

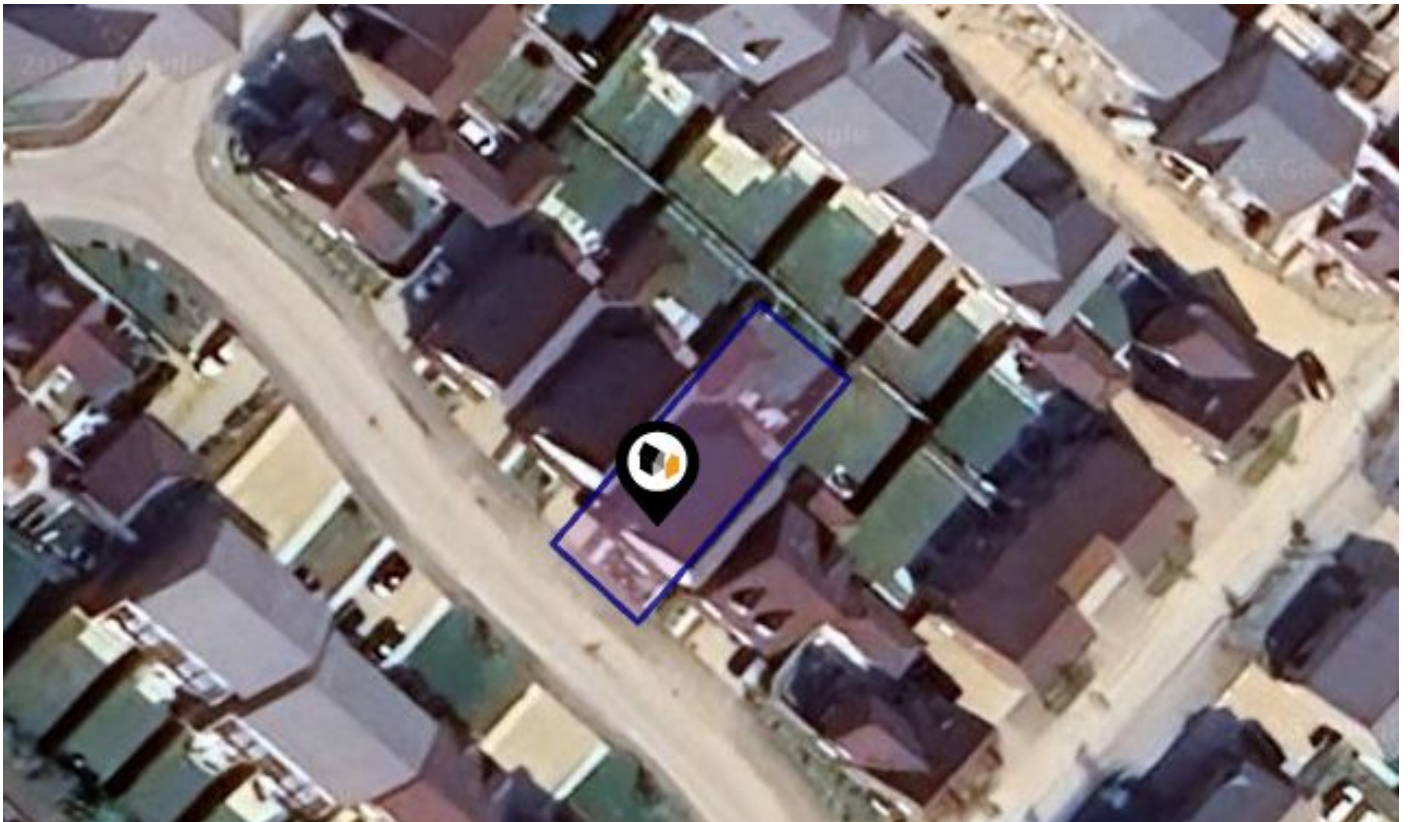


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## MIR: Material Info

The Material Information Affecting this Property

Friday 07<sup>th</sup> February 2025



### SPRINGHEAD LANE, HITCHIN, SG4

Price Estimate : £935,000

#### 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>Price Estimate:</b>	£935,000
<b>Bedrooms:</b>	5	<b>Tenure:</b>	Freehold
<b>Plot Area:</b>	0.07 acres		
<b>Council Tax :</b>	Band G		
<b>Annual Estimate:</b>	£3,710		
<b>Title Number:</b>	HD614097		

## 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>4</b> mb/s	<b>80</b> mb/s	<b>1800</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *22 Springhead Lane Hitchin Hertfordshire SG4 0LJ*

<b>Reference - 24/00431/FPH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	26th February 2024
<b>Description:</b>	Insertion of two ground floor windows to existing side elevation to facilitate the conversion of garage into gym

## 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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Not applicable

## Listed Building Information

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Not applicable

## Stamp Duty

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Ask agent

## Other

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Management fee £191.36 per annum

## Electricity Supply

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Yes - British Gas

## Gas Supply

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Yes - British Gas

## Central Heating

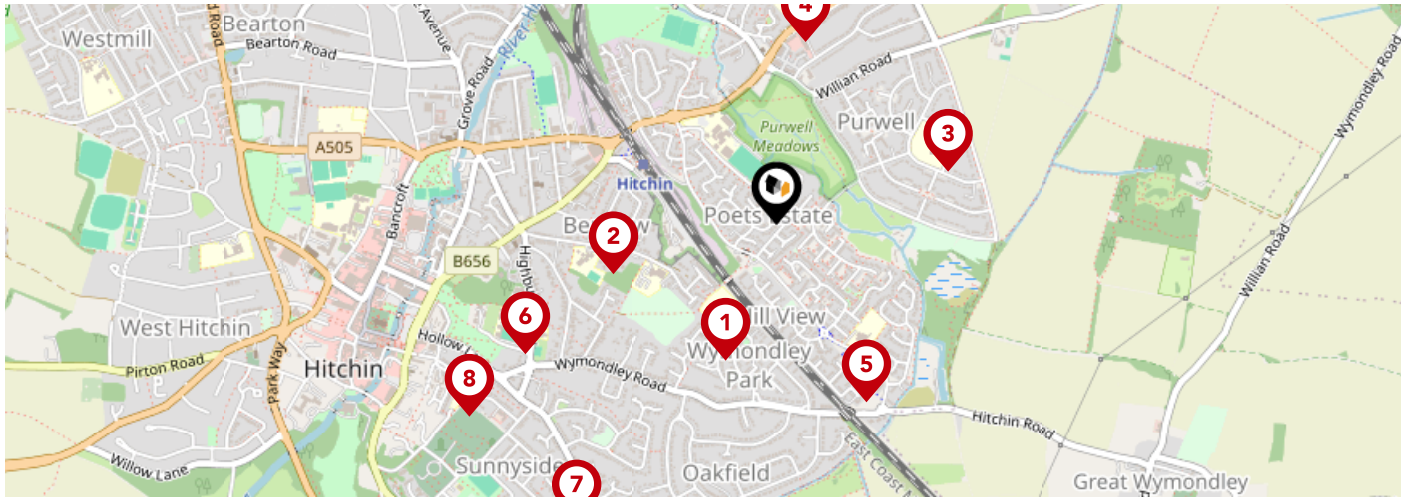
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Yes

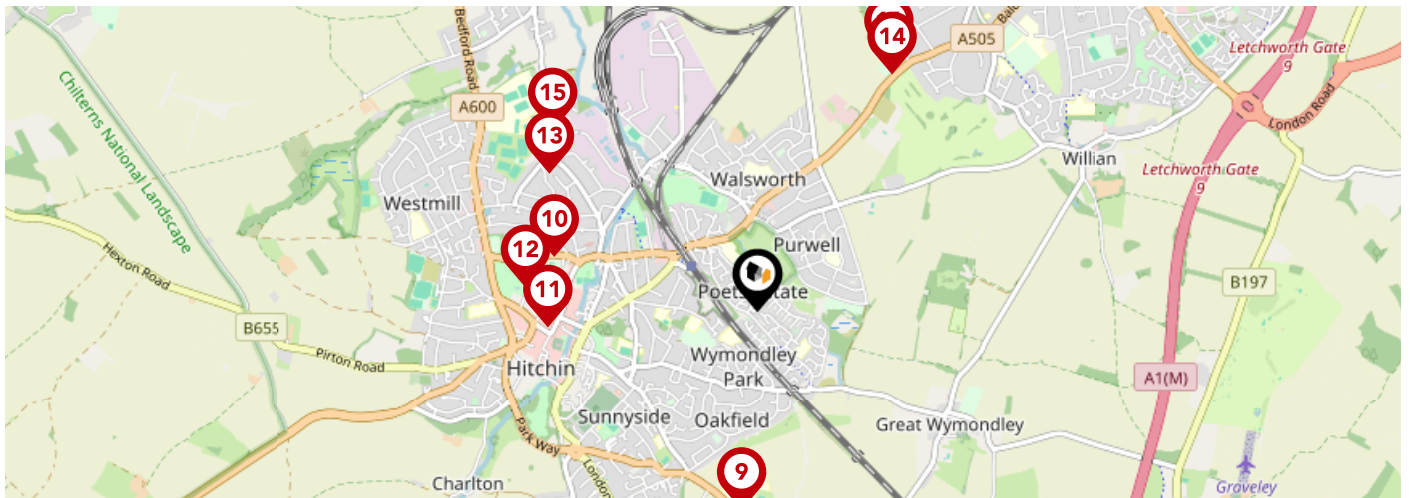
## Water Supply

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Yes - Affinity

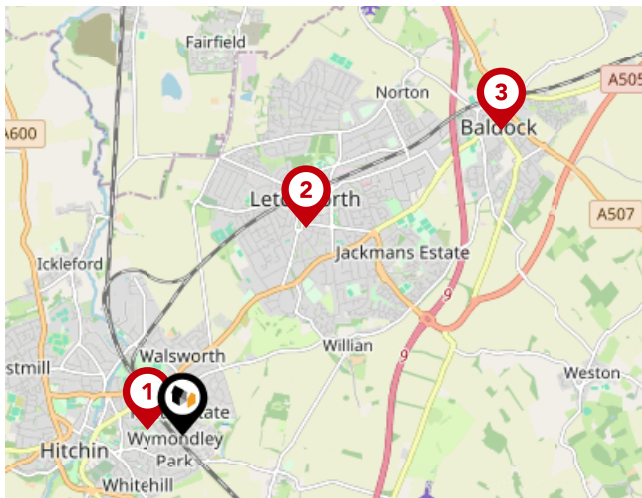


	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Purwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 167   Distance:0.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.45</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.65</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.83</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



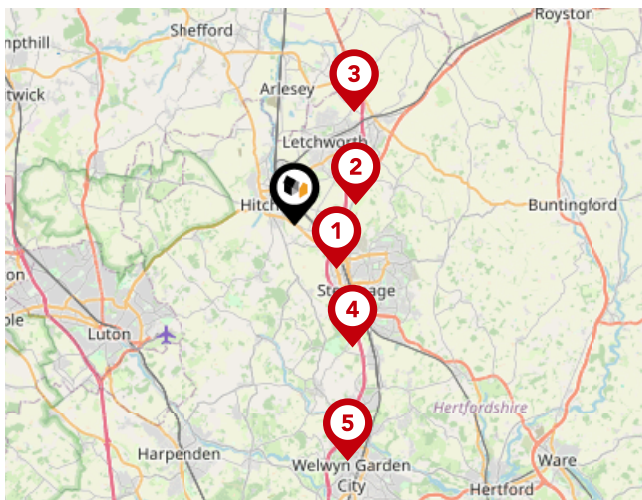
	Nursery	Primary	Secondary	College	Private
<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:0.97	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.97	<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:1.07	<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: 199   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>North Herts Education Support Centre</b> Ofsted Rating: Outstanding   Pupils: 1   Distance:1.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Highfield School</b> Ofsted Rating: Good   Pupils: 998   Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





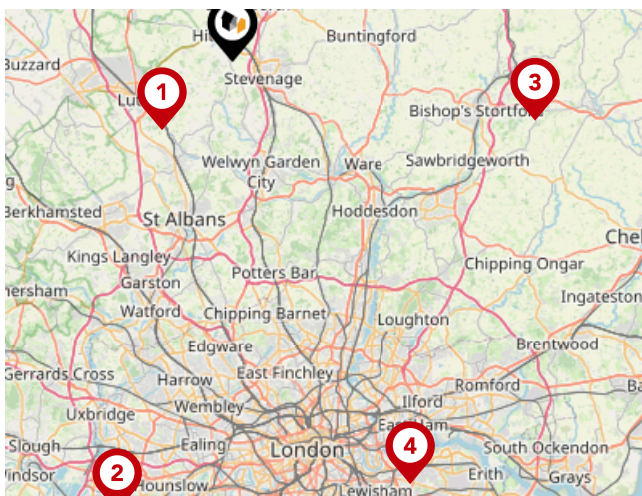
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.32 miles
2	Letchworth Rail Station	2.22 miles
3	Baldock Rail Station	4.05 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.24 miles
2	A1(M) J9	2.35 miles
3	A1(M) J10	4.68 miles
4	A1(M) J7	4.94 miles
5	A1(M) J6	8.83 miles

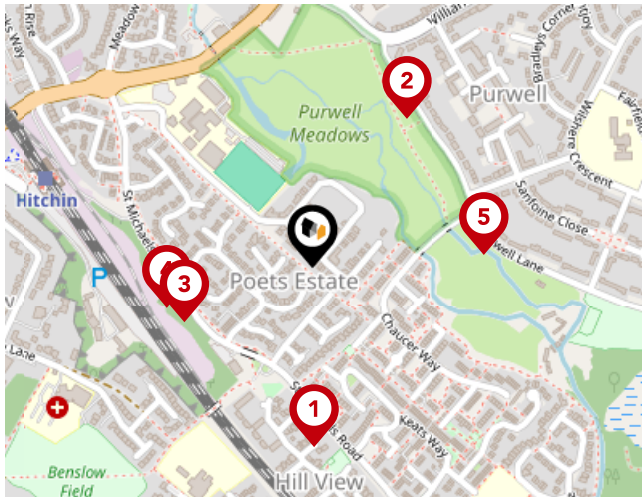


### Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	7.16 miles
2	Heathrow Airport	34.11 miles
3	Stansted Airport	22.54 miles
4	Silvertown	33.7 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Gibson Close	0.21 miles
2	Meadows	0.2 miles
3	Coleridge Close	0.16 miles
4	Coleridge Close	0.17 miles
5	Chaucer Way	0.2 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

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.



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Valuation Office  
Agency

