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MIR: Material Info

The Material Information Affecting this Property

Monday 03rd March 2025



ST. JOHNS STREET, DUXFORD, CAMBRIDGE, CB22

Price Estimate : £932,000

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

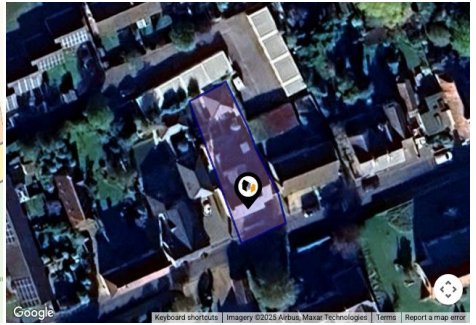
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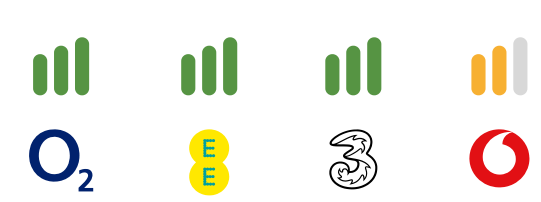
Property

Type:	Detached	Price Estimate:	£932,000
Bedrooms:	4	Rental Estimate:	£3,050
Floor Area:	2,098 ft ² / 195 m ²	Yield:	3.93 %
Plot Area:	0.11 acres	Tenure:	Freehold
Council Tax :	Band G		
Annual Estimate:	£3,840		
Title Number:	CB373412		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	Duxford	(Standard - Superfast - Ultrafast)		
Flood Risk:		5	80	1000
• Rivers & Seas	Very low	mb/s	mb/s	mb/s
• Surface Water	Very low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *St. Johns Street, Duxford, Cambridge, CB22*

Reference - S/1329/14/FL	
Decision:	Decided
Date:	17th June 2014
Description:	Erection of Dwelling & Garage

Planning records for: **7 St Johns Street Duxford Cambridge Cambridgeshire CB22 4RA**

Reference - S/0105/20/DC
Decision: Decided
Date: 15th January 2020
Description: Discharge of conditions 3 (External Materials) 4 (Cross Sections) and 5 (Casements) of planning permission S/1769/19/FL

Reference - S/1843/08/F
Decision: Decided
Date: 03rd November 2008
Description: Erection of Outbuilding following Demolition of Existing Shed

Reference - S/0105/20/DC
Decision: Decided
Date: 15th January 2020
Description: Discharge of conditions 3 (External Materials) 4 (Cross Sections) and 5 (Casements) of planning permission S/1769/19/FL

Reference - 23/1103/TTCA
Decision: Decided
Date: 20th September 2023
Description: Cherry (T1) - remove to ground level due to heavy lean towards property Yew and Hazel hedge (G1) - reduce to a finished height of 2.5 meters Cherry (T2) - reduce crown by 2 meters 3 Sycamores (G2) - reduce top crown by 2.5 meters and reduce middle and lower crown by 2 meters Laurel hedge (G3) - reduce to a finished height of 2.2 meters

Planning records for: **1 St Johns Street Duxford CB22 4RA**

Reference - 21/1002/TTPO	
Decision:	Decided
Date:	11th August 2021
Description:	TPO 0006 (1971) Sycamore to crown lift to 3m above ground level removing 3 lower laterals, shorten lower crown growth by 2-2.5m up to 8m above ground level.

Planning records for: **Grey Gables 3 St Johns Street Duxford Cambridge Cambridgeshire CB22 4RA**

Reference - S/0855/17/TC	
Decision:	Decided
Date:	13th March 2017
Description:	See application

Planning records for: **The Old School House 7 St Johns Street Duxford Cambridge CB22 4RA**

Reference - S/1769/19/COND5	
Decision:	Decided
Date:	27th March 2020
Description:	Conditon 5 - Windows and Doors

Reference - S/1769/19/FL	
Decision:	Decided
Date:	20th May 2019
Description:	Part demolition of existing extension and erection of two storey side extension garage conversion and 1.8 m railing boundary

Planning records for: *The Old School House 7 St Johns Street Duxford Cambridge CB22 4RA*

Reference - S/1769/19/COND4	
Decision:	Decided
Date:	27th March 2020
Description:	Conditon 4 -Drawings to scale 1:20 and including cross sections

Reference - S/1769/19/COND3	
Decision:	Decided
Date:	27th March 2020
Description:	Conditon 3 - Materials Conditon 4 -Drawings to scale 1:20 and including cross sections Conditon 5 - Windows and Doors

Planning records for: *9 St Johns Street Duxford Cambridgeshire CB22 4RA*

Reference - 23/04096/HFUL	
Decision:	Decided
Date:	26th October 2023
Description:	Erection of an annex, new dropped kerb and parking to front.

Reference - S/0294/12/FL	
Decision:	Decided
Date:	14th February 2012
Description:	Conversion of rear window to patio door to form balcony

Planning records for: **9 St Johns Street Duxford Cambridgeshire CB22 4RA**

Reference - 23/1293/TTCA	
Decision:	Decided
Date:	26th October 2023
Description:	Cherry - reduce crown by 5m to form pollardWalnut - reduce to previous pruning points (3m crown reduction)

Planning records for: **10 St Johns Street Duxford Cambridge Cambridgeshire CB22 4RA**

Reference - S/1093/12/DC	
Decision:	Decided
Date:	18th May 2012
Description:	New Garage - Discharge of Conditions 3 and 4.

Reference - S/0392/16/FL	
Decision:	Decided
Date:	11th February 2016
Description:	Single storey rear extension

Reference - 20/02703/HFUL	
Decision:	Awaiting decision
Date:	15th June 2020
Description:	Single storey rear garage extension

Planning records for: **10 St Johns Street Duxford Cambridge Cambridgeshire CB22 4RA**

Reference - S/2205/11	
Decision:	Decided
Date:	15th November 2011
Description:	New Garage

Planning records for: **12 St Johns Street Duxford CB22 4RA**

Reference - 20/1409/TTCA	
Decision:	Decided
Date:	15th June 2020
Description:	Yew Tree - 3m crown reduction due to size infringing on neighbours properties Pear Tree - Fell of diseased half dead pear tree, low amenity value, excessive shading. Planting of new Pear tree close to same position

Planning records for: **13 St Johns Street Duxford Cambridge Cambridgeshire CB22 4RA**

Reference - 22/0249/TTCA	
Decision:	Decided
Date:	28th February 2022
Description:	5 Day Notice Robina - storm damaged - fell to low stump

Reference - S/2839/17/TC	
Decision:	Decided
Date:	11th August 2017
Description:	1. Robinia - remove dead wood ivy and crown reduce 1.5m crown thin 25% to improve balance on remaining crown and remain lowest branch (to right hand side when viewed from house / drive) 2. Sycamore pollarded to side of Robinia - 50% of new shoots from recent pollarding are now dead - fell to ground level

Planning records for: **13 St Johns Street Duxford Cambridgeshire CB22 4RA**

Reference - 21/02450/COND2A	
Decision:	Decided
Date:	25th November 2022
Description:	Submission of details required by condition 2 (Materials - External surfaces) of reserved matters application 21/02450/REM

Reference - 22/00977/HFUL	
Decision:	Decided
Date:	28th February 2022
Description:	Single storey side extensions to dwelling and part conversion of garage to annex, ancillary to main dwelling, with single storey side extension and balcony to rear

Reference - 22/1396/TTCA	
Decision:	Decided
Date:	25th November 2022
Description:	T2. Robinia on bank (Previously 2 stems, forked at 0.5m, 1 stem shortened and dead, remaining limb hollow) Coppice at 1m T4 Multi stemmed Laburnum top of bank right hand corner Remove heaviest stems towards road and prune to clear adjacent garage by 2m

Planning records for: **16 St Johns Street Duxford Cambridge Cambridgeshire CB22 4RA**

Reference - S/1021/19/TC	
Decision:	Decided
Date:	15th March 2019
Description:	Apple Carry out overall reduction of 1.0 to 1.5 metres back to 0.5 metres below previous pruning points to leave shaped and balanced.

Planning records for: **18 St Johns Street Duxford Cambridge Cambridgeshire CB22 4RA**

Reference - S/2282/17/TC	
Decision:	Decided
Date:	27th June 2017
Description:	<p>WALNUT with root plate failure ~ Due to extent of lean reduce height by 2.0 to 2.5 metres and shorten lateral limbs by 1.5 metres; thin remaining crown by 10% to counter end weight (Client wishes to try and preserve this tree). Thereafter we recommend regrowth to be pruned every 2 to 3 years.</p>

Planning records for: **20 St Johns Street Duxford CB22 4RA**

Reference - 20/02041/LBC	
Decision:	Decided
Date:	09th April 2020
Description:	<p>External alterations to replace existing interlocking concrete tiles to lean-to with natural slates, provide 1no. new high-level triangular window to the north elevation and replace external glazed door with timber door</p>

Reference - S/1084/19/LB	
Decision:	Decided
Date:	21st March 2019
Description:	<p>External alterations to replace cement render with lime render repair and replace windows (include for Slimline glazing units). Internal alterations to remove modern linings and replace with lime plaster reconfigure doorways remove secondary glazing remove internal modern larder cupboard remove floor linings and repair herringbone brick floor.</p>

Reference - S/0358/19/COND5	
Decision:	Decided
Date:	01st April 2020
Description:	<p>Condition 5 - (Details of new doors, windows and rooflights, and 1 no. replacement window)</p>

Planning records for: *20 St Johns Street Duxford Cambridge Cambridgeshire CB22 4RA*

Reference - S/1552/13/LB
<p>Decision: Decided</p>
<p>Date: 25th July 2013</p>
<p>Description: Install steel restraint post and new replacement gate</p>
Reference - 22/02931/NMA1
<p>Decision: Decided</p>
<p>Date: 02nd March 2023</p>
<p>Description: Non material amendment of planning permission 22/02931/HFUL (Erection of a front porch, rear extension, and increase roof pitch in conjunction with a loft conversion) 1. Change elevation finishes to white render, with two gables in light grey stone in lieu of brickwork and 2 Change window in right hand side elevation from window to door and sidelight.</p>
Reference - S/0358/19/COND3
<p>Decision: Decided</p>
<p>Date: 01st April 2020</p>
<p>Description: Condition 3 - (roof construction and its junction with the historic building)</p>
Reference - S/0358/19/LB
<p>Decision: Decided</p>
<p>Date: 29th January 2019</p>
<p>Description: Alterations and additions to the existing single storey rear extension .</p>

Planning records for: **20 St Johns Street Duxford Cambridge Cambridgeshire CB22 4RA**

Reference - S/2672/18/TC
<p>Decision: Decided</p>
<p>Date: 10th July 2018</p>
<p>Description: T1 Laburnum (70% dead) Top and fell to ground level. T2 Crab Apple Reduce long laterals by up to 2.0 metres reduce height by 1.5 metres including 2 over extended limbs. T3 Self set Walnut adjacent to flint wall Top and fell to ground level to prevent damage to wall.</p>
Reference - 23/0882/TTCA
<p>Decision: Decided</p>
<p>Date: 10th August 2023</p>
<p>Description: T22 Hybrid Black Poplar ~ Twin stemmed from 6.0 metres. Bulgarian Canker evident and large deadwood. Tree is in decline and stands in a high use area adjacent to Forest School. Recommended works Reduce height by 6.0 metres and laterals by 3.0 metres and remove deadwood due to position in high use area - to leave Crown spreads at approx 3 - 4 m..T24 Hybrid Black Poplar ~ Twin stemmed from 3.0 metres. Bulgarian Canker evident and large deadwood. Tree is in decline and stands in a high use area adjacent to Forest School. Recommended works Reduce height by 6.0 metres and laterals by 3.0 metres and remove deadwood due to position in high use area - to leave Crown spreads at approx 3 - 4m .</p>
Reference - S/1084/19/CONDA
<p>Decision: Decided</p>
<p>Date: 02nd April 2020</p>
<p>Description: Condition 4 - (Replacement window details including Slimlite glazing detail)</p>
Reference - S/1084/19/CONDA
<p>Decision: Decided</p>
<p>Date: 10th August 2023</p>
<p>Description: Submission of details required by conditions 3 (Schedule of window repairs), 4 (Details of windows), 6 (Details of brick floor), 7 (Details of proposed floor), 8 (Details of internal plasterwork), 9 (Meeting on to discuss timber frame), 10 (Details of timber frame) of listed building consent S/1084/19/LB</p>

Planning records for: **20 St Johns Street Duxford CB22 4RA**

Reference - 23/03302/LBC
Decision: Decided
Date: 28th August 2023
Description: Internal and external alterations.

Reference - S/0358/19/COND6
Decision: Decided
Date: 01st April 2020
Description: Condition 6 - (Proposed gutter and downpipe details)

Reference - S/1551/13/FL
Decision: Decided
Date: 25th July 2013
Description: Install steel restraint post and new replacement gate

Reference - S/0358/19/COND4
Decision: Decided
Date: 01st April 2020
Description: Condition 4 - (External Materials)

Planning records for: **20 St Johns Street Duxford Cambridgeshire CB22 4RA**

Reference - 24/1101/TTCA	
Decision:	Decided
Date:	03rd October 2024
Description:	T2 - Yew x 8ms in height - Reduce height by 1.5ms and trim remaining crown overall by 0.5ms to leave shaped and balanced.

Reference - S/0357/19/FL	
Decision:	Decided
Date:	29th January 2019
Description:	Alterations and additions to the existing single storey rear extension

Reference - 23/0250/TTCA	
Decision:	Decided
Date:	02nd March 2023
Description:	T1 Norway Spruce ~ Top and fell to ground level, as this 11.5 metre tall tree is causing damage to a Listed flint wall.T2 Yew ~Reduce by 1.5 metres and trim sides.

Planning records for: **22 St Johns Street Duxford CB22 4RA**

Reference - 20/1084/TTCA	
Decision:	Decided
Date:	17th February 2020
Description:	There are three leylandii trees in the north west corner of our section. The trees are so close together they are effectively one tree. We want to remove the trees as the are massive, the go well over my neighbours sections, and prevent much from growing well under them without excessive irrigation. We will replant with an evergreen tree that provides screening, but does not become so massive.Tree Species: leylandii Number: 3Proposed work: Removal

Planning records for: **22 St Johns Street Duxford Cambridge Cambridgeshire CB22 4RA**

Reference - S/2870/19/FL	
Decision:	Decided
Date:	19th August 2019
Description:	Retrospective - Summer house in rear garden

Planning records for: **26 St Johns Street Duxford CB22 4RA**

Reference - 21/0432/TTCA	
Decision:	Decided
Date:	27th March 2021
Description:	(G1) 7x Leylandii reduce in height to previous reduction points by removing 4 meters to maintain these trees in their current location.

Planning records for: **36 St Johns Street Duxford Cambridge Cambridgeshire CB22 4RA**

Reference - S/1958/13/FL	
Decision:	Decided
Date:	10th September 2013
Description:	Erection of detached two-storey dwelling double garage and garden studio following demolition of existing single-storey dwelling

Reference - S/0261/14/PD	
Decision:	Decided
Date:	14th February 2014
Description:	Demolition of Single Storey Detached Dwelling

Planning records for: **36 St Johns Street Duxford Cambridge Cambridgeshire CB22 4RA**

Reference - S/0288/14/DC
<p>Decision: Decided</p>
<p>Date: 17th February 2014</p>
<p>Description: Discharge of Conditions on Planning Permission S/1958/13/FL - conditions 35715</p>
Reference - S/1705/14/VC
<p>Decision: Decided</p>
<p>Date: 23rd July 2014</p>
<p>Description: Variation of condition 2 of planning application S/1958/13/FL in order to substitute previously approved drawings with amended drawings to revise the design and increase the size of the garage/office building.</p>
Reference - S/1732/10
<p>Decision: Decided</p>
<p>Date: 12th October 2010</p>
<p>Description: Erection of New Dwelling and Access With 2 New Parking Spaces for Existing Dwelling</p>
Reference - S/1959/13/CA
<p>Decision: Decided</p>
<p>Date: 10th September 2013</p>
<p>Description: Demolition of existing single storey dwelling</p>

Planning records for: **44 St Johns Street Duxford Cambridge Cambridgeshire CB22 4RA**

Reference - S/1097/13/FL	
Decision:	Decided
Date:	21st May 2013
Description:	Replacement front porch

Planning records for: **48 St Johns Street DUXFORD CB22 4RA**

Reference - S/1177/17/FL	
Decision:	Decided
Date:	04th April 2017
Description:	To erect a white PVCu framed conservatory to the rear of the property

Planning records for: **52 St Johns Street Duxford Cambridge CB22 4RA**

Reference - S/0886/18/FL	
Decision:	Decided
Date:	08th March 2018
Description:	Erection of extension to the rear and porch to the front

Planning records for: **5 St Johns Street Duxford Cambridgeshire CB22 4RA**

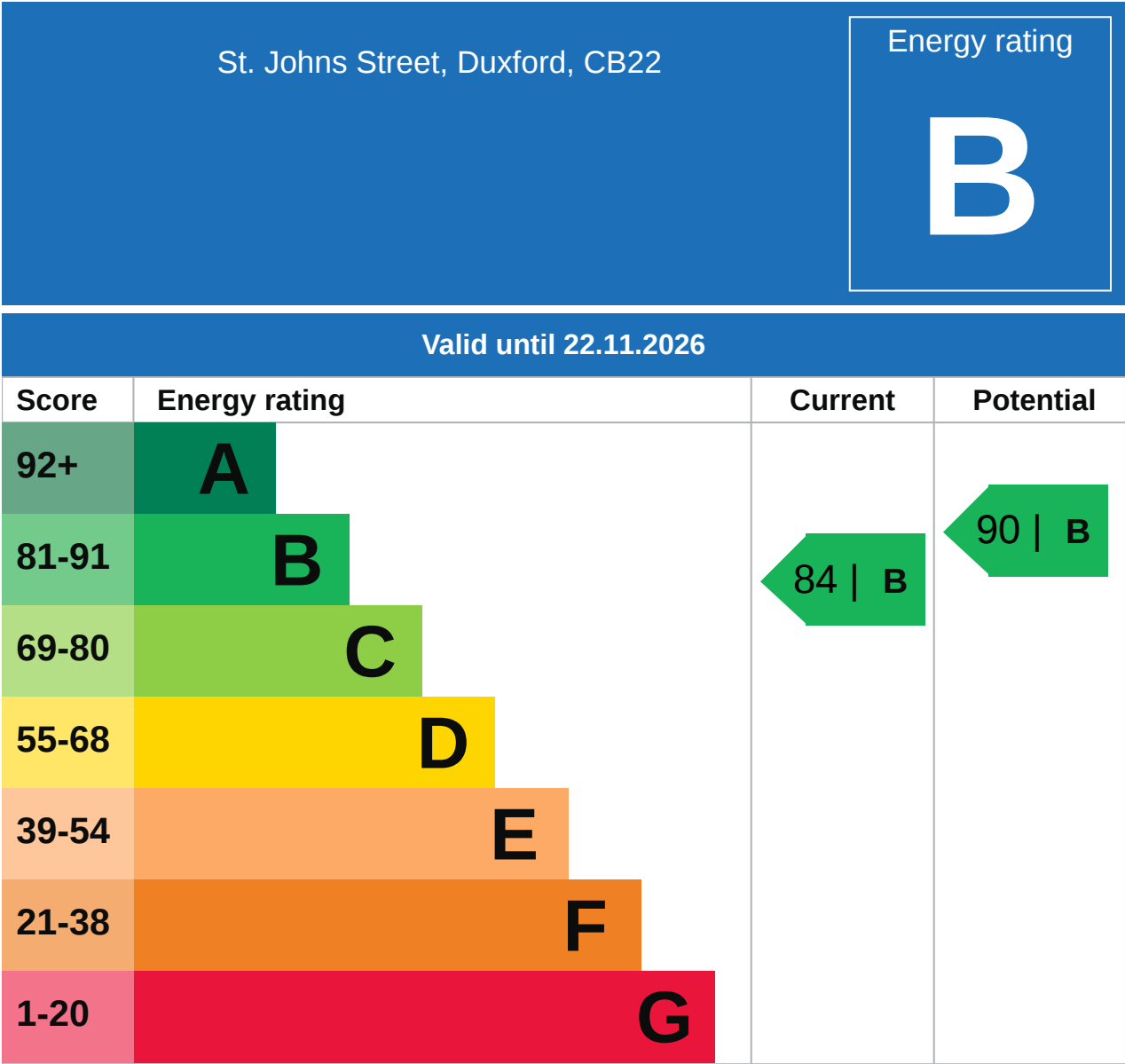
Reference - 22/04469/HFUL	
Decision:	Decided
Date:	10th October 2022
Description:	Alterations to the house including the addition of rooflights, a gablet, replacement of UPVC windows, re-roofing and extension to the annexe

Planning records for: **5 St Johns Street Duxford Cambridgeshire CB22 4RA**

Reference - 22/04469/NMA1	
Decision:	Decided
Date:	28th May 2024
Description:	Non material amendment on application 22/04469/HFUL for new roof lights, removal of gablet on south elevation

Planning records for: **Old Laceys 38 St Johns Street Duxford Cambridge Cambridgeshire CB22 4RA**

Reference - S/1014/14/FL	
Decision:	Decided
Date:	05th June 2014
Description:	New brick boundary wall and replacement fencing



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.13 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â°K
Total Floor Area:	195 m ²

Electricity Supply

Eon

Gas Supply

Eon

Central Heating

Gas central heating

Water Supply

Cambridge Water

Drainage

Anglian Water



Cooke Curtis & Co

We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

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



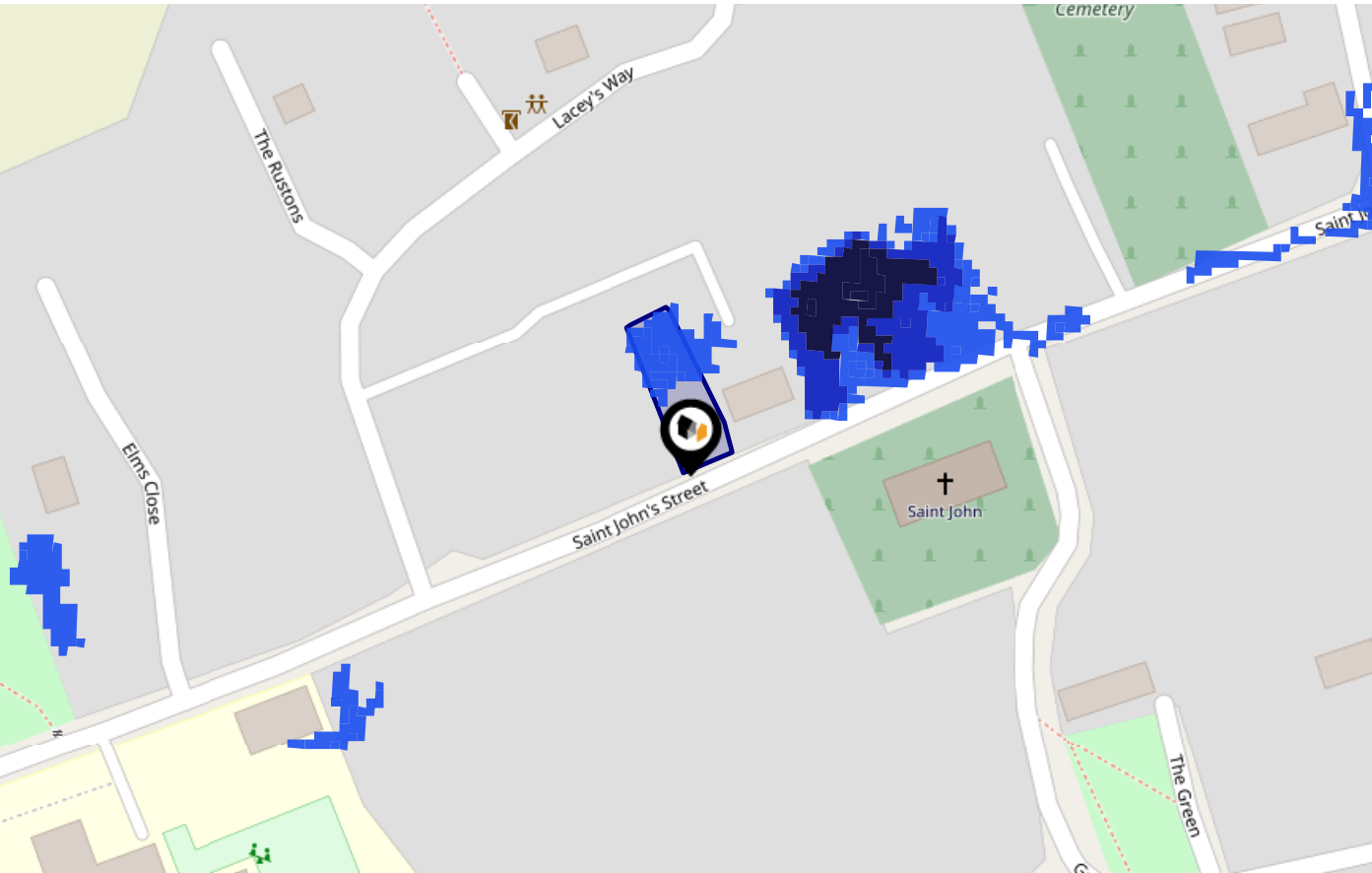
/cookecurtisco

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.

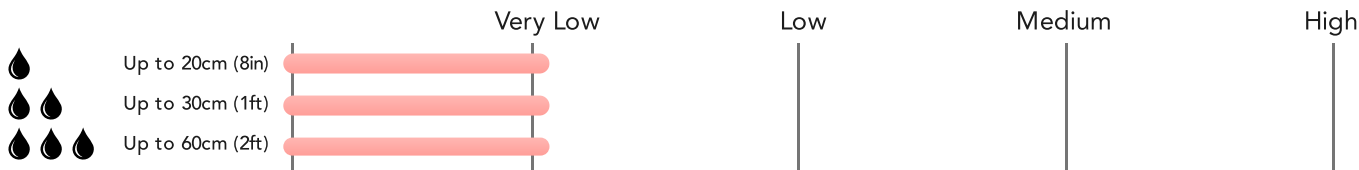


Risk Rating: Very low

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 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

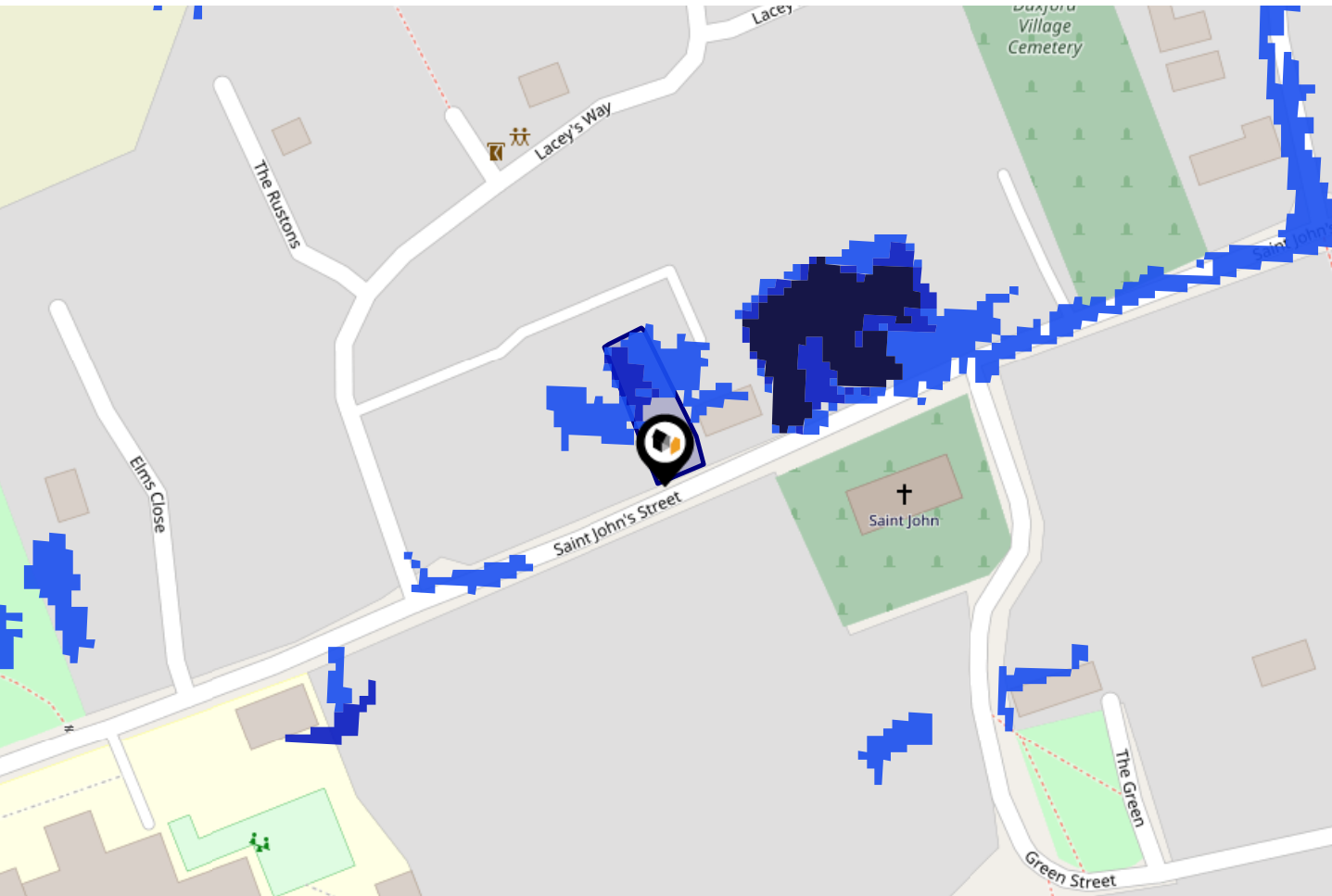


Flood Risk

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

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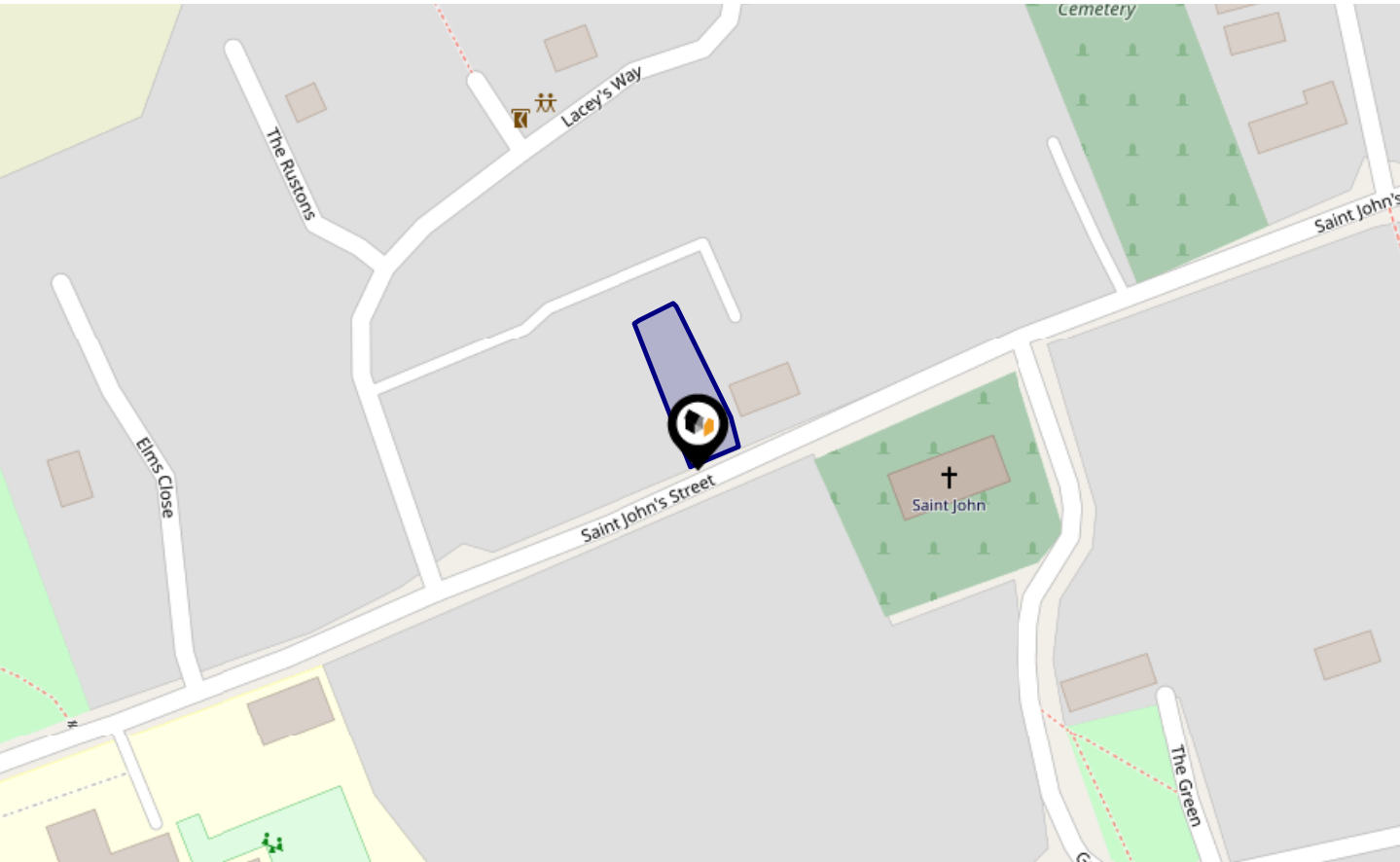


Flood Risk

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.

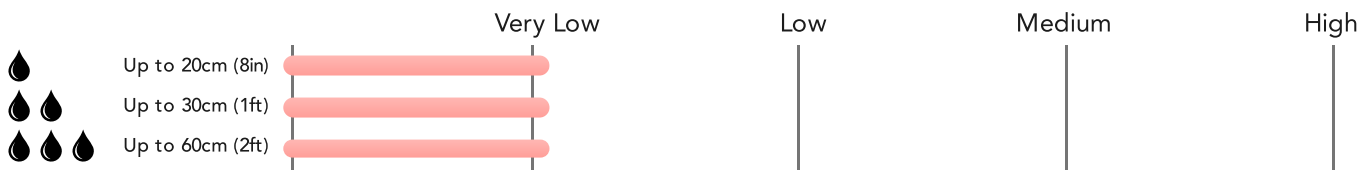


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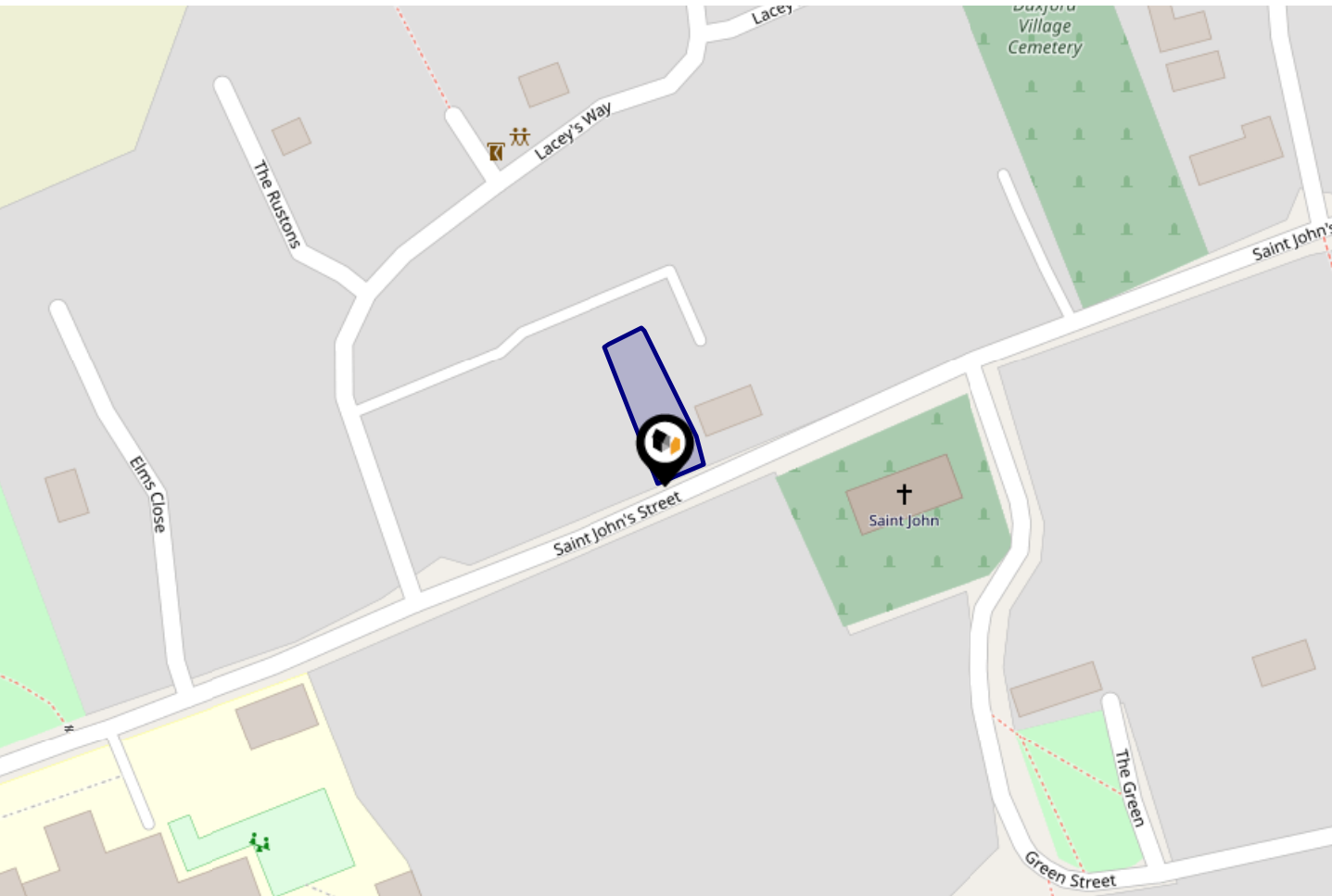


Flood Risk

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.

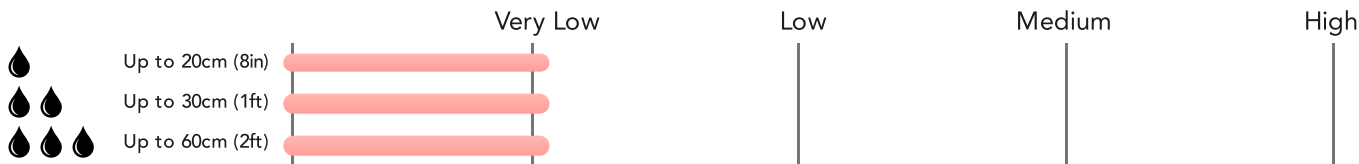


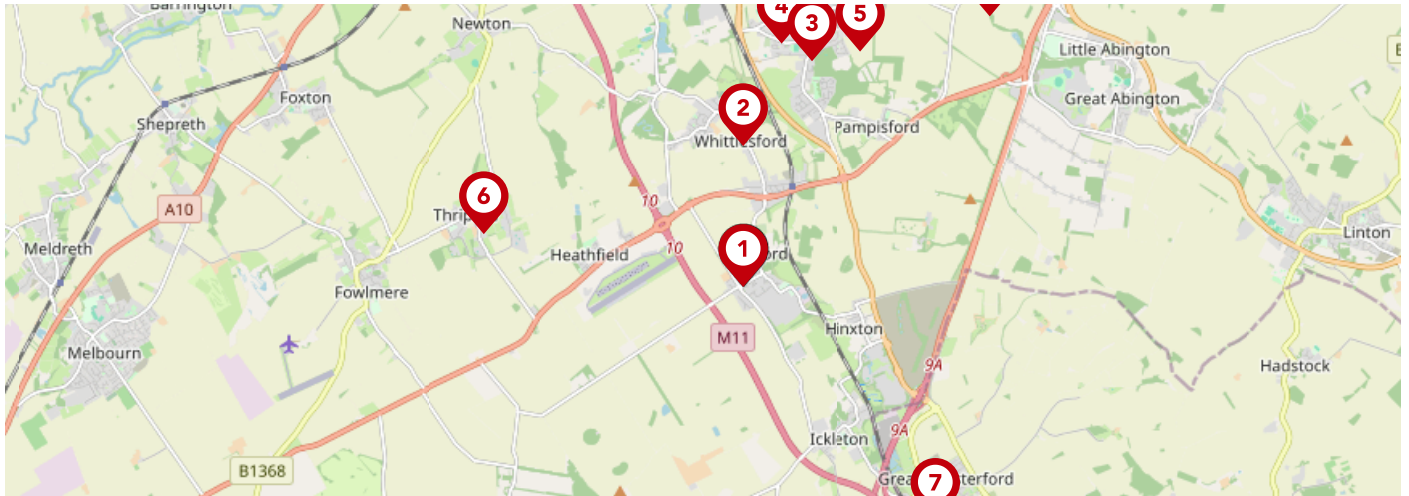
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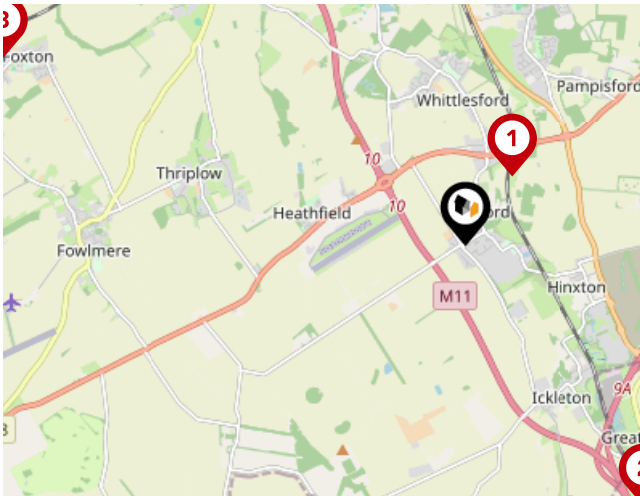




		Nursery	Primary	Secondary	College	Private
1	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance: 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance: 1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance: 2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance: 2.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance: 2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance: 2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Great Chesterford Church of England Primary Academy Ofsted Rating: Good Pupils: 197 Distance: 2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance: 3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

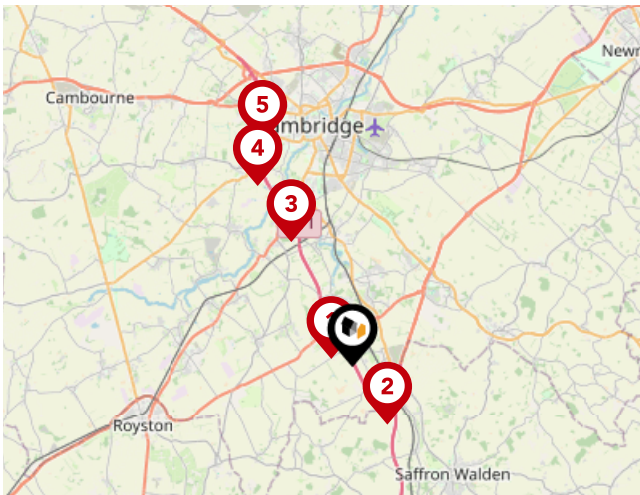


		Nursery	Primary	Secondary	College	Private
	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fowlmere Primary School Ofsted Rating: Good Pupils: 87 Distance:3.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:3.66	<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:3.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:4.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foxton Primary School Ofsted Rating: Good Pupils: 86 Distance:4.31	<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:4.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Selwyn Hall School Ofsted Rating: Good Pupils: 10 Distance:4.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



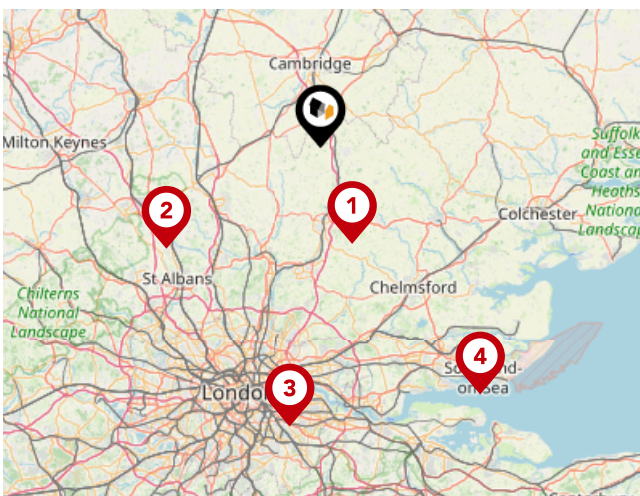
National Rail Stations

Pin	Name	Distance
1	Whittlesford Parkway Rail Station	0.76 miles
2	Great Chesterford Rail Station	2.88 miles
3	Foxton Rail Station	4.54 miles



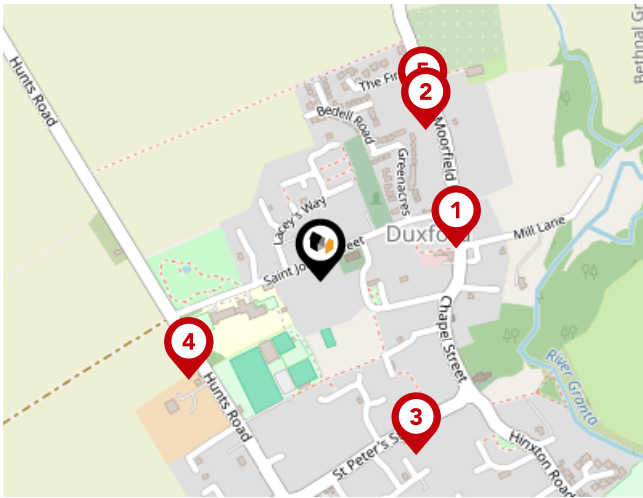
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J10	0.79 miles
2	M11 J9	2.46 miles
3	M11 J11	5.06 miles
4	M11 J12	7.43 miles
5	M11 J13	8.79 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	14.91 miles
2	Luton Airport	27.07 miles
3	Silvertown	41.14 miles
4	Southend-on-Sea	43.26 miles



Bus Stops/Stations

Pin	Name	Distance
1	St John's Street	0.16 miles
2	The Firs	0.21 miles
3	Petersfield Road	0.23 miles
4	Playing Field	0.19 miles
5	The Firs	0.23 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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Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



Valuation Office
Agency

