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MIR: Material Info

The Material Information Affecting this Property

Monday 24th February 2025



BYRON SQUARE, TRUMPINGTON, CAMBRIDGE, CB2

Price Estimate : £409,000

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Terraced	Price Estimate:	£409,000
Bedrooms:	3	Rental Estimate:	£1,300
Floor Area:	893 ft ² / 83 m ²	Yield:	3.81 %
Plot Area:	0.07 acres	Tenure:	Freehold
Year Built :	1950-1966		
Council Tax :	Band B		
Annual Estimate:	£1,749		
Title Number:	CB45419		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds	
Conservation Area:	No	(Standard - Superfast - Ultrafast)	
Flood Risk:		15	1000
• Rivers & Seas	No Risk	mb/s	mb/s
• Surface Water	Medium		

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			

Planning records for: **49 Byron Square Cambridge Cambridgeshire CB2 9JL**

Reference - 12/1282/NMA	
Decision:	Decided
Date:	09th October 2012
Description:	Non material amendment on application 10/1015/FUL for minor alterations to rear-facing dormer window to first floor study.

Planning records for: **29 Byron Square Cambridge Cambridgeshire CB2 9JL**

Reference - 08/1402/FUL	
Decision:	Decided
Date:	11th November 2008
Description:	Iron fence and gate around house.

Planning records for: **44 Byron Square Cambridge Cambridgeshire CB2 9JL**

Reference - 14/1909/FUL	
Decision:	Decided
Date:	21st January 2015
Description:	Part two storey side and rear extension, new front porch, and external wall insulation

Planning records for: **46 Byron Square Cambridge Cambridgeshire CB2 9JL**

Reference - 08/0264/FUL	
Decision:	Decided
Date:	06th March 2008
Description:	Single storey rear extension.

Planning records for: **53 Byron Square Cambridge CB2 9JL**

Reference - 17/0129/S73	
Decision:	Decided
Date:	27th January 2017
Description:	Section 73 application to vary condition 4 of application 14/1868/FUL dated 28/01/2015 to allow elevational changes and change of roof to single storey rear extension from lean to roof to flat roof.

Reference - 17/0129/CONDA	
Decision:	Decided
Date:	23rd September 2020
Description:	Submission of details required by condition 4 - Landscaping Plan of planning permission 17/0129/S73

Reference - 14/1868/FUL	
Decision:	Decided
Date:	04th December 2014
Description:	Two storey side extension, incorporating rear facing box dormer, and single storey rear extension.

Planning records for: **55 Byron Square Cambridge Cambridgeshire CB2 9JL**

Reference - 16/1042/FUL	
Decision:	Decided
Date:	28th June 2016
Description:	Roof extension with rear dormer

Planning records for: **56 Byron Square Cambridge Cambridgeshire CB2 9JL**

Reference - 14/2066/FUL	
Decision:	Decided
Date:	22nd December 2014
Description:	Three storey side and single storey rear extension.

Planning records for: **59 Byron Square Cambridge Cambridgeshire CB2 9JL**

Reference - 22/03093/HFUL	
Decision:	Decided
Date:	07th July 2022
Description:	Single storey side & rear extensions, following demolition of existing side extension.

Reference - 22/0760/TTCA	
Decision:	Decided
Date:	07th July 2022
Description:	T1 ROW OF 6 PREVIOUSLY POLLARDED WALNUTS ~ reduce back to previous pruning points, equating to reduction of 2m regrowth, due to varying degrees of decay throughout crowns and bases; T3 ASH ~ remove, due to severe decay in crown and Inonotus throughout crown overhanging playing fields; T5 WALNUT ~ remove due to severe decay throughout crown and direct overhang to Pavilion.

Planning records for: **62 Byron Square Cambridge Cambridgeshire CB2 9JL**

Reference - 24/02187/FUL	
Decision:	Decided
Date:	05th June 2024
Description:	Replacement self/custom build dwelling.

Planning records for: **62 Byron Square Cambridge Cambridgeshire CB2 9JL**

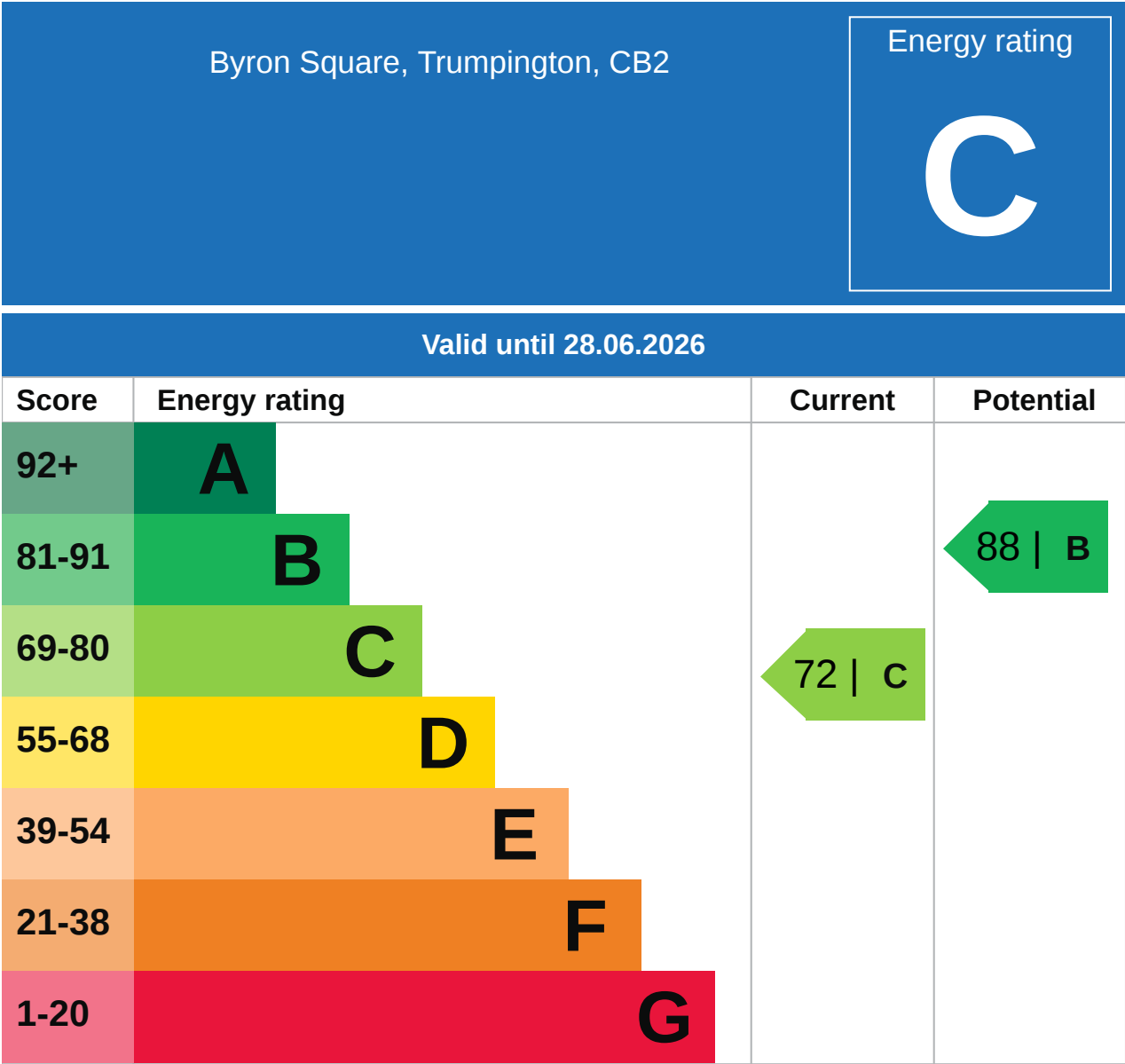
Reference - 23/03707/FUL	
Decision:	Withdrawn
Date:	29th September 2023
Description:	Replacement dwelling

Planning records for: **65 Byron Square Cambridge Cambridgeshire CB2 9JL**

Reference - 15/1092/GPE	
Decision:	Decided
Date:	08th June 2015
Description:	Single storey rear extension

Planning records for: **69 Byron Square Cambridge CB2 9JL**

Reference - 16/1016/FUL	
Decision:	Decided
Date:	02nd June 2016
Description:	Single Storey Side Extension



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
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:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	83 m ²

Electricity Supply

Scottish Power

Gas Supply

Scottish Power

Central Heating

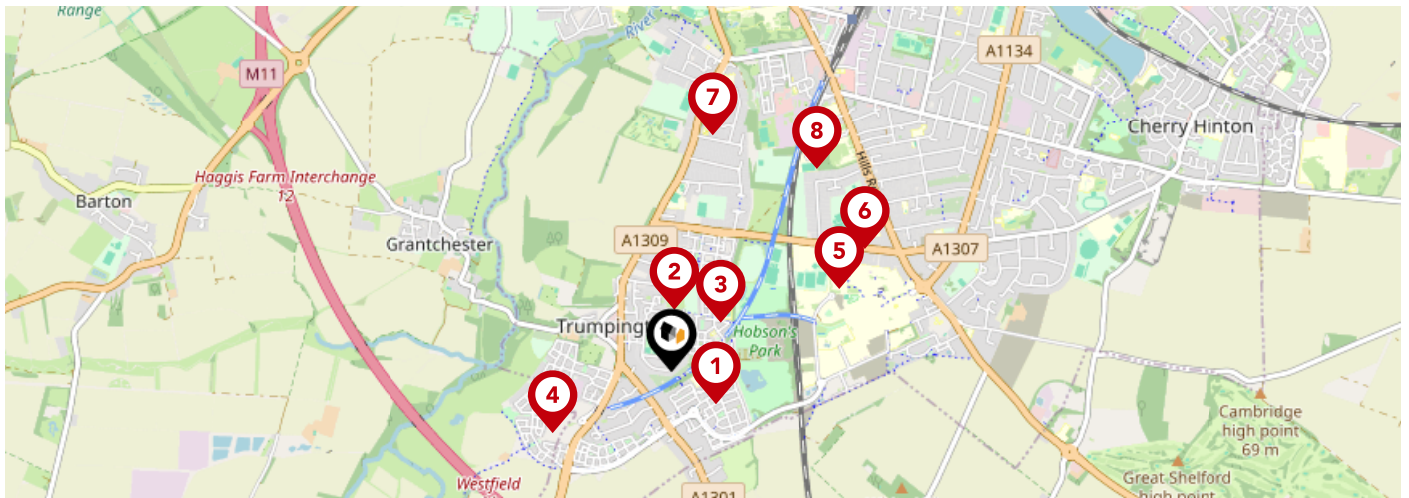
Gas central heating

Water Supply

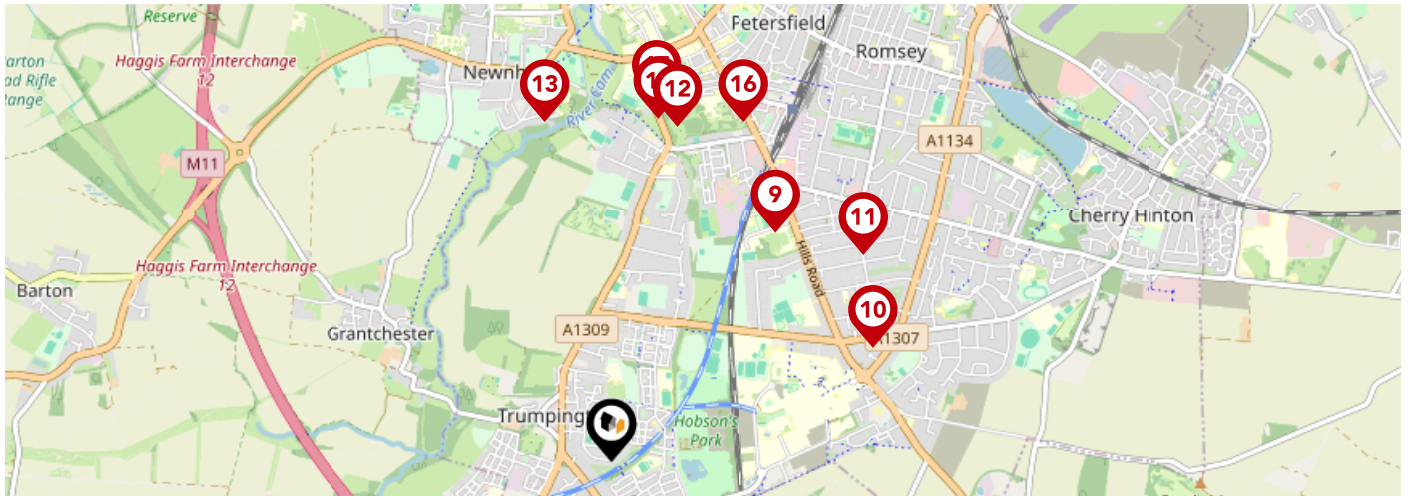
Cambridge water









Drainage

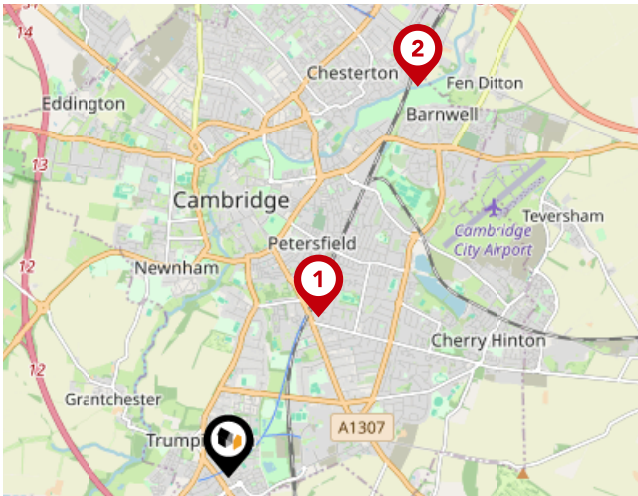
Anglian water



		Nursery	Primary	Secondary	College	Private
1	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:0.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

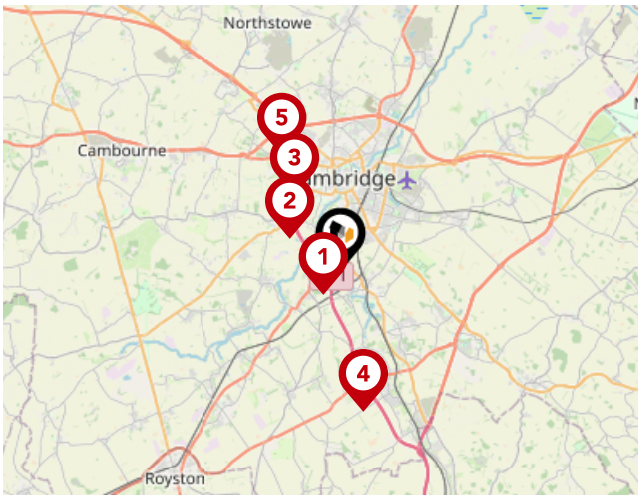


		Nursery	Primary	Secondary	College	Private
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils:0 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:1.3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance:1.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's School Ofsted Rating: Not Rated Pupils: 613 Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:1.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mander Portman Woodward Ofsted Rating: Not Rated Pupils: 211 Distance:1.57	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heritage School Ofsted Rating: Not Rated Pupils: 194 Distance:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St. Andrew's College Cambridge Ofsted Rating: Not Rated Pupils: 146 Distance:1.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



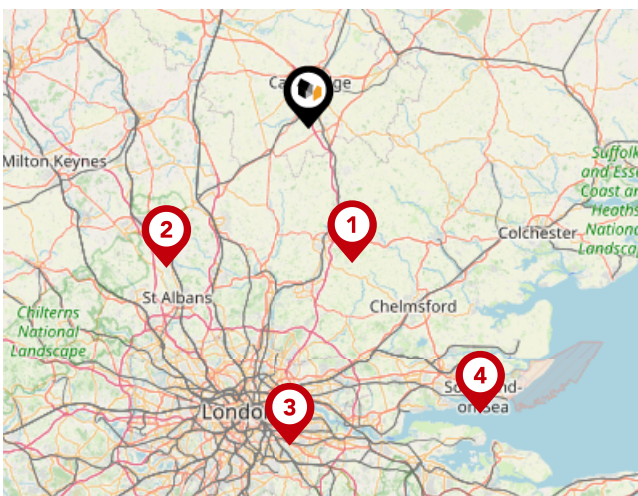
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.68 miles
2	Cambridge North Rail Station	3.95 miles
3	Foxton Rail Station	4.55 miles



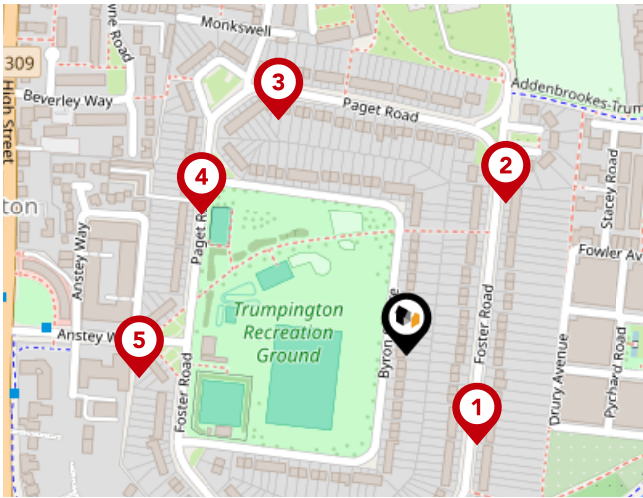
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.08 miles
2	M11 J12	2.18 miles
3	M11 J13	3.21 miles
4	M11 J10	5.22 miles
5	M11 J14	4.7 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	20.56 miles
2	Luton Airport	29.21 miles
3	Silvertown	46.41 miles
4	Southend-on-Sea	48.7 miles



Bus Stops/Stations

Pin	Name	Distance
1	Paget Road	0.07 miles
2	Paget Close	0.1 miles
3	Monkswell	0.15 miles
4	Byron Square	0.14 miles
5	Foster Road	0.15 miles



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.



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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