

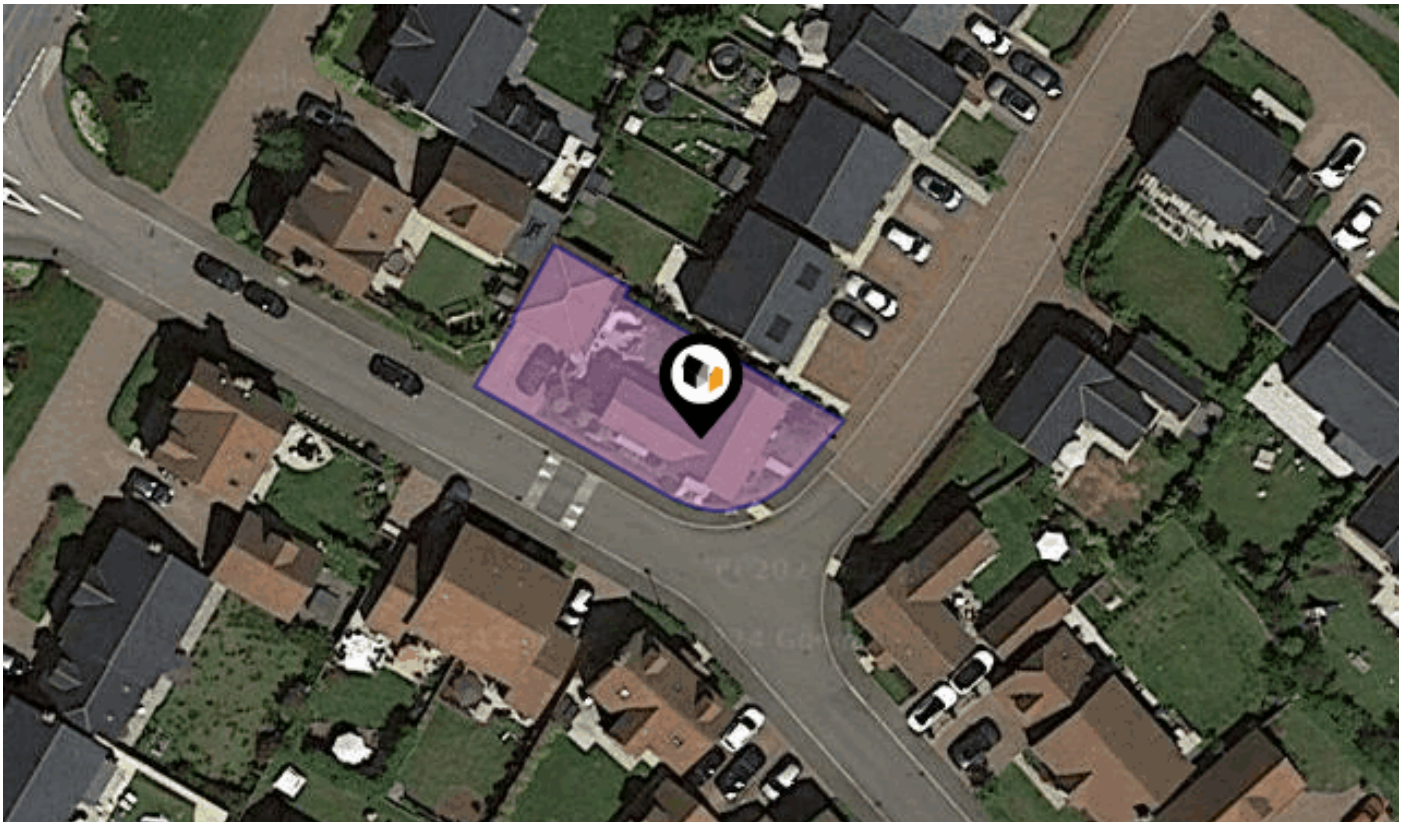


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## MIR: Material Info

The Material Information Affecting this Property

Wednesday 06<sup>th</sup> November 2024



### GARDEN FIELDS, OFFLEY, HITCHIN, SG5

#### Country Properties

6 Brand Street Hitchin SG5 1HX

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## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,420 ft <sup>2</sup> / 132 m <sup>2</sup>		
<b>Plot Area:</b>	0.08 acres		
<b>Year Built :</b>	2016		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,215		
<b>Title Number:</b>	HD557333		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>21</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: *Summer Cottage 1 Garden Fields Offley Hitchin SG5 3DF*

<b>Reference - 17/02646/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	07th November 2017
<b>Description:</b>	Single storey rear extension.

Planning records for: *2 Garden Fields Offley Hitchin SG5 3DF*

<b>Reference - 16/02545/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	06th October 2016
<b>Description:</b>	Two storey rear extension

Planning records for: *11 Garden Fields Offley Hitchin Hertfordshire SG5 3DF*

<b>Reference - 24/01844/FPH</b>	
<b>Decision:</b>	Registered
<b>Date:</b>	19th August 2024
<b>Description:</b>	Two storey side extension and single storey rear extension. Insertion of rear dormer window to facilitate loft conversion. Alterations to fenestration

Planning records for: *Wickford House 14 Garden Fields Offley Hitchin Hertfordshire SG5 3DF*

<b>Reference - 24/01545/FPH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	12th July 2024
<b>Description:</b>	Installation of electric garage doors to existing carport. (Development already carried out).

Planning records for: *36 Garden Fields Offley Hitchin Hertfordshire SG5 3DF*

Reference - 24/00899/FPH	
Decision:	Decided
Date:	30th April 2024
Description:	First floor side extension over existing attached garage and part two storey and part single storey rear extension. Alterations to fenestration

Planning records for: *Land Adjacent To 37 Garden Fields Offley Hitchin Hertfordshire SG5 3DF*

Reference - 24/01625/TPO	
Decision:	Decided
Date:	23rd July 2024
Description:	Oak - Prune up to 4m in height

Garden Fields, Offley, SG5

Energy rating  
B

Valid until 06.07.2025

Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.24 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.16 W/m-Â°K
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.20 W/m-Â°K
<b>Total Floor Area:</b>	132 m <sup>2</sup>

## Building Safety

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None Specified

## Accessibility / Adaptations

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None Specified

## Restrictive Covenants

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None Specified

## Rights of Way (Public & Private)

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None Specified

## Construction Type

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Standard Brick

## Property Lease Information

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Freehold

## Listed Building Information

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Not listed

## Other

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None Specified

## Other

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None Specified

## Other

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None Specified



## Electricity Supply

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YES - Supplier not specified

## Gas Supply

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YES - Supplier not specified

## Central Heating

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YES - GCH

## Water Supply

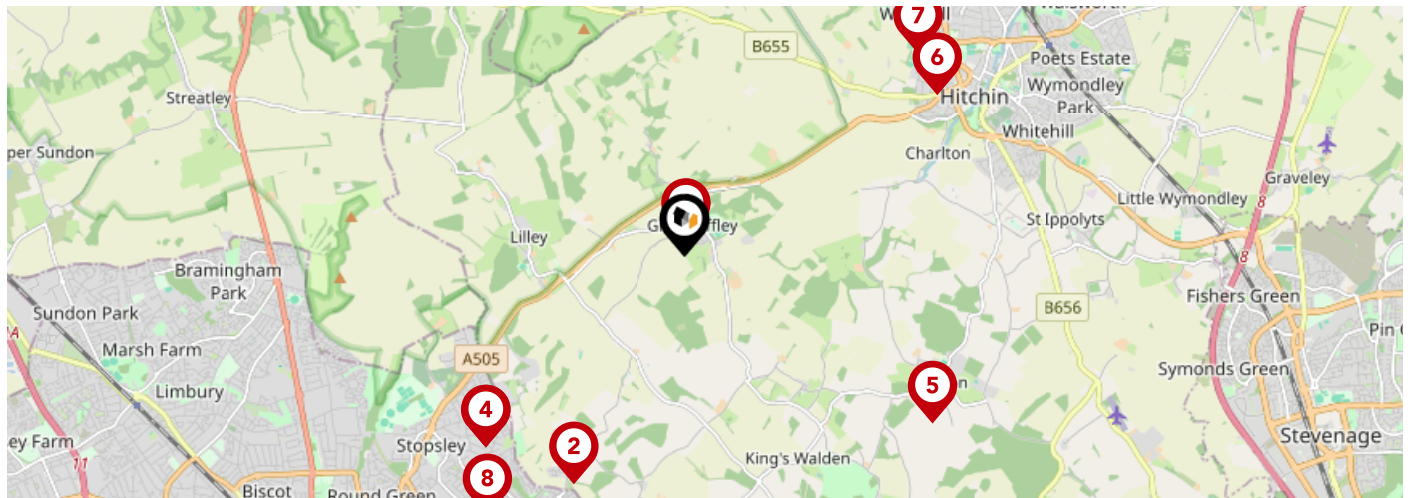
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YES - Supplier not specified

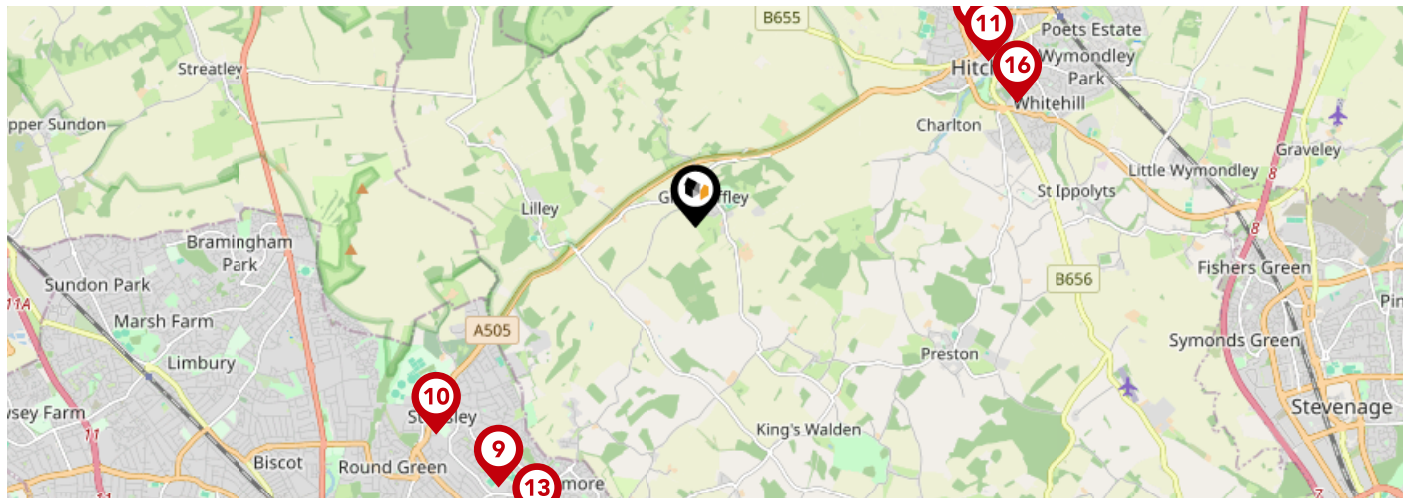
## Drainage

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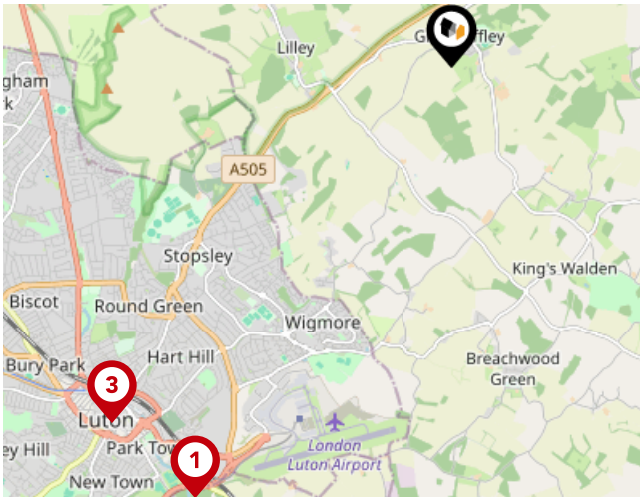
Mains



	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>Offley Endowed Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 165   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Cockernhoe Endowed CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 78   Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Putteridge Primary School</b> Ofsted Rating: Good   Pupils: 618   Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>Putteridge High School</b> Ofsted Rating: Good   Pupils: 1197   Distance:2.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Preston Primary School</b> Ofsted Rating: Good   Pupils: 67   Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:2.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>Someris Infant School and Early Childhood Education Centre</b> Ofsted Rating: Outstanding   Pupils: 286   Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

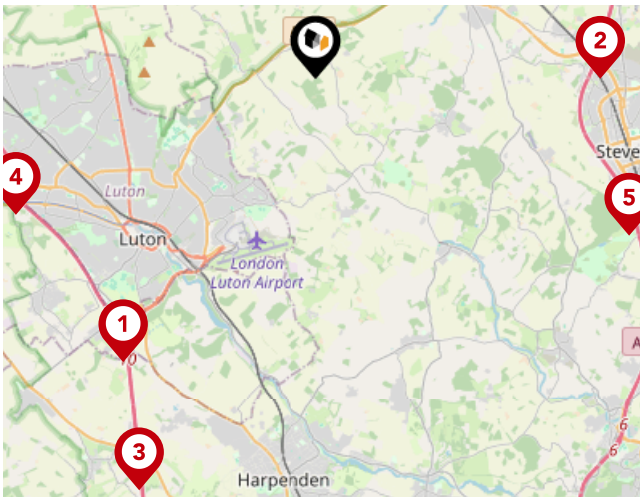


	Nursery	Primary	Secondary	College	Private
<b>Somerles Junior School</b> Ofsted Rating: Good   Pupils: 241   Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stopsley Community Primary School</b> Ofsted Rating: Good   Pupils: 462   Distance:3.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:3.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Wilshere-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:3.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Wigmore Primary</b> Ofsted Rating: Good   Pupils: 604   Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pirton School</b> Ofsted Rating: Requires improvement   Pupils: 150   Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Breachwood Green Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 92   Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:3.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



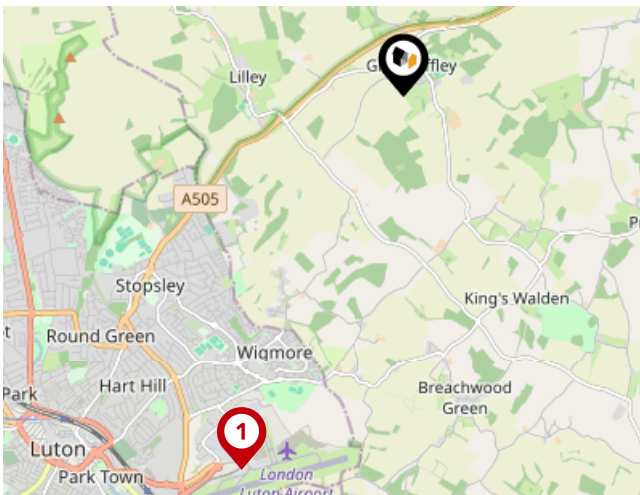
### National Rail Stations

Pin	Name	Distance
1	Luton Airport Parkway Rail Station	4.58 miles
2	Hitchin Rail Station	3.71 miles
3	Luton Rail Station	4.5 miles



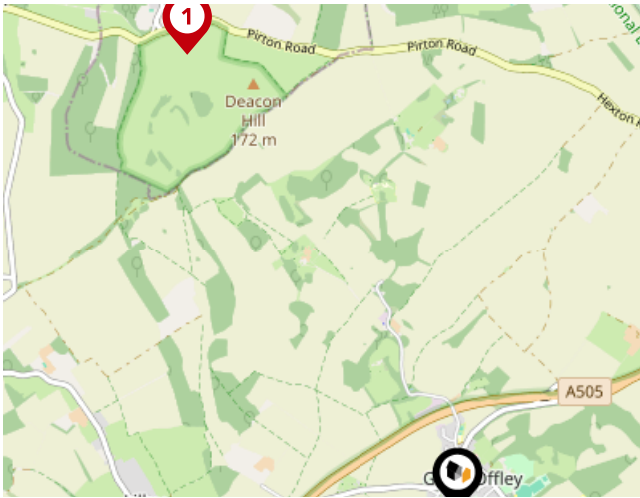
### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J10	6.29 miles
2	A1(M) J8	5.2 miles
3	M1 J9	8.21 miles
4	M1 J11	6.02 miles
5	A1(M) J7	6.43 miles



### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	3.72 miles
2	Heathrow Airport	31.82 miles
3	Heathrow Airport Terminal 4	32.77 miles
4	Stansted Airport	25.91 miles



**Bus Stops/Stations**

Pin	Name	Distance
1	Pegsdon Way	2.42 miles
2	Rowington Close	2.75 miles
3	Putteridge High School	2.41 miles
4	Telcombe Way	2.59 miles
5	Butterfield Business Park	2.28 miles

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## **Important - Please read**

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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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Valuation Office  
Agency



Royal Mail