

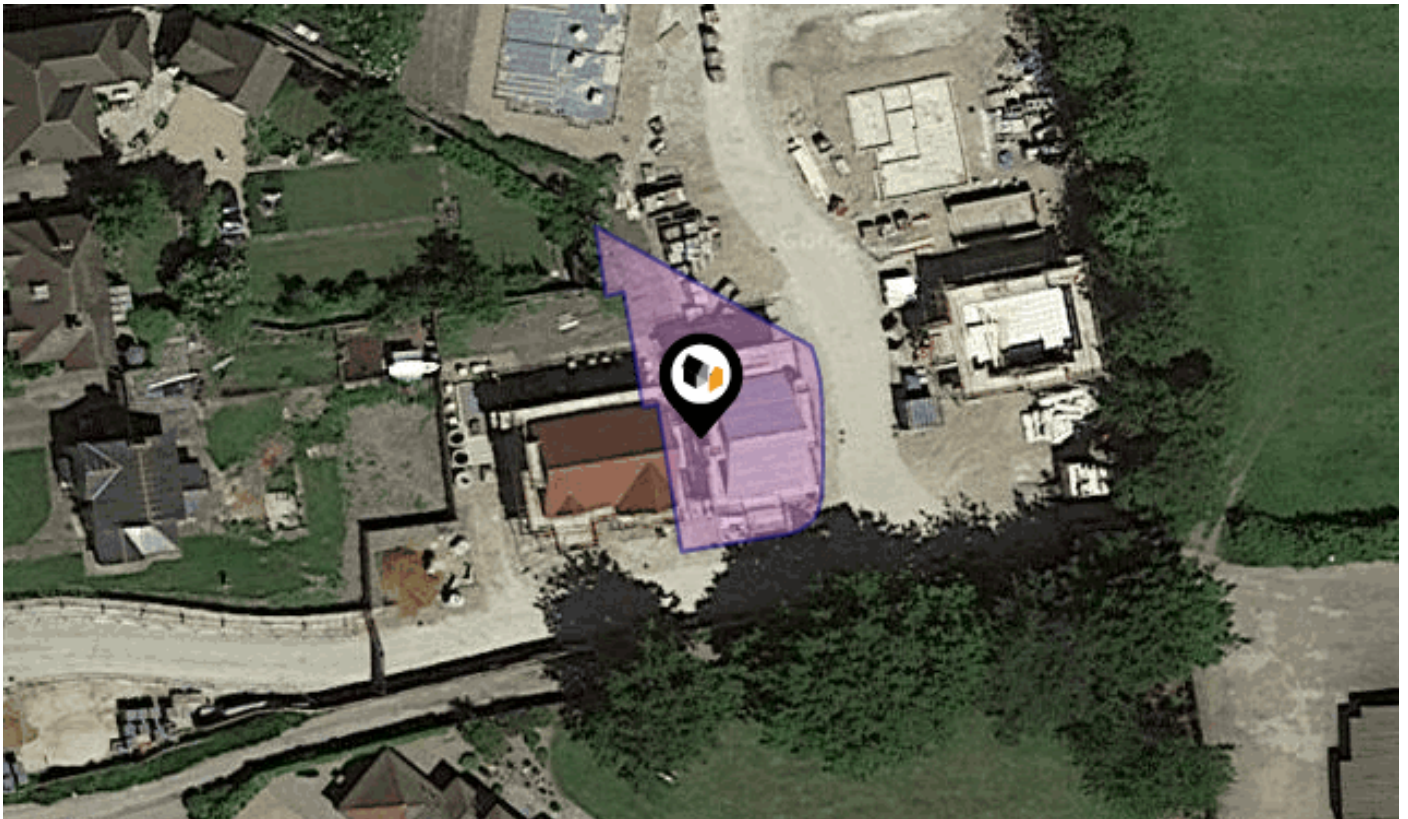


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# MIR: Material Info

The Material Information Affecting this Property

Thursday 18<sup>th</sup> July 2024



**COTMAN END, PIRTON, HITCHIN, SG5**

## Country Properties

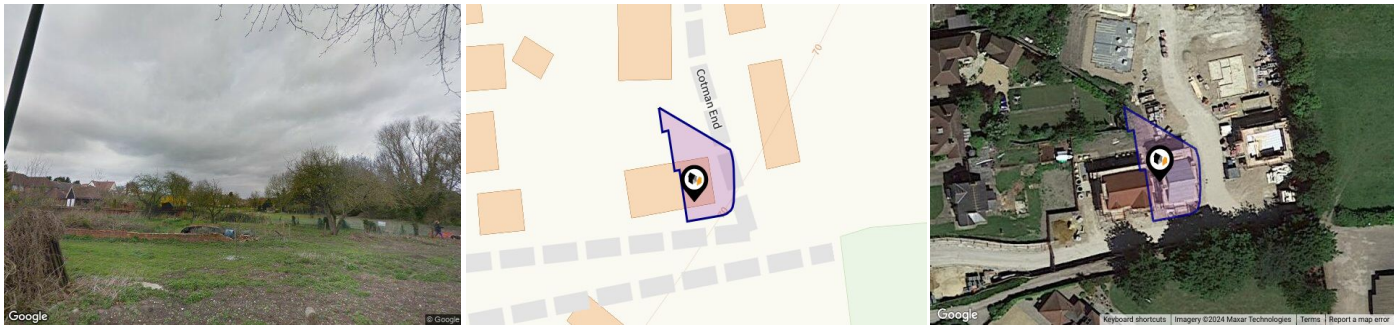
6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,367 ft <sup>2</sup> / 127 m <sup>2</sup>		
<b>Plot Area:</b>	0.07 acres		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,215		
<b>Title Number:</b>	HD608379		

## Local Area

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

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

<b>7</b> mb/s	<b>74</b> mb/s	<b>1000</b> mb/s

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


### Satellite/Fibre TV Availability:


Planning records for: *2 Cotman End Pirton Hitchin Hertfordshire SG5 3FS*

<b>Reference - 23/00371/FPH</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th February 2023
<b>Description:</b> Insertion of front ground floor window following removal of garage doors and rear elevation door to facilitate garage conversion into habitable accommodation. Alterations to front driveway and landscaping. (as amended by plan no. A1 received 28.03.23).
<b>Reference - 5/2023/0339</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th February 2023
<b>Description:</b> Certificate of Lawfulness (proposed) - Proposed art studio and garage building
<b>Reference - 23/00413/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th February 2023
<b>Description:</b> Construction of dwelling
<b>Reference - 23/00413/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th February 2023
<b>Description:</b> Construction of dwelling

Cotman End, Pirton, SG5

Energy rating

**B**

Valid until 04.01.2032

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

## 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>	Gas: mains gas
<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 0.22 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.12 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and underfloor heating, 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 0.12 W/m-Â°K
<b>Total Floor Area:</b>	127 m <sup>2</sup>

## Building Safety

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Not applicable

## Accessibility / Adaptations

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Not applicable

## Rights of Way (Public & Private)

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None

## Construction Type

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Standard Brick

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## Property Lease Information

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Freehold

## Listed Building Information

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Not applicable

## Electricity Supply

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Utilita

## Gas Supply

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British Gas

## Central Heating

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Gas central heating and underfloor heating

## Water Supply

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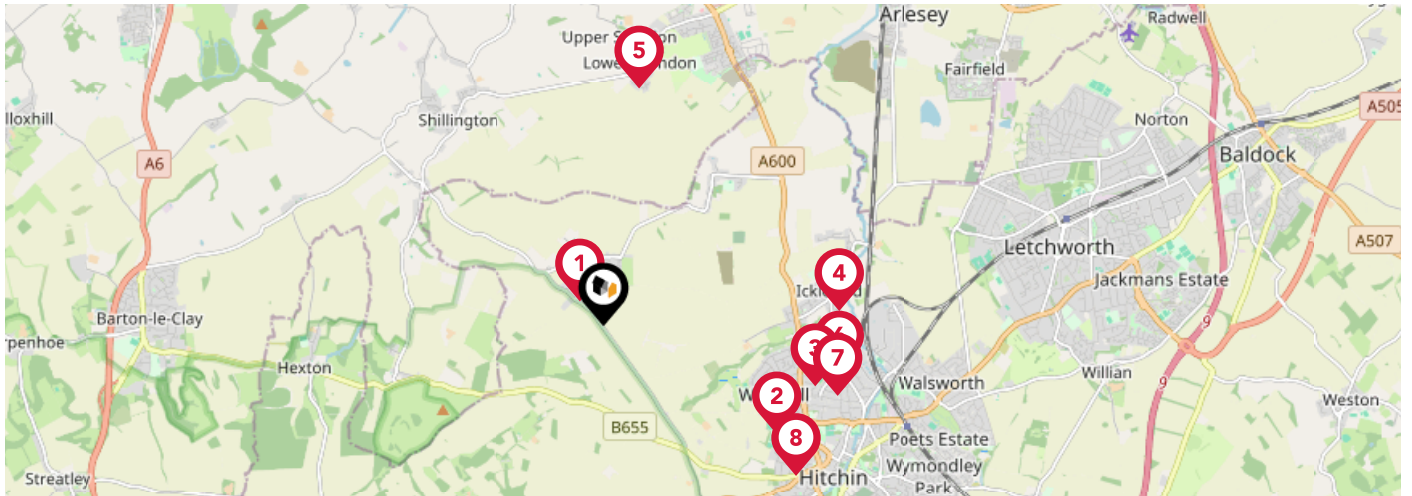
Affinity

## Drainage

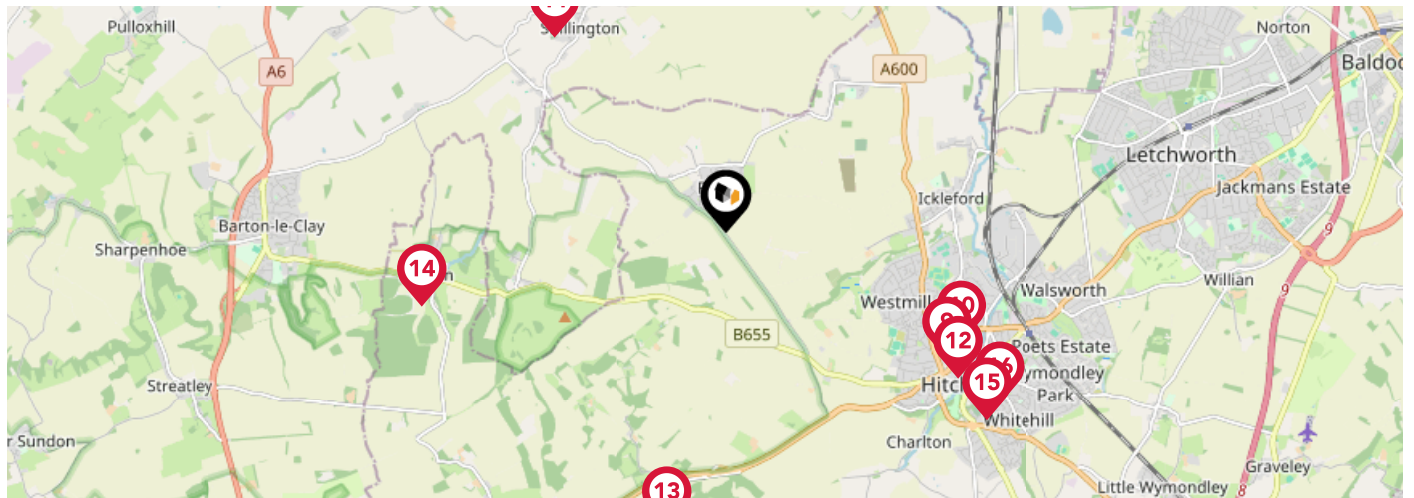
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Affinity

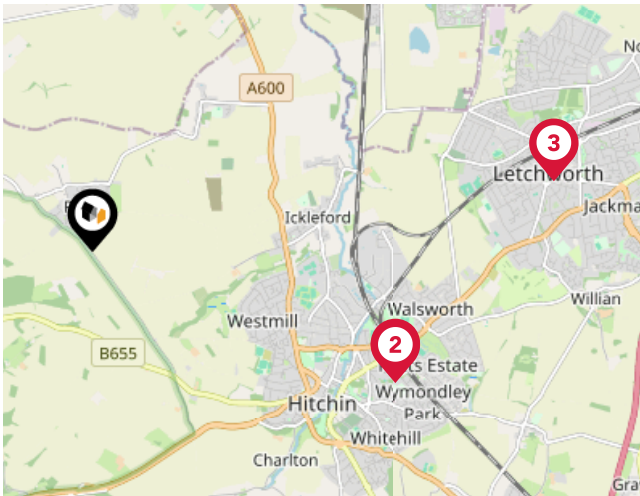




		Nursery	Primary	Secondary	College	Private
	<b>Pirton School</b> Ofsted Rating: Good   Pupils: 127   Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 228   Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1206   Distance:2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ickleford Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stondon Lower School</b> Ofsted Rating: Good   Pupils: 141   Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 225   Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

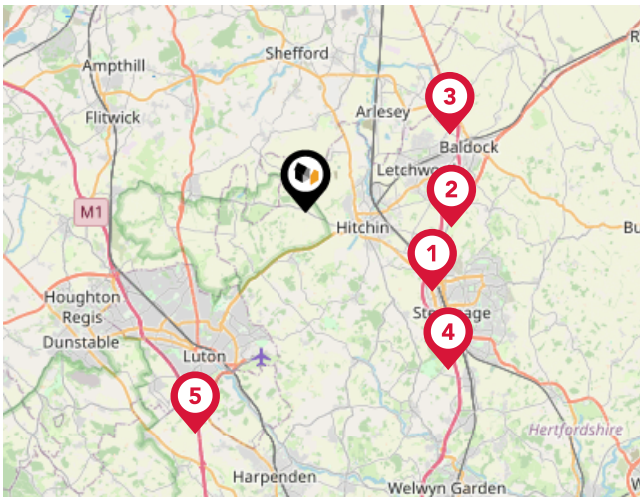


		Nursery	Primary	Secondary	College	Private
	<b>Wilshere-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 266   Distance:2.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 131   Distance:2.37	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shillington Lower School</b> Ofsted Rating: Good   Pupils: 146   Distance:2.38	<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: 1164   Distance:2.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Offley Endowed Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 131   Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hexton Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 33   Distance:2.86	<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: 224   Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1188   Distance:2.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



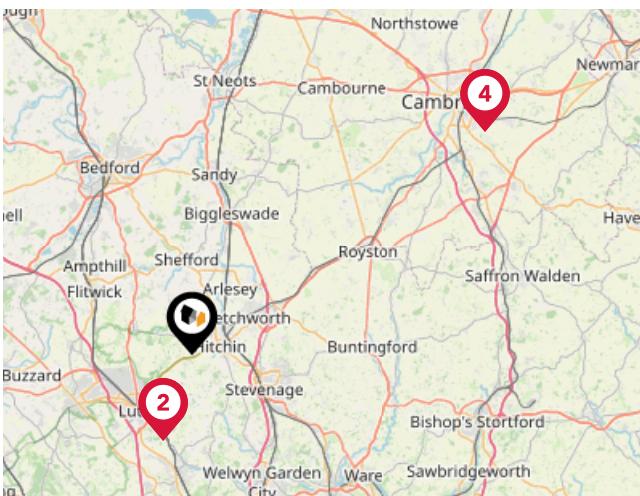
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	3 miles
2	Hitchin Rail Station	3.01 miles
3	Letchworth Rail Station	4.26 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	5.46 miles
2	A1(M) J9	5.32 miles
3	A1(M) J10	6.01 miles
4	A1(M) J7	7.74 miles
5	M1 J10	9.05 miles

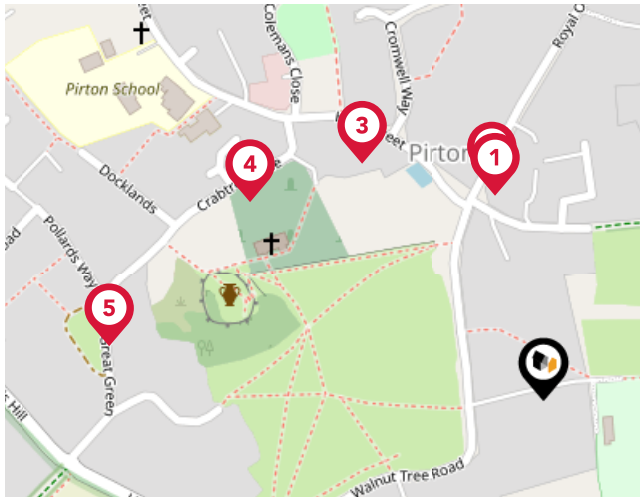


### Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	6.6 miles
2	London Luton Airport	6.63 miles
3	Cambridge Airport	26.87 miles
4	Cambridge Airport	26.87 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	High Street	0.12 miles
2	High Street	0.13 miles
3	Post Office	0.17 miles
4	War Memorial	0.2 miles
5	Motte & Bailey PH	0.25 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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# country properties

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Valuation Office  
Agency

