

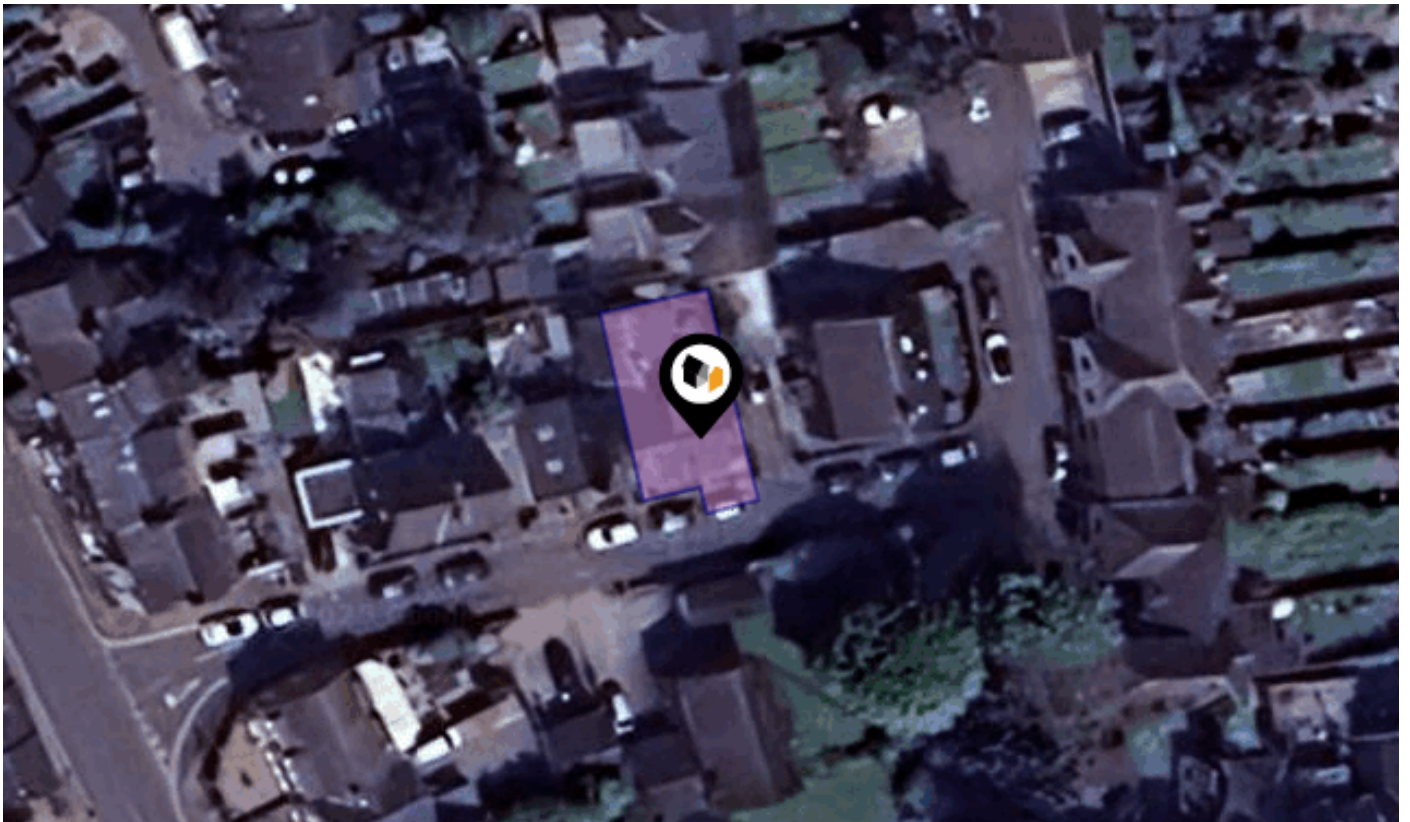


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 22nd January 2025



ST. ANNES ROAD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

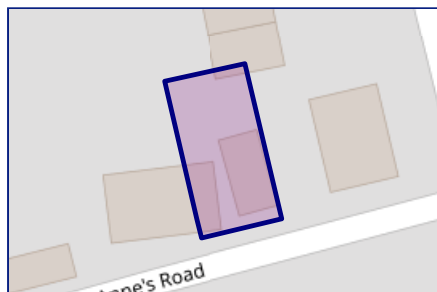
01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

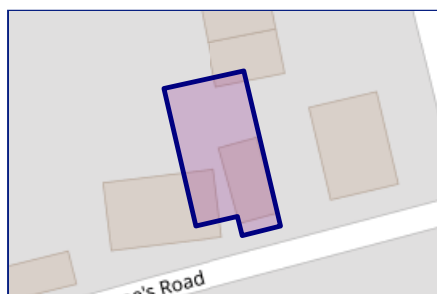


Freehold Title Plan



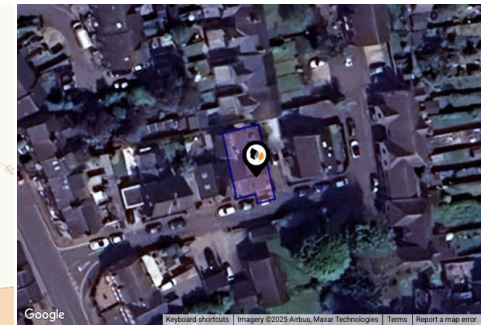
HD523841

Leasehold Title Plan



HD538538

Start Date: 28/10/2014
End Date: 01/01/3013
Lease Term: 999 years from and including 1 January 2014
Term Remaining: 988 years



Property

Type: Flat / Maisonette
Bedrooms: 2
Floor Area: 925 ft² / 86 m²
Plot Area: 0.04 acres
Year Built : 1900-1929
Title Number: HD538538

Tenure: Leasehold
Start Date: 28/10/2014
End Date: 01/01/3013
Lease Term: 999 years from and including 1 January 2014
Term Remaining: 988 years

Local Area

Local Authority: Hertfordshire
Conservation Area: No
Flood Risk:
 • Rivers & Seas No Risk
 • Surface Water Very Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

16 **75** **9000**
 mb/s mb/s mb/s



Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **Land In St Annes Road Hitchin SG5 1QB**

Reference - 79/00879/1	
Decision:	Decided
Date:	30th May 1979
Description:	Erection of detached house and garage for parsonage (In accordance with amended drawings recieved by Local Planning Authority on 22/06/79)

Planning records for: **1 St Annes Road Hitchin Hertfordshire SG5 1QB**

Reference - 22/01492/FPH	
Decision:	Decided
Date:	30th May 2022
Description:	Single storey front infill extension and replace garage door with window to facilitate conversion of garage into habitable accommodation. Front porch canopy and insertion of rooflight to existing rear roof slope and alterations to fenestration.

Reference - 01/00076/1HH	
Decision:	Decided
Date:	19th January 2001
Description:	Side extension to provide single garage

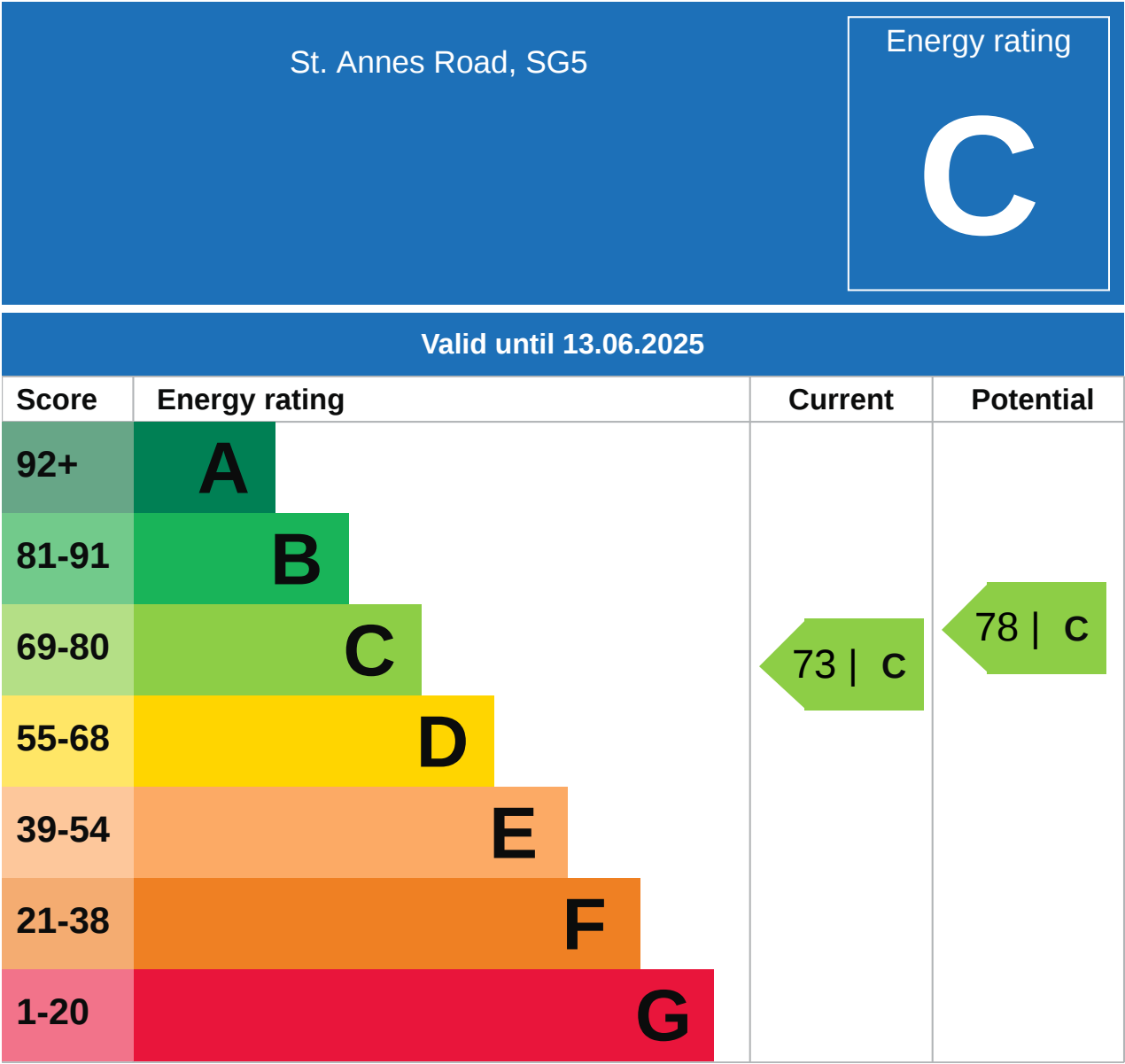
Reference - 86/01100/1	
Decision:	Decided
Date:	09th July 1986
Description:	Alteration and conversion of dwelling into two flats and erection of a detached single storey annexe.

Planning records for: **3 St Annes Road Hitchin SG5 1QB**

Reference - 80/01068/1	
Decision:	Decided
Date:	21st April 1980
Description:	Erection of side extension for double garage.

Planning records for: **6 St Annes Road Hitchin SG5 1QB**

Reference - 08/00126/1HH	
Decision:	Decided
Date:	18th January 2008
Description:	Single storey side extension to provide additional living accommodation and porch, 2m high close mesh trellis to replace existing boundary fencing



Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	86 m ²

Building Safety

None specified

Accessibility / Adaptations

Front door replacement 2020

Restrictive Covenants

None specified

Property Lease Information

LEASEHOLD

998 Years remaining on current lease

No Service Charges - as advised by vendor

Ground Rent - Peppercorn as advised by vendor

Building Insurance Policy - Approx. £ 388.99

Listed Building Information

NOT LISTED

Stamp Duty

NOT SPECIFIED

Other

NONE SPECIFIED

Other

NONE SPECIFIED

Electricity Supply

YES - SUPPLIER UNKNOWN

Gas Supply

YES -SUPPLIER UNKNOWN

Central Heating

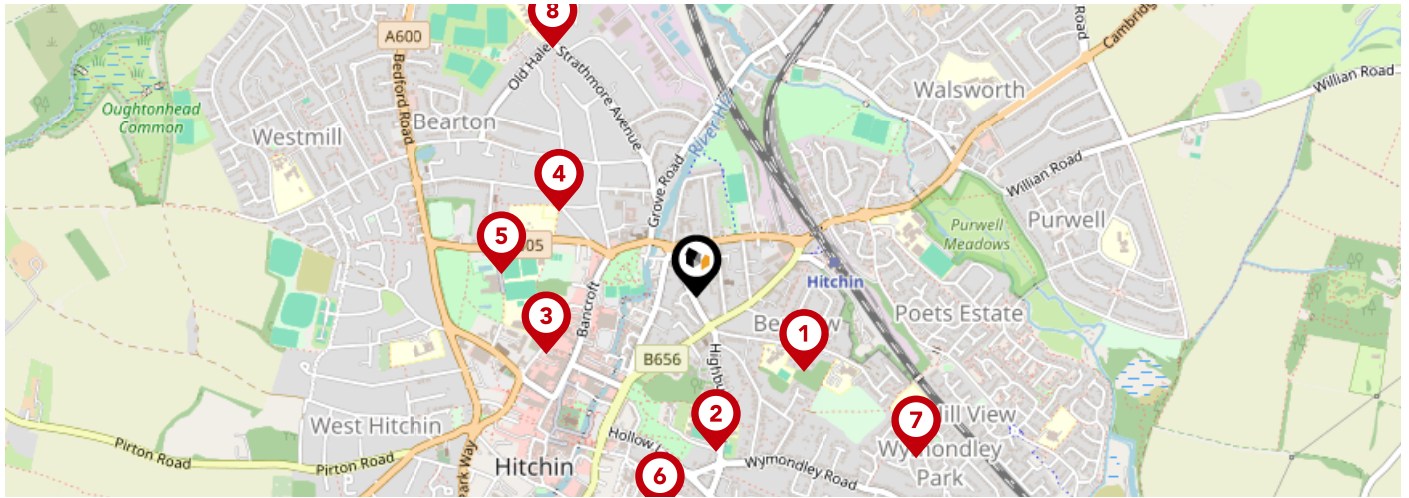
GCH

Water Supply

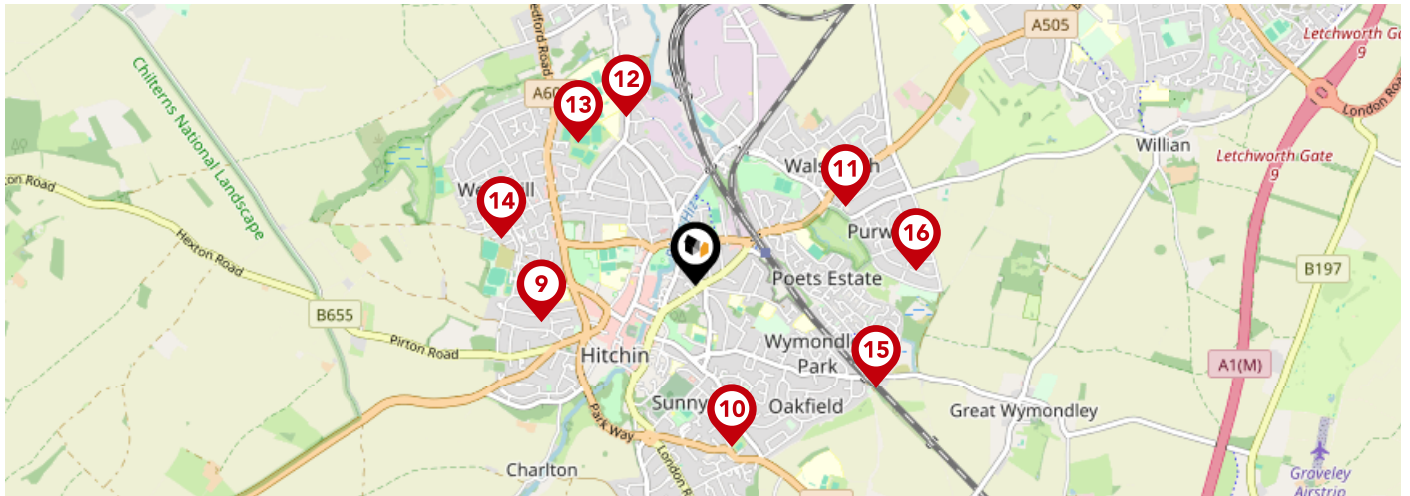
YES - MAINS - SUPPLIER UNKNOWN









Drainage

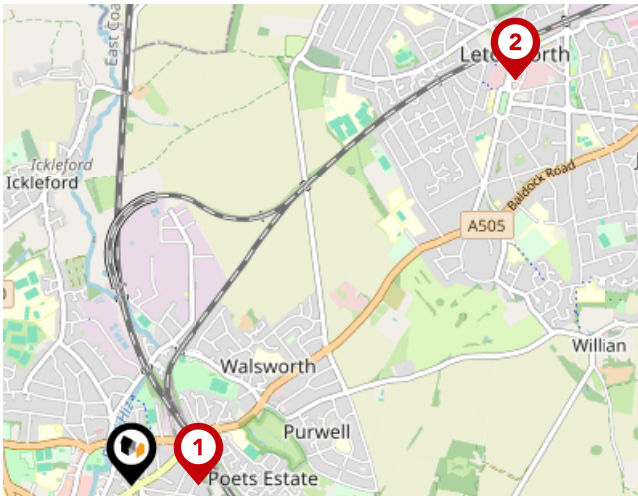
MAINS



		Nursery	Primary	Secondary	College	Private
1	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.37	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

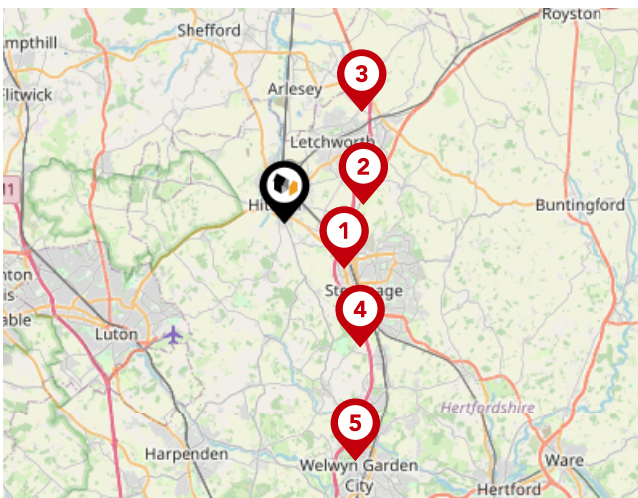


		Nursery	Primary	Secondary	College	Private
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



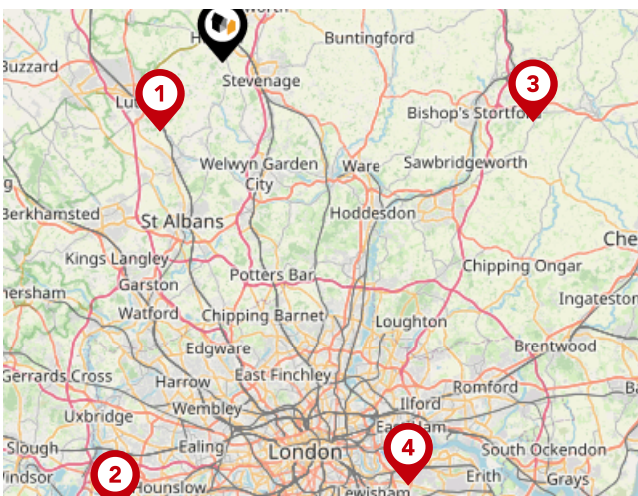
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.31 miles
2	Letchworth Rail Station	2.55 miles
3	Stevenage Rail Station	4.47 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.74 miles
2	A1(M) J9	2.93 miles
3	A1(M) J10	4.96 miles
4	A1(M) J7	5.28 miles
5	A1(M) J6	9.05 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.77 miles
2	Heathrow Airport	34.01 miles
3	Stansted Airport	23.16 miles
4	Silvertown	34 miles



Bus Stops/Stations

Pin	Name	Distance
1	Convent Close	0.04 miles
2	Verulam Road	0.16 miles
3	Water Lane	0.17 miles
4	Grove Road	0.17 miles
5	Bunyan Road	0.21 miles

Important - Please read

The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

Country Properties

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

