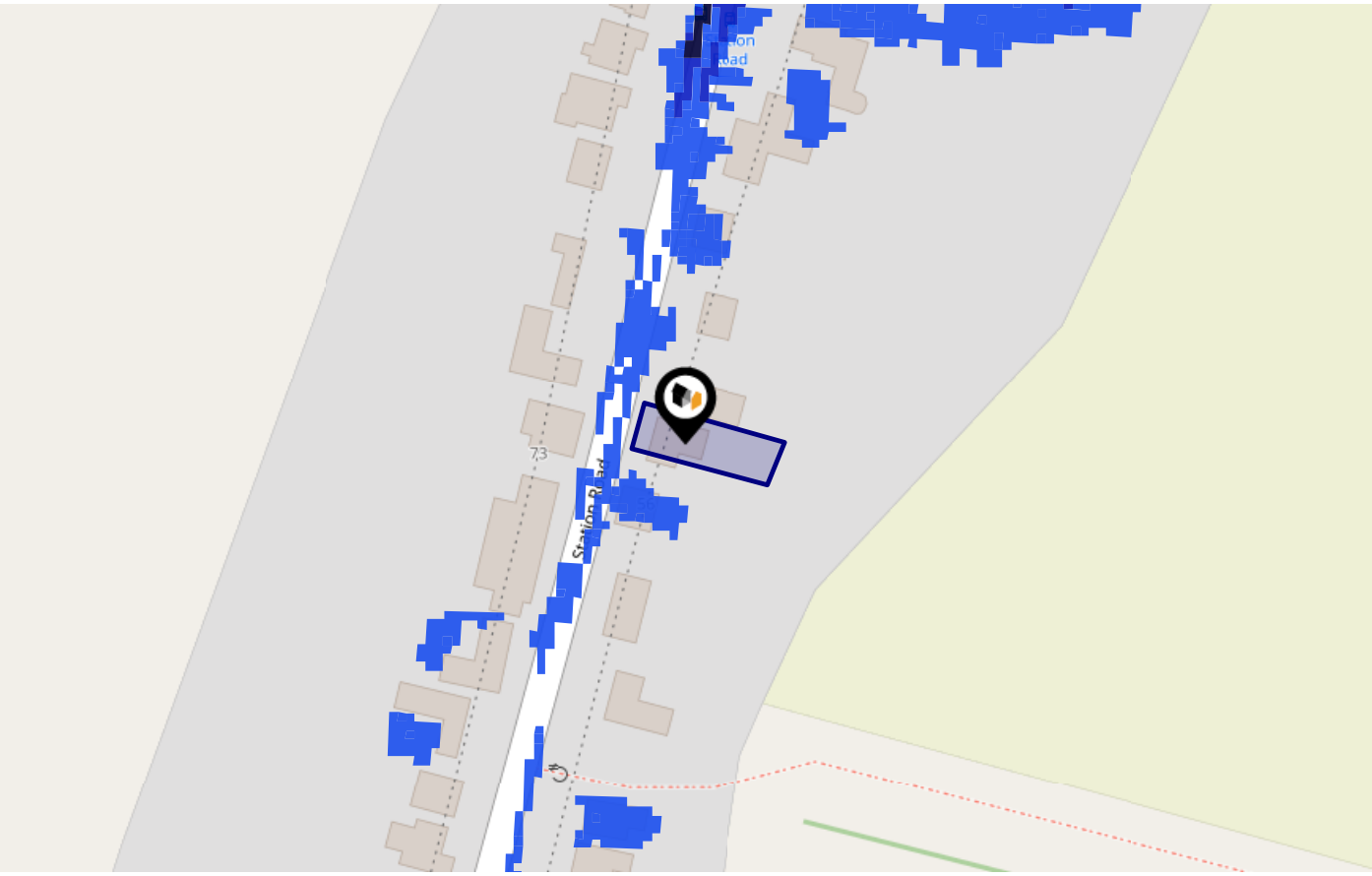
Flood Risk
Surface Water - Flood Risk

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

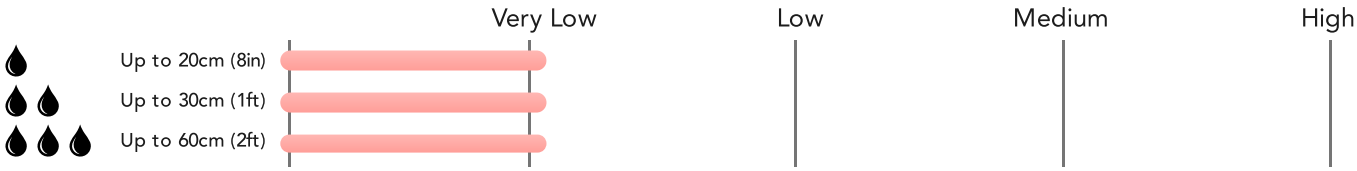


Risk Rating: Very low

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:



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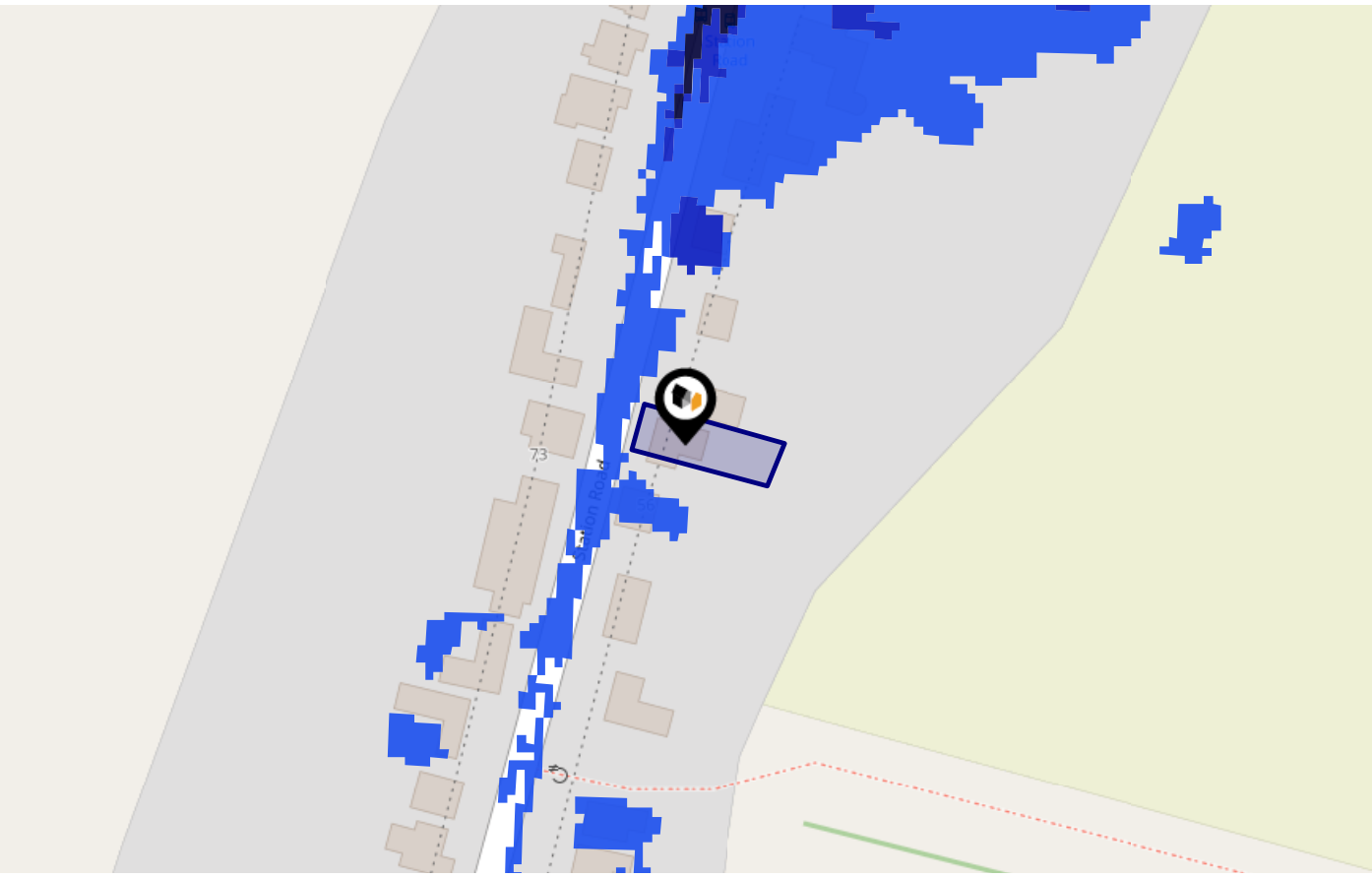
Flood Risk
Surface Water - Climate Change

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



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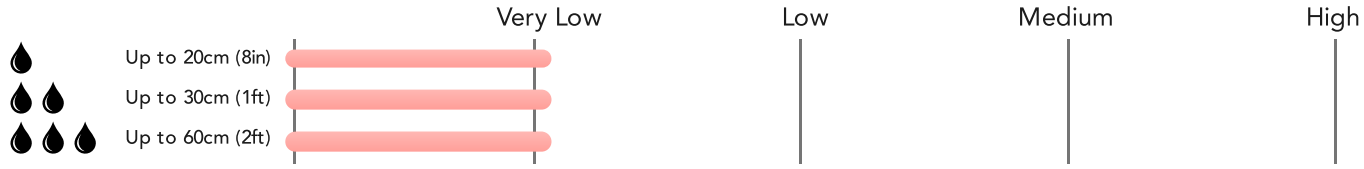

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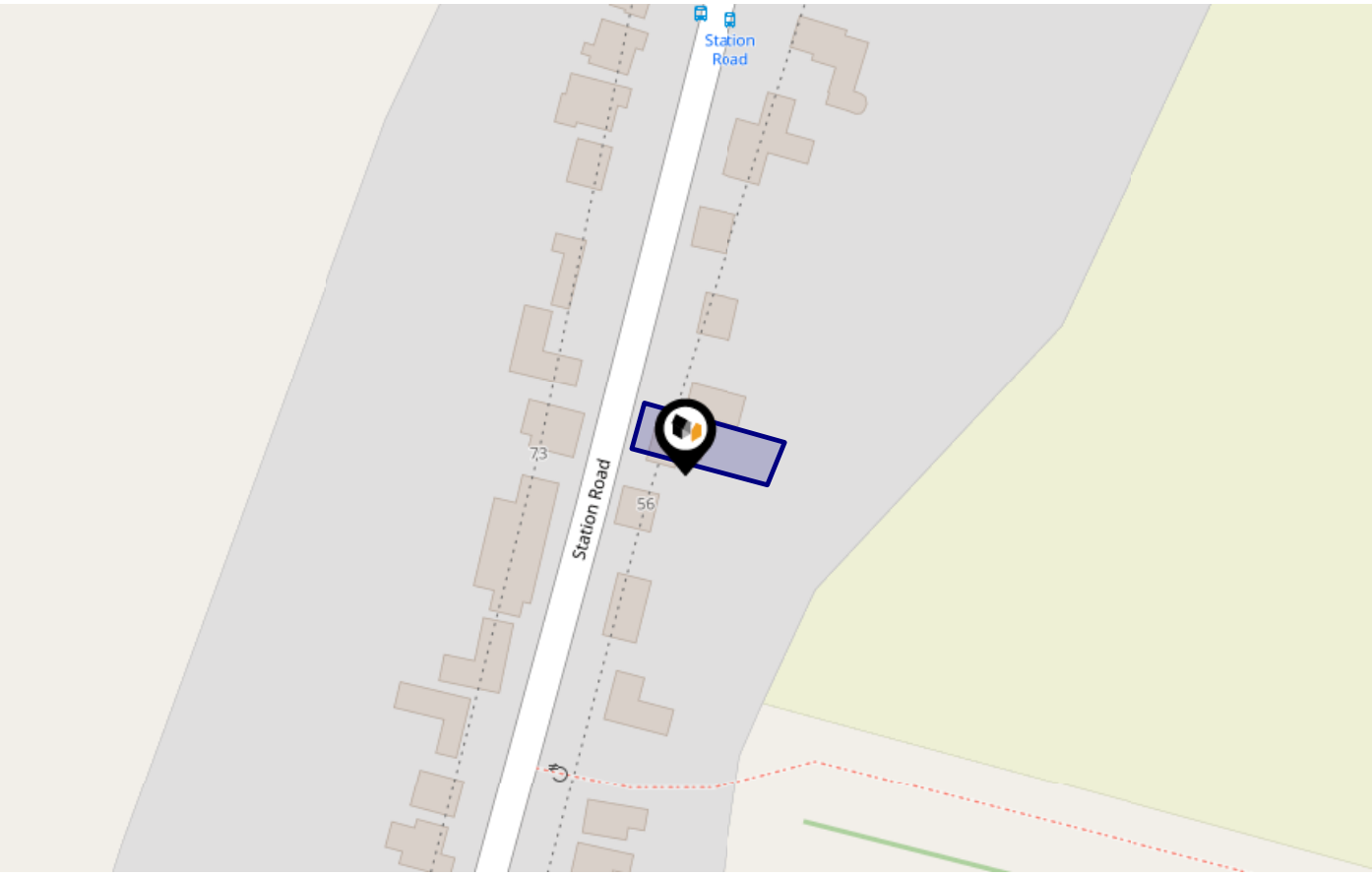
Flood Risk
Rivers & Seas - Flood Risk

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



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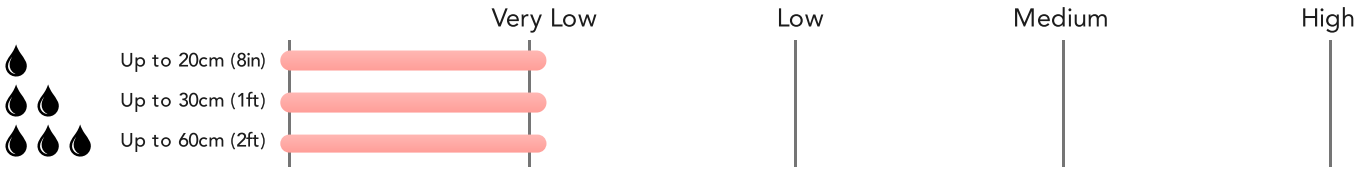

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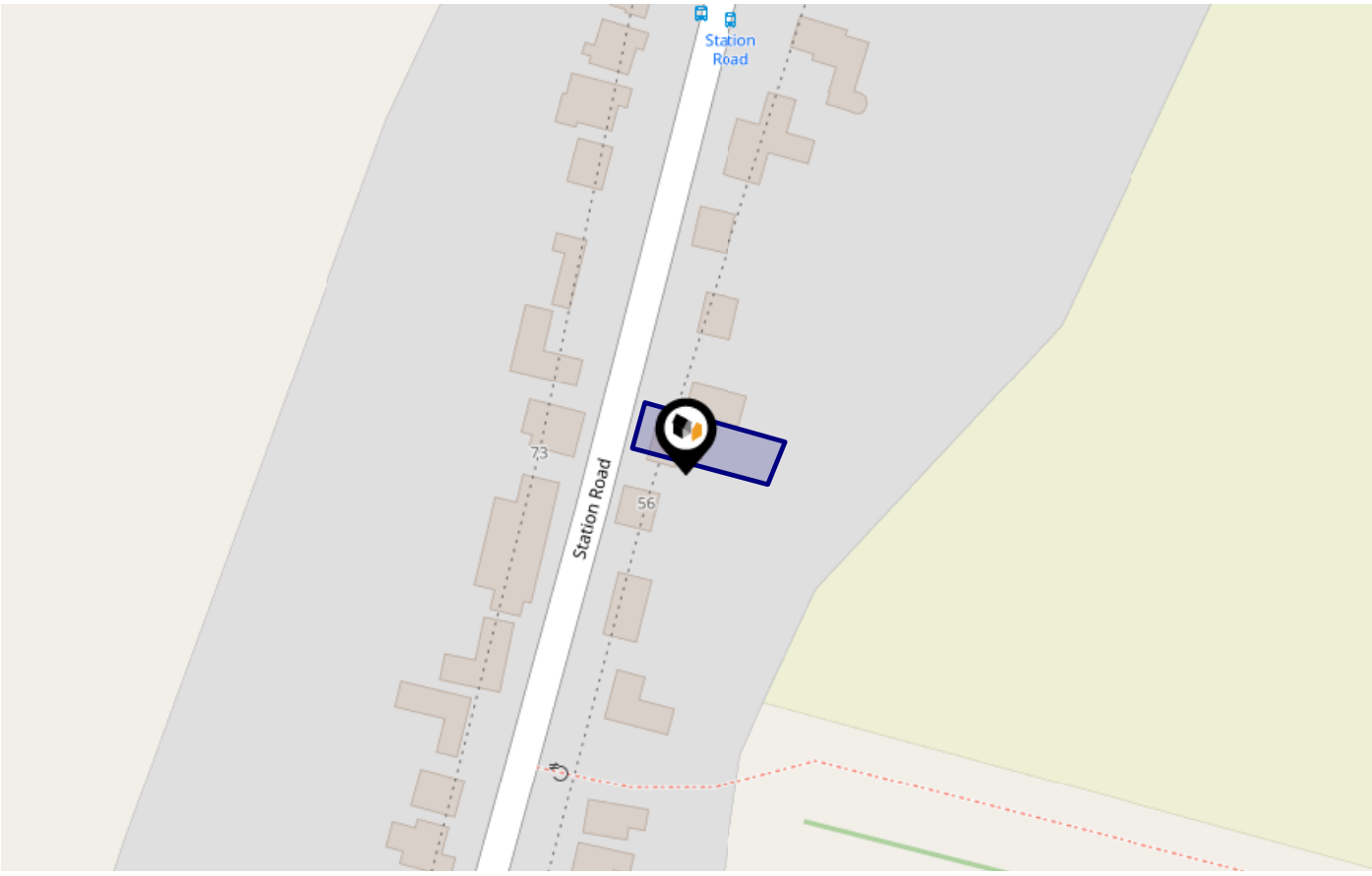
Flood Risk
Rivers & Seas - Climate Change

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.



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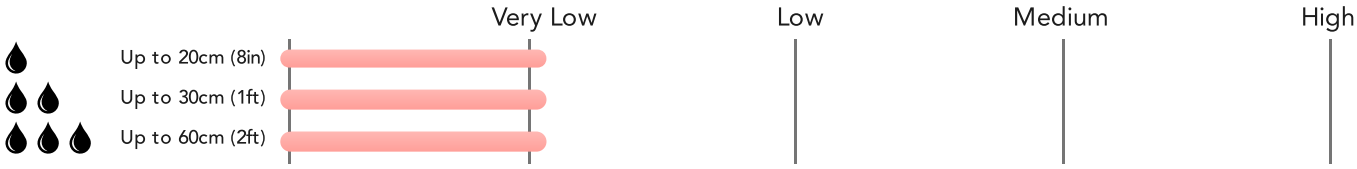

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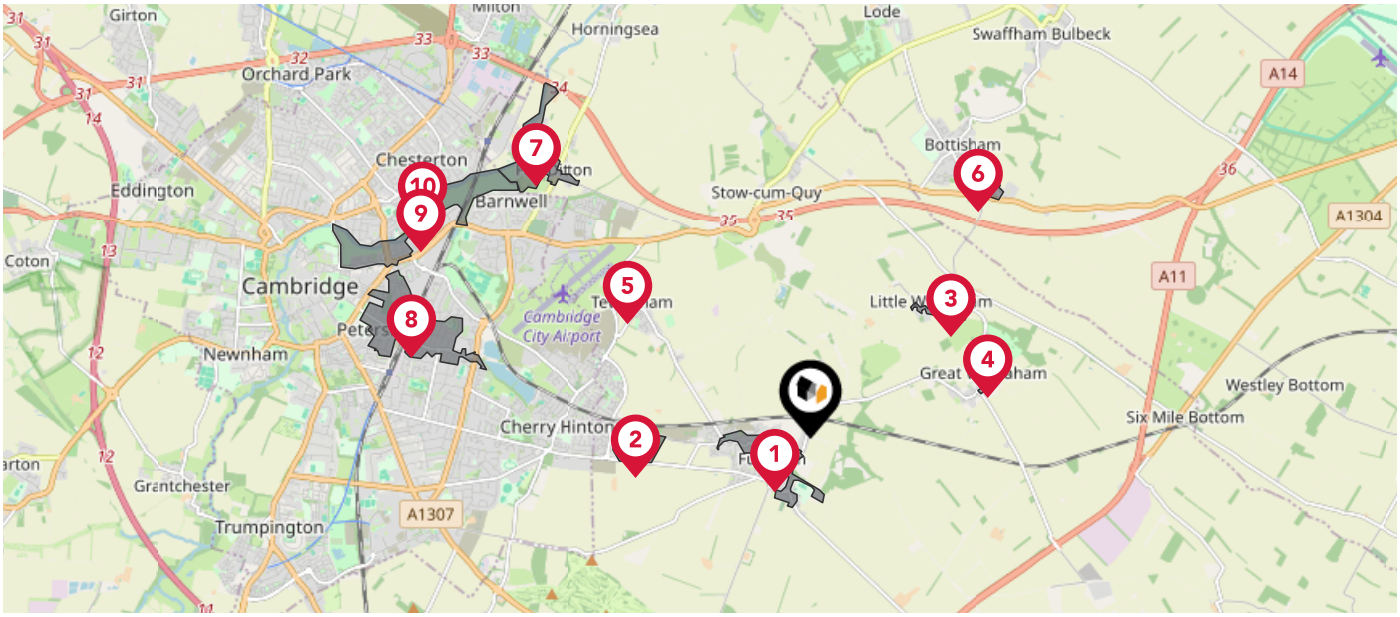
Maps
Conservation Areas

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	Fulbourn
2	Fulbourn Hospital
3	Little Wilbraham
4	Great Wilbraham
5	Teversham
6	Bottisham
7	Fen Ditton
8	Mill Road
9	Riverside and Stourbridge Common
10	Ferry Lane

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Maps
Landfill Sites

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	Fulbourn Tip-Fulbourn Old Drift, Fulbourn, Cambridgeshire	Historic Landfill
2	Little Wilbraham Parish Tip-Monks, Wilbraham	Historic Landfill
3	EA/EPR/NP3790NX/A001	Active Landfill
4	Quy Bridge-Quy	Historic Landfill
5	Mill Road-Great Wilbraham	Historic Landfill
6	Quy Mill Hotel-Quy	Historic Landfill
7	Parsonage Farm-Bottisham	Historic Landfill
8	Cement Works Tip-Off Coldham's Lane, Cambridgeshire	Historic Landfill
9	Coldham's Lane Tip-Cambridge, Cambridgeshire	Historic Landfill
10	Norman Works-Coldhams Lane, Cambridge	Historic Landfill

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Maps
Coal Mining

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.

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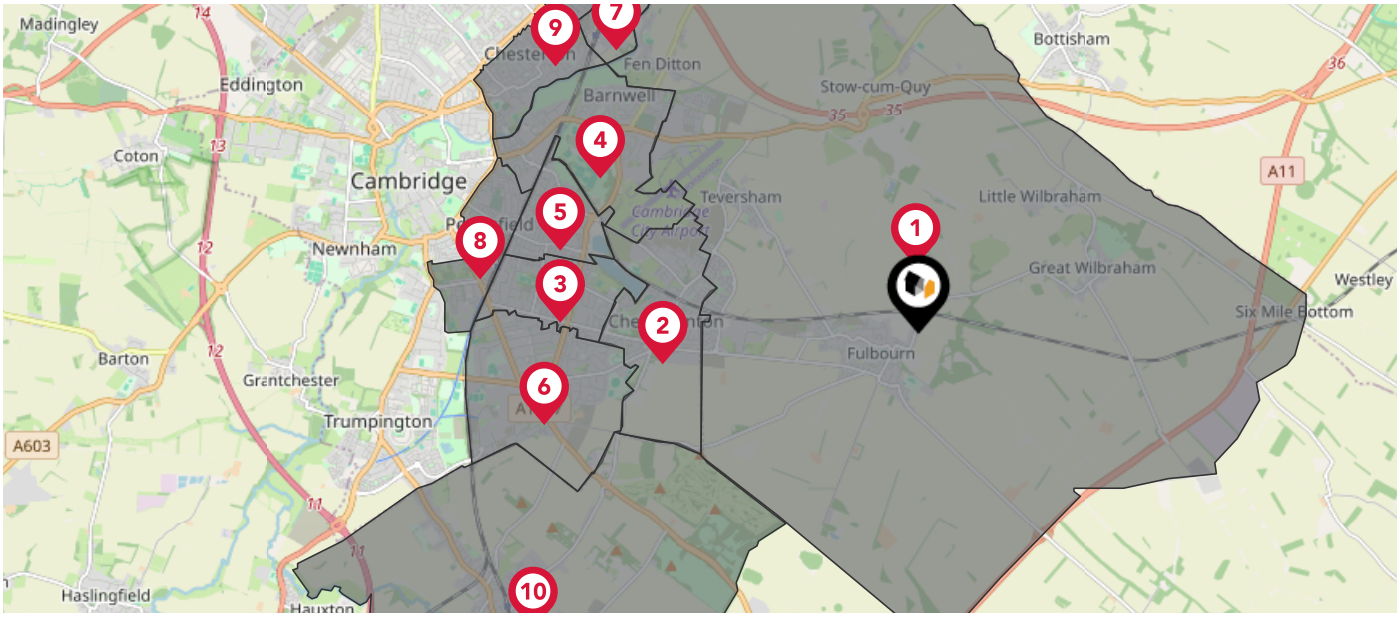
Maps
Council Wards

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



Nearby Council Wards	
1	Fen Ditton & Fulbourn Ward
2	Cherry Hinton Ward
3	Coleridge Ward
4	Abbey Ward
5	Romsey Ward
6	Queen Edith's Ward
7	Milton & Waterbeach Ward
8	Petersfield Ward
9	East Chesterton Ward
10	Shelford Ward

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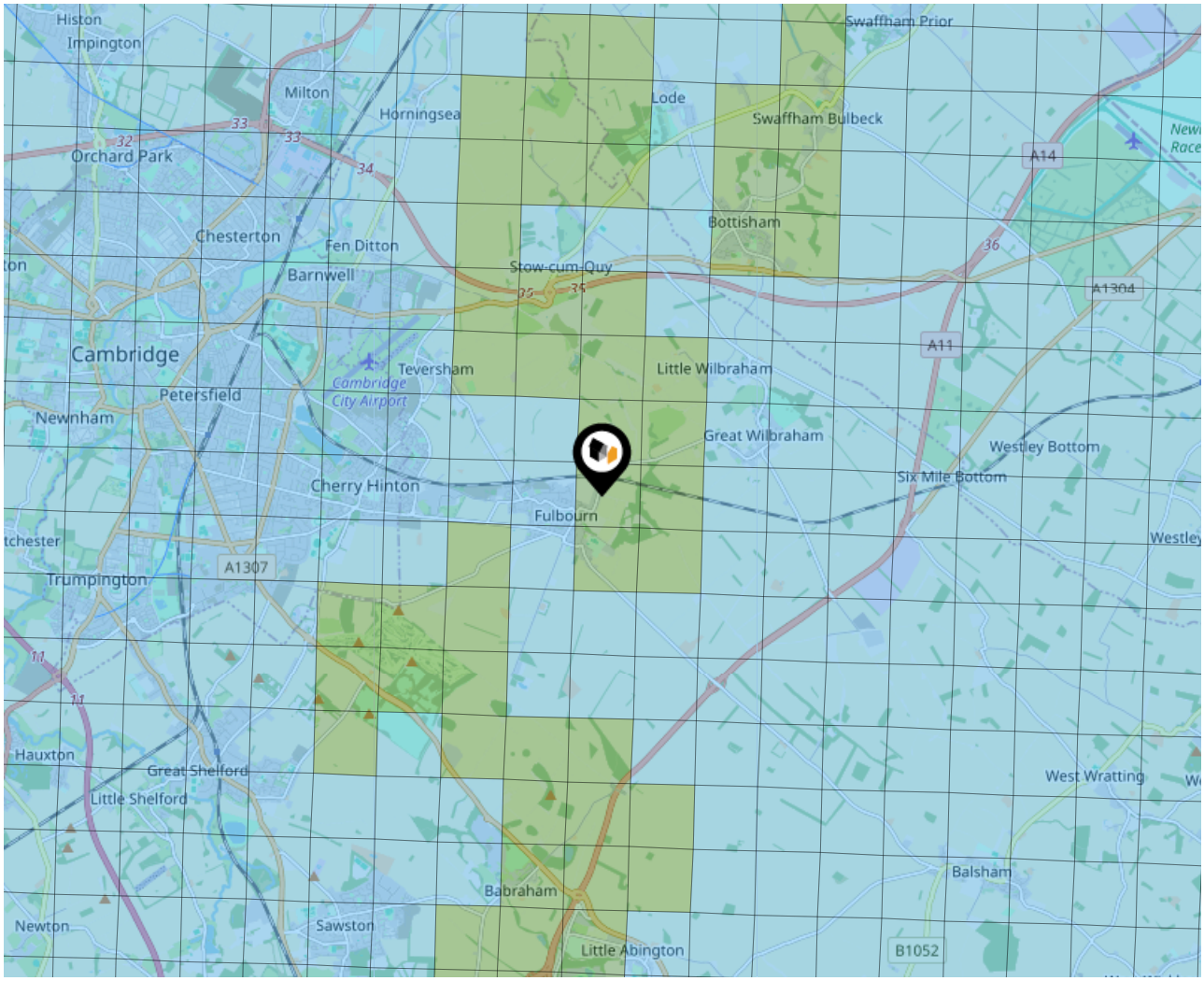
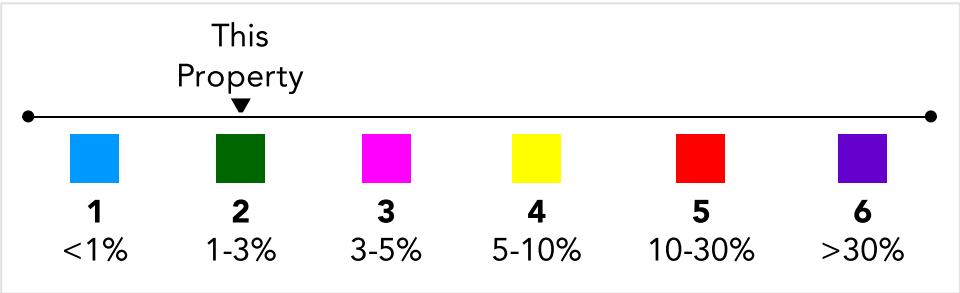
Environment
Radon Gas

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).





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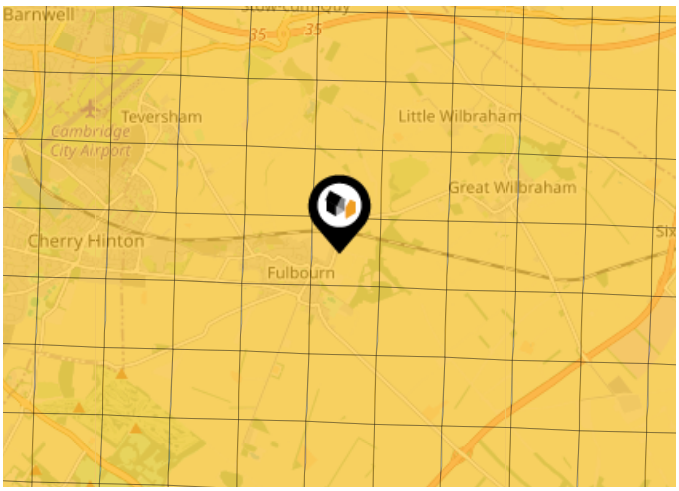
Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	**Soil Texture:**	CHALKY CLAY TO CHALKY LOAM
Parent Material Grain:	ARGILLIC		
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

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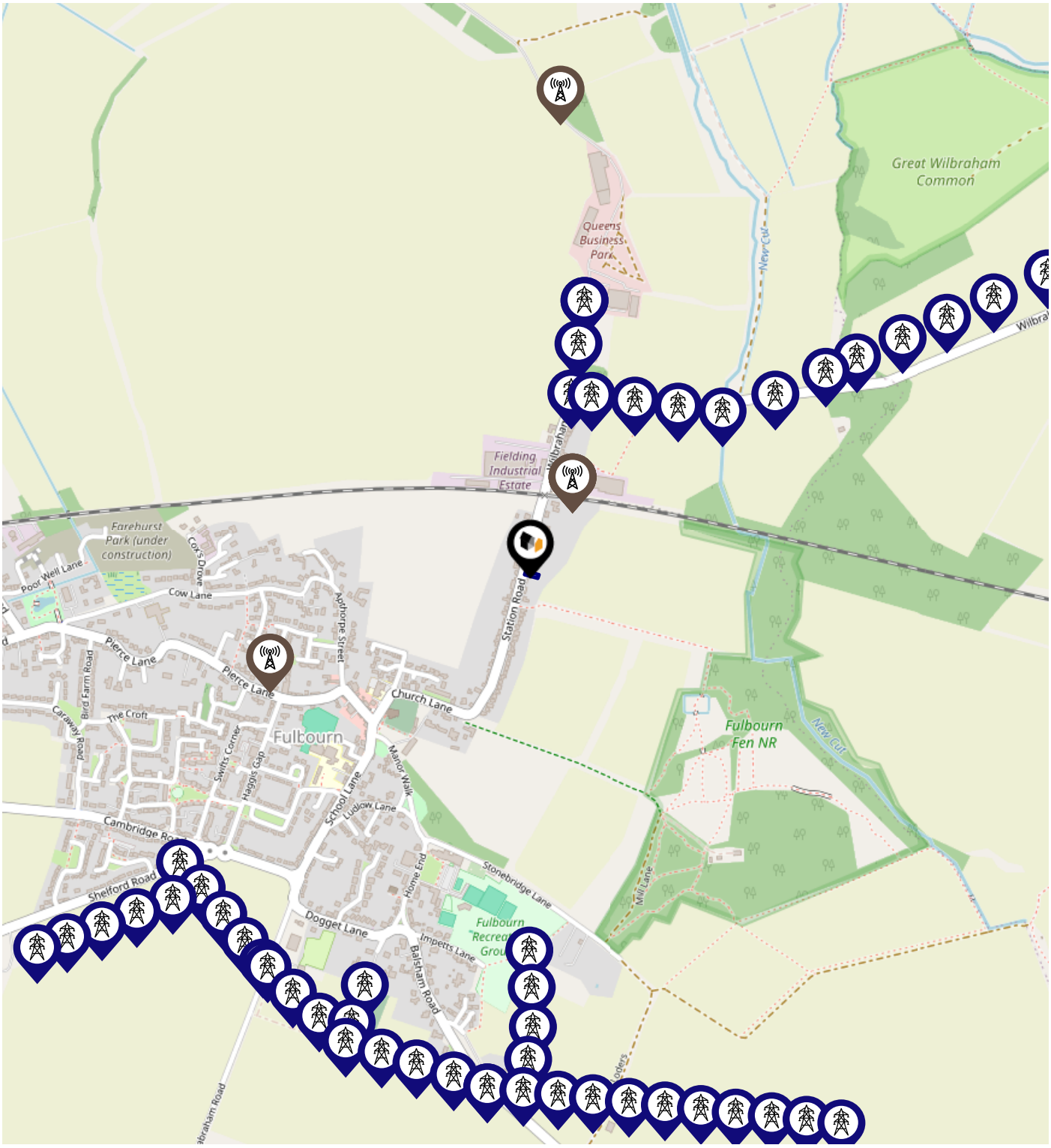
Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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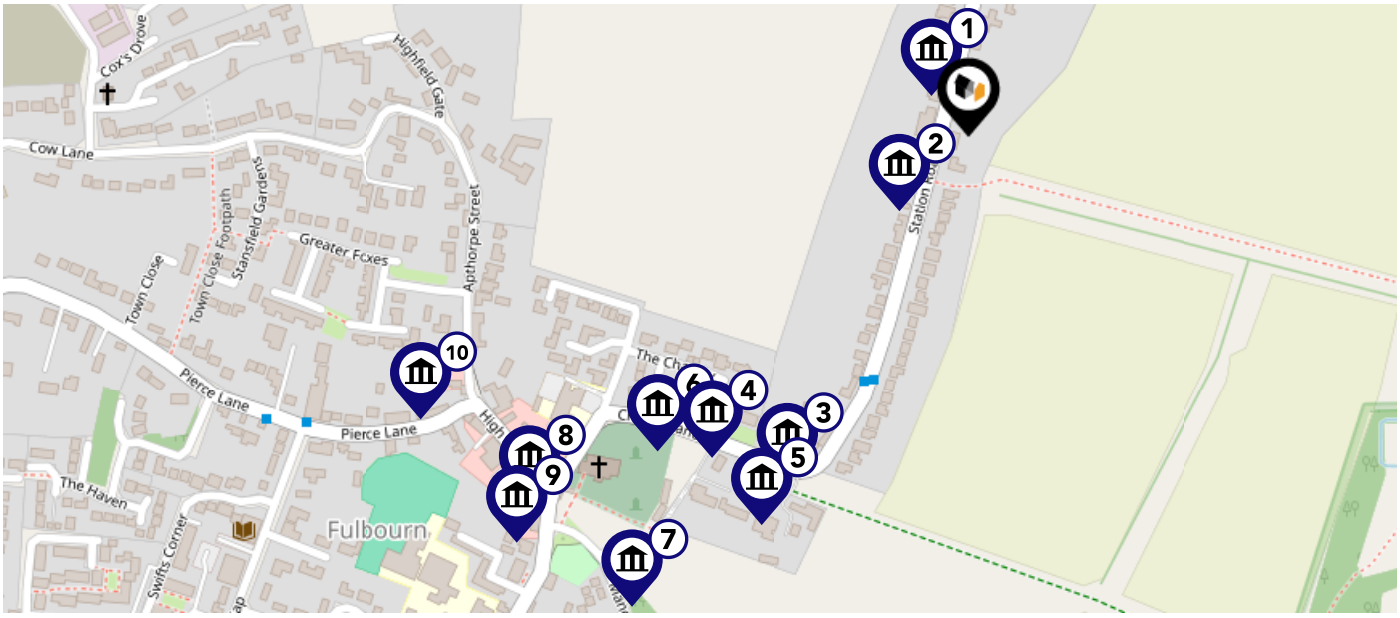
Maps
Listed Buildings

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
1 1127888 - 77, Station Road	Grade II	0.0 miles
2 1127887 - The Orchards	Grade II	0.1 miles
3 1127914 - Normans Corner	Grade II	0.2 miles
4 1127913 - 23-37, Church Lane	Grade II	0.2 miles
5 1127911 - 4, Church Lane	Grade II	0.2 miles
6 1318189 - 21, Church Lane	Grade II	0.2 miles
7 1127882 - Fulbourne Manor House Including The Ha Ha In The Garden	Grade II	0.3 miles
8 1127916 - 6 And 8, High Street	Grade II	0.3 miles
9 1127915 - Number 1 And Outbuilding At Rear	Grade II	0.3 miles
10 1127905 - 5, Apthorpe Street	Grade II	0.3 miles

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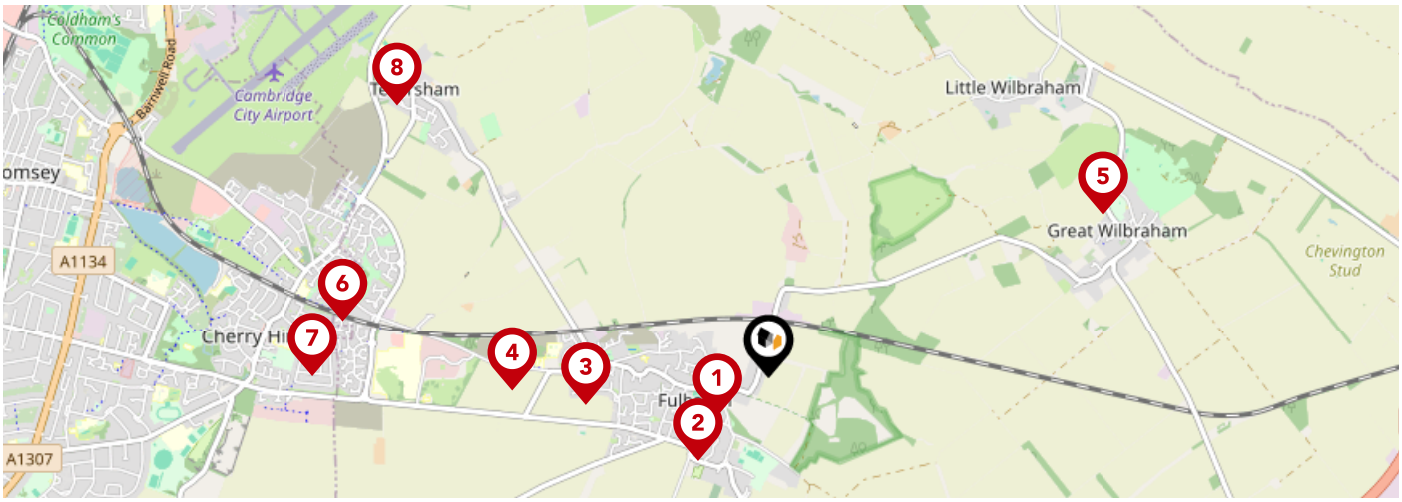
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Landmark International School Ofsted Rating: Good | Pupils: 104 | Distance:0.29			✓		
2 Fulbourn Primary School Ofsted Rating: Good | Pupils: 267 | Distance:0.49		✓			
3 Cambridge Steiner School Ofsted Rating: Good | Pupils: 103 | Distance:0.84			✓		
4 Pilgrim Pathways School Ofsted Rating: Outstanding | Pupils: 1 | Distance:1.17			✓		
5 Great Wilbraham CofE Primary Academy Ofsted Rating: Not Rated | Pupils: 90 | Distance:1.69		✓			
6 Bewick Bridge Community Primary School Ofsted Rating: Good | Pupils: 227 | Distance:1.95		✓			
7 Colville Primary School Ofsted Rating: Good | Pupils: 224 | Distance:2.07		✓			
8 Teversham CofE VA Primary School Ofsted Rating: Good | Pupils: 173 | Distance:2.09		✓			

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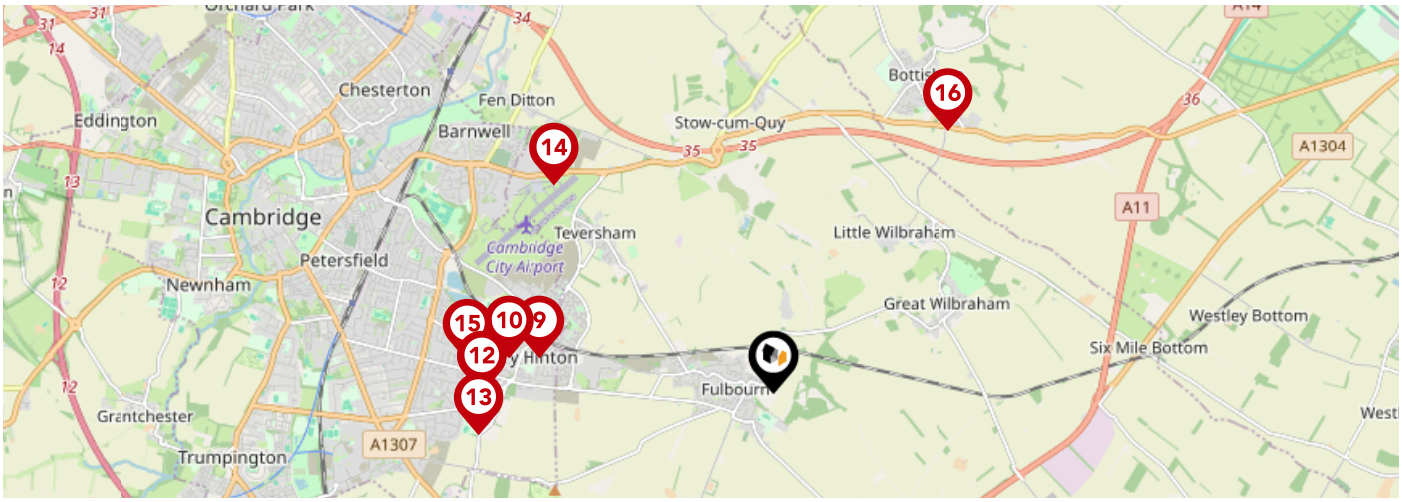
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 Cherry Hinton Church of England Voluntary Controlled Primary School Ofsted Rating: Good | Pupils: 184 | Distance:2.14		✓			
10 The Spinney Primary School Ofsted Rating: Requires improvement | Pupils: 205 | Distance:2.42		✓			
11 Cambridge International School Ofsted Rating: Not Rated | Pupils: 75 | Distance:2.65		✓			
12 Holme Court School Ofsted Rating: Good | Pupils: 50 | Distance:2.65			✓		
13 The Netherhall School Ofsted Rating: Good | Pupils: 1229 | Distance:2.71			✓		
14 Marleigh Primary Academy Ofsted Rating: Not Rated | Pupils: 108 | Distance:2.73		✓			
15 St Bede's Inter-Church School Ofsted Rating: Outstanding | Pupils: 924 | Distance:2.79			✓		
16 Bottisham Community Primary School Ofsted Rating: Good | Pupils: 301 | Distance:2.87		✓			

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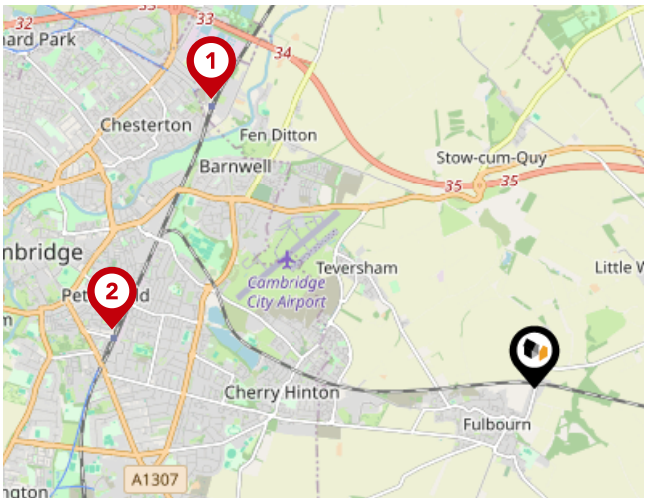
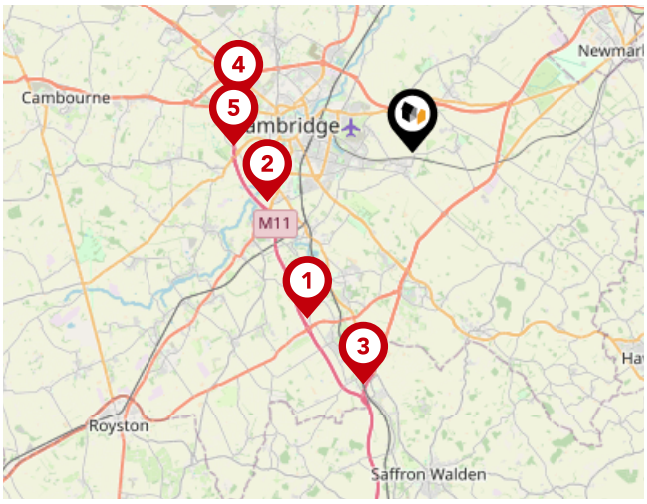
Area
Transport (National)



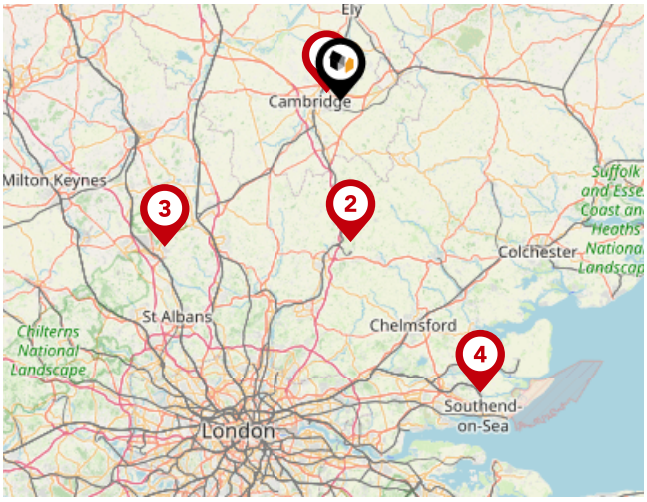
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	3.95 miles
2	Cambridge Rail Station	3.87 miles
3	Shelford (Cambs) Rail Station	4.53 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	7.17 miles
2	M11 J11	5.58 miles
3	M11 J9	8.63 miles
4	M11 J13	6.61 miles
5	M11 J12	6.51 miles



Airports/Helipads

Pin	Name	Distance
1	Cambridge	2.62 miles
2	Stansted Airport	20.51 miles
3	Luton Airport	33.37 miles
4	Southend-on-Sea	47.29 miles

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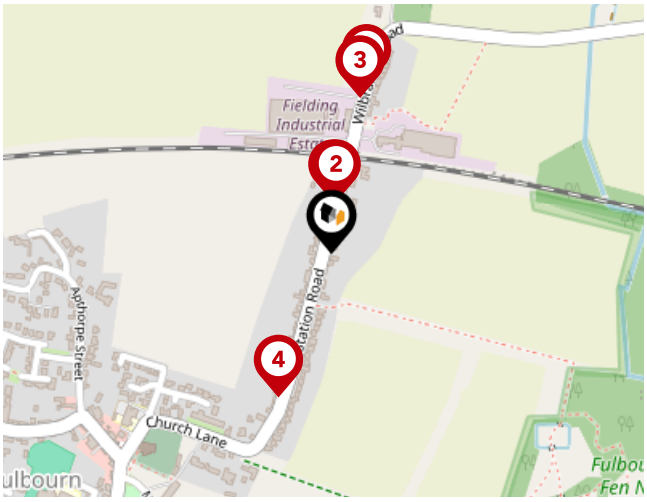
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Station Road	0.06 miles
2	Station Road	0.06 miles
3	Fielding Industrial Estate	0.18 miles
4	Station Road	0.17 miles
5	Fielding Industrial Estate	0.19 miles

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