

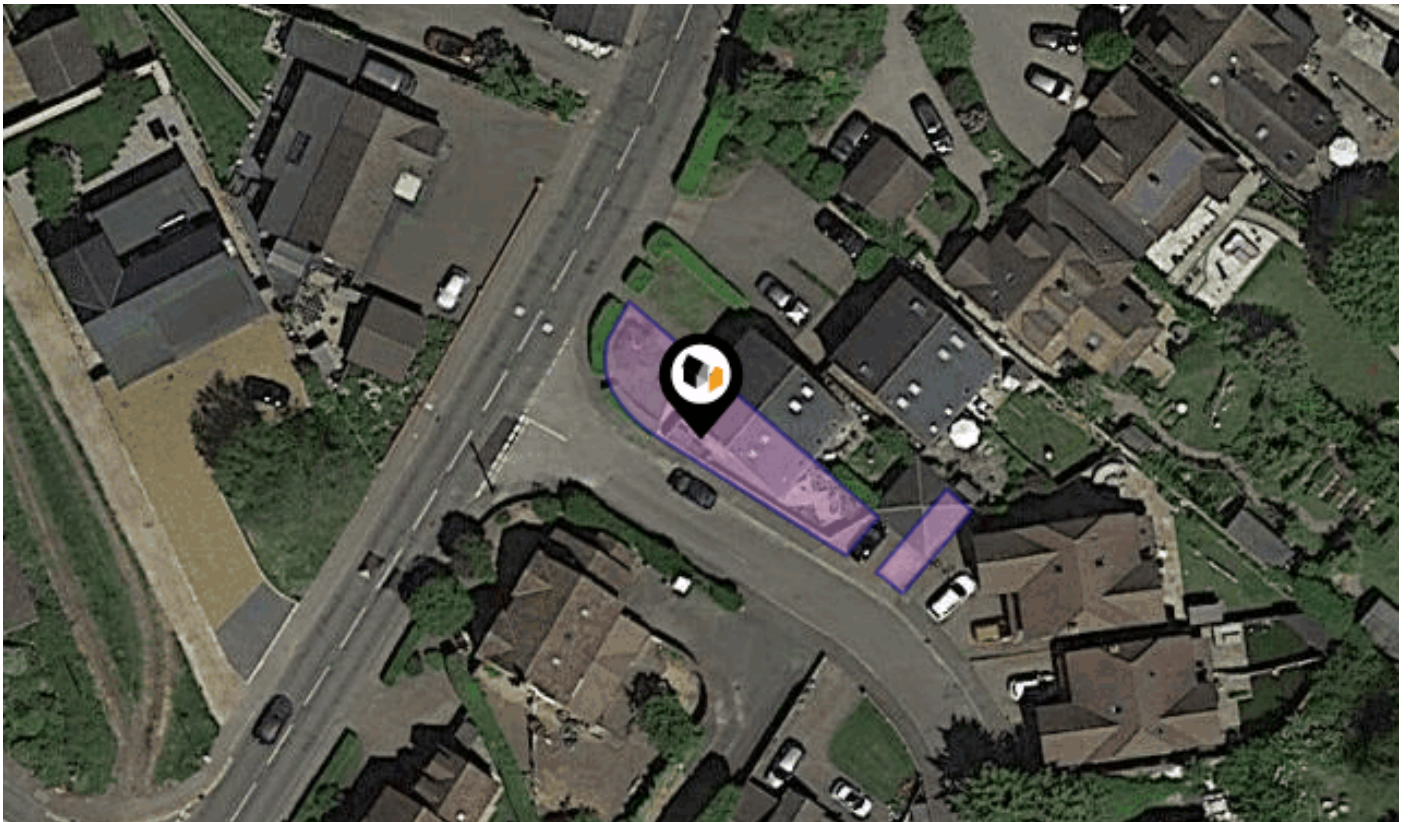


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# MIR: Material Info

The Material Information Affecting this Property

Monday 30<sup>th</sup> December 2024



## THE EMBANKMENT, ICKLEFORD, HITCHIN, SG5

### Country Properties

6 Brand Street Hitchin SG5 1HX

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www.country-properties.co.uk





os-zoom-map

goolg-street-view

## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	3
<b>Floor Area:</b>	1,076 ft <sup>2</sup> / 100 m <sup>2</sup>
<b>Plot Area:</b>	0.05 acres
<b>Council Tax :</b>	Band D
<b>Annual Estimate:</b>	£2,226
<b>Title Number:</b>	HD504969

**Tenure:** Freehold

## Local Area

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

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

<b>5</b> mb/s	<b>76</b> mb/s	<b>1000</b> mb/s

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



**Satellite/Fibre TV Availability:**



Planning records for: *6 The Embankment Ickleford Hitchin SG5 3AW*

<b>Reference - 17/01090/1EUD</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	28th April 2017
<b>Description:</b>	Retention of windows to front and rear roof slopes to facilitate the creation of additional habitable accommodation within the main roof of the dwelling

Ickleford, HITCHIN, SG5

Energy rating

**C**

Valid until 18.12.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89   <b>B</b>
69-80	<b>C</b>	78   <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>	Semi-detached house
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Very good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Energy:</b>	Good
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<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>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, insulated (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	100 m <sup>2</sup>

## Building Safety

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None specified

## Accessibility / Adaptations

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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

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## Property Lease Information

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Not applicable

## Listed Building Information

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Not applicable

## Electricity Supply

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Yes - British Gas

## Gas Supply

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Yes - British Gas

## Central Heating

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Yes

## Water Supply

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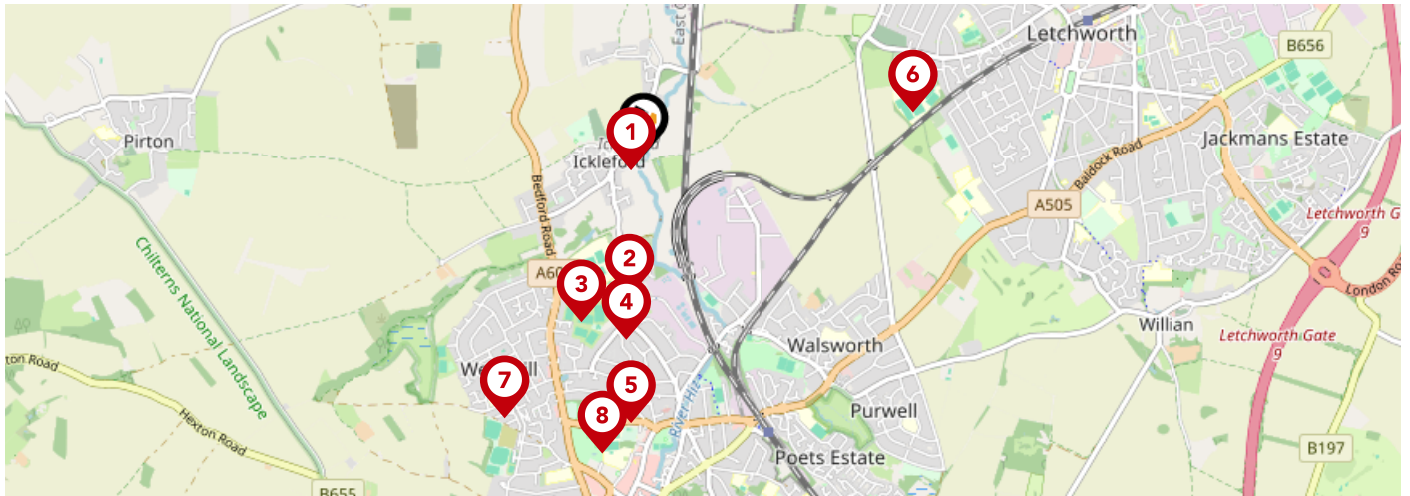
Yes - Affinity

## Drainage

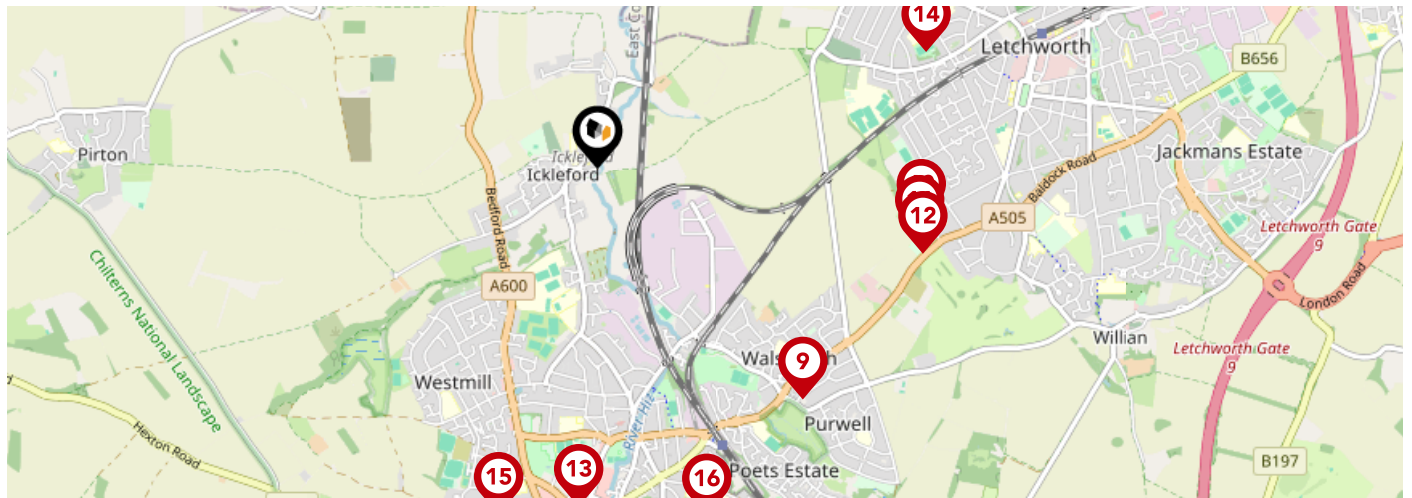
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Yes

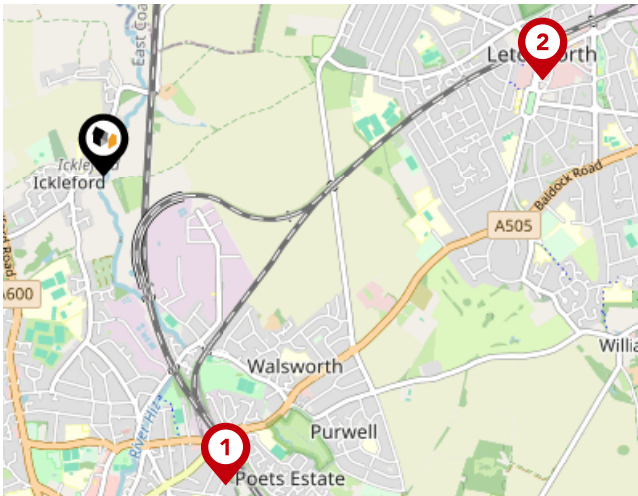




		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Ickleford Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1231   Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:1.22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Fearnhill School</b> Ofsted Rating: Good   Pupils: 596   Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Wilshere-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

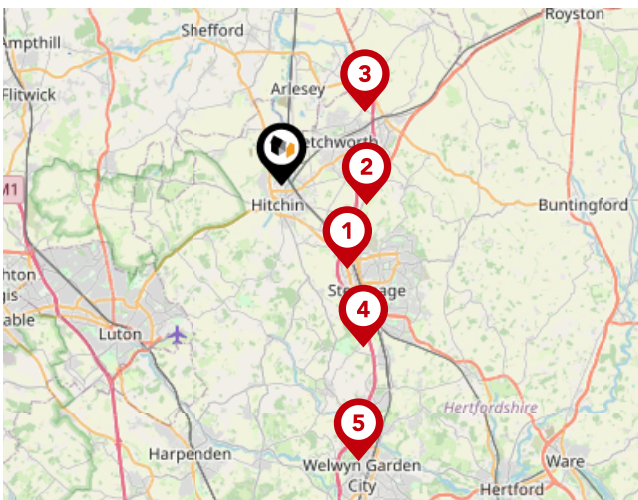


	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>St Thomas More Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance:1.5</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>The Highfield School</b> Ofsted Rating: Good   Pupils: 998   Distance:1.5</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>North Herts Education Support Centre</b> Ofsted Rating: Outstanding   Pupils: 1   Distance:1.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:1.54</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Icknield Infant and Nursery School</b> Ofsted Rating: Requires improvement   Pupils: 213   Distance:1.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:1.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:1.66</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



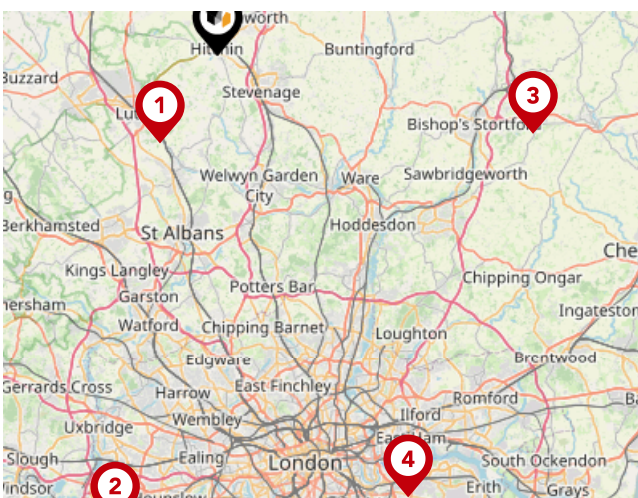
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.51 miles
2	Letchworth Rail Station	2.05 miles
3	Arlesey Rail Station	3.65 miles



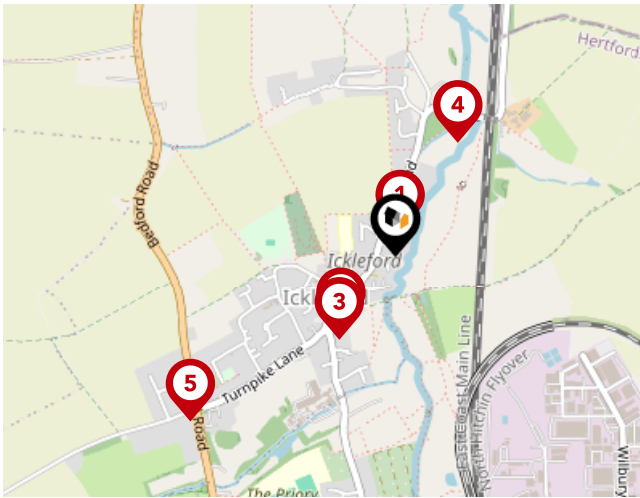
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.92 miles
2	A1(M) J9	3.17 miles
3	A1(M) J10	4.07 miles
4	A1(M) J7	6.64 miles
5	A1(M) J6	10.47 miles



### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	7.74 miles
2	Heathrow Airport	35.33 miles
3	Stansted Airport	23.71 miles
4	Silvertown	35.39 miles



### Bus Stops/Stations

Pin	Name	Distance
1	The Cricketers PH	0.06 miles
2	St Katharine's Church	0.21 miles
3	St Katharine's Church	0.23 miles
4	The Green	0.3 miles
5	Turnpike Lane	0.6 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

