

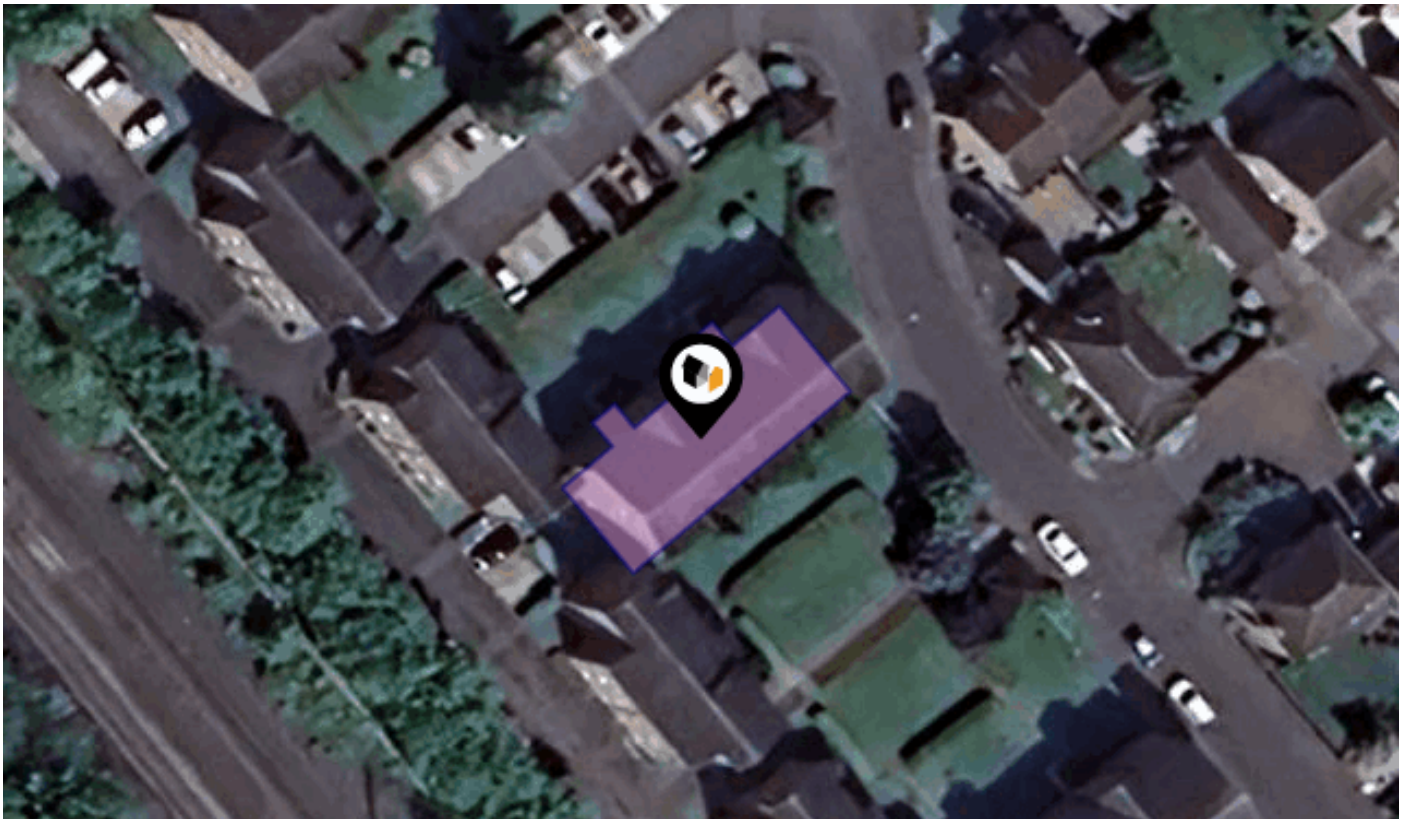


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 31st July 2024



WEDGEWOOD ROAD, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

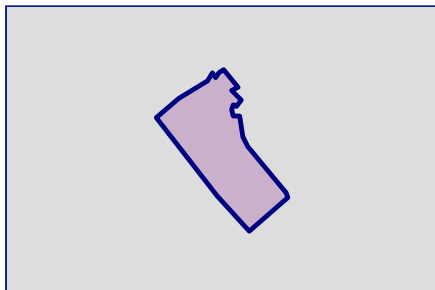
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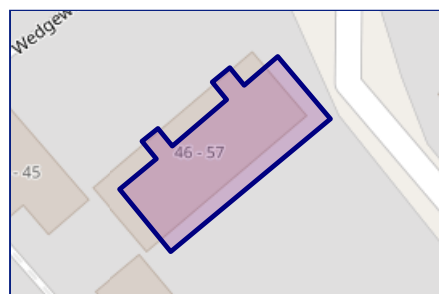


Freehold Title Plan



HD364143

Leasehold Title Plan



HD571378

Start Date: 28/01/2018
End Date: 24/06/2185
Lease Term: 189 years from 24 June 1996
Term Remaining: 161 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	28/01/2018
Floor Area:	527 ft ² / 49 m ²	End Date:	24/06/2185
Plot Area:	0.06 acres	Lease Term:	189 years from 24 June 1996
Year Built :	1997	Term Remaining:	161 years
Council Tax :	Band B		
Annual Estimate:	£1,731		
Title Number:	HD571378		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	50 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *90 Wedgewood Road Hitchin SG4 0HB*

Reference - 14/03291/1HH	
Decision:	Decided
Date:	16th December 2014
Description:	Single storey front extension and first floor front extension over existing garage

Wedgewood Road, SG4

Energy rating

D

Valid until 16.10.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	71 C
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	Ground
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, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in 57% of fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	49 m ²

Building Safety

None specified

Accessibility / Adaptations

None specified

Restrictive Covenants

None

Rights of Way (Public & Private)

None

Construction Type

Standard Brick

Property Lease Information

Lease remaining - 161 Years from 2024

Service Charge as of 2024 - £1,050.00 payable to St Michaels Road Hitchin Residents Assoc.

Listed Building Information

Not listed

Other

None

Other

None

Other

None

Electricity Supply

Yes

Gas Supply

No

Central Heating

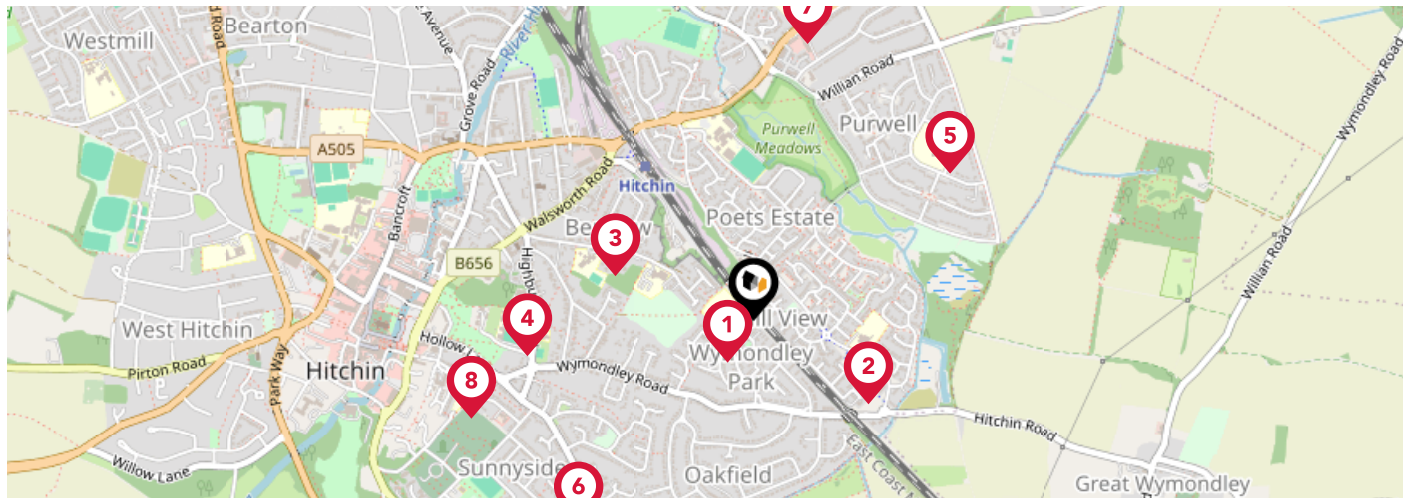
Electric CH

Water Supply

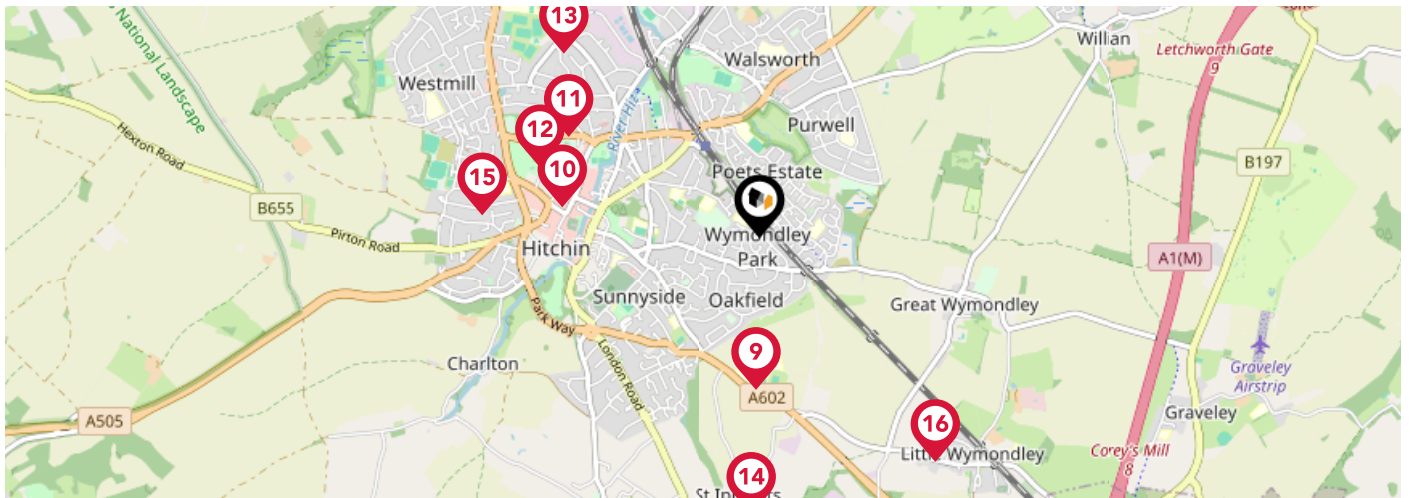
Yes - Supplier unknown

Drainage

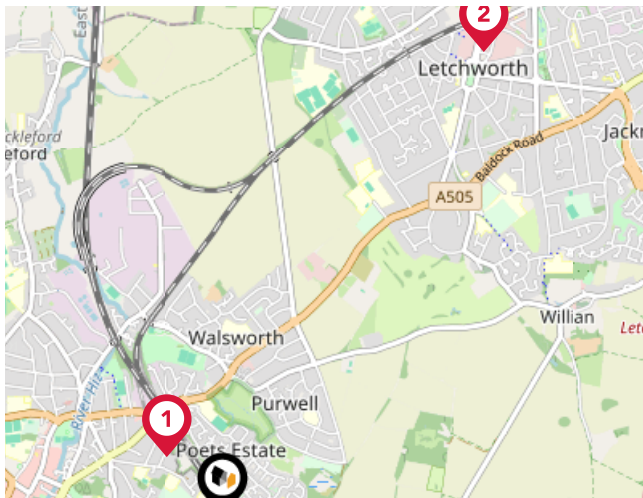
Mains



	Nursery	Primary	Secondary	College	Private
<p>1 William Ransom Primary School Ofsted Rating: Outstanding Pupils: 359 Distance:0.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Mary Exton Primary School Ofsted Rating: Requires Improvement Pupils: 201 Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 269 Distance:0.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1188 Distance:0.52</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Purwell Primary School Ofsted Rating: Good Pupils: 198 Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Whitehill Junior School Ofsted Rating: Good Pupils: 238 Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 439 Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 224 Distance:0.68</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

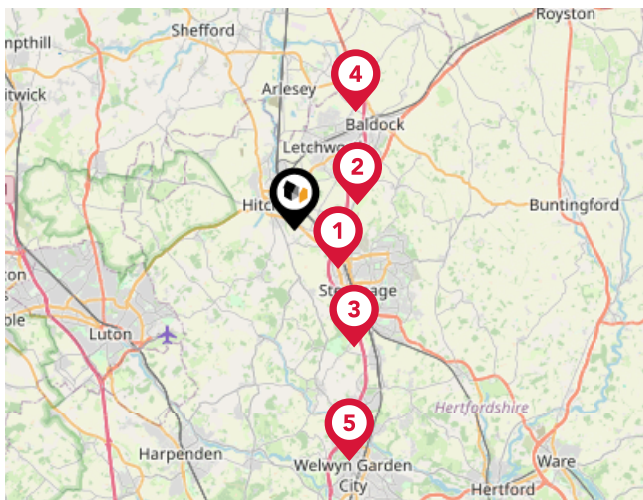


	Nursery	Primary	Secondary	College	Private
Kingshott School Ofsted Rating: Not Rated Pupils: 409 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1164 Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
York Road Nursery School Ofsted Rating: Outstanding Pupils: 131 Distance:0.99	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 266 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 225 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 171 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 422 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



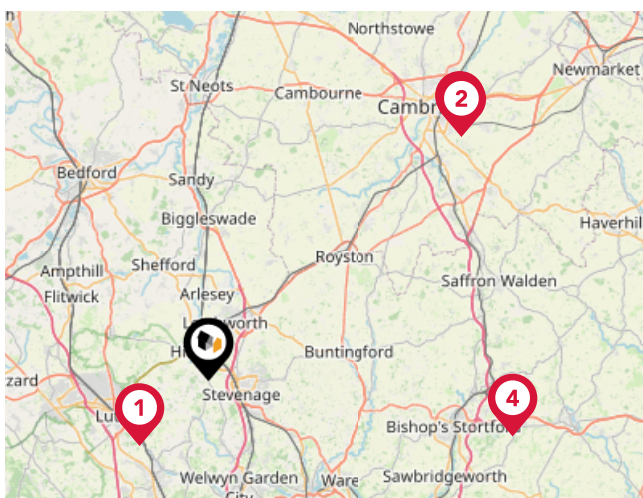
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.38 miles
2	Letchworth Rail Station	2.44 miles
3	Stevenage Rail Station	3.92 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.13 miles
2	A1(M) J9	2.48 miles
3	A1(M) J7	4.77 miles
4	A1(M) J10	4.9 miles
5	A1(M) J6	8.64 miles

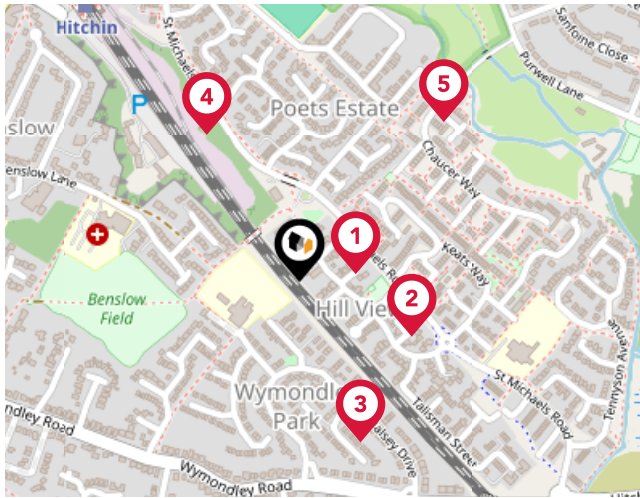


Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	6.97 miles
2	Cambridge Airport	25.55 miles
3	Cambridge Airport	25.69 miles
4	London Stansted Airport	22.56 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gibson Close	0.06 miles
2	Hardy Close	0.14 miles
3	Kingsdown	0.2 miles
4	Coleridge Close	0.2 miles
5	River Purwell	0.25 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

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Agency



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