

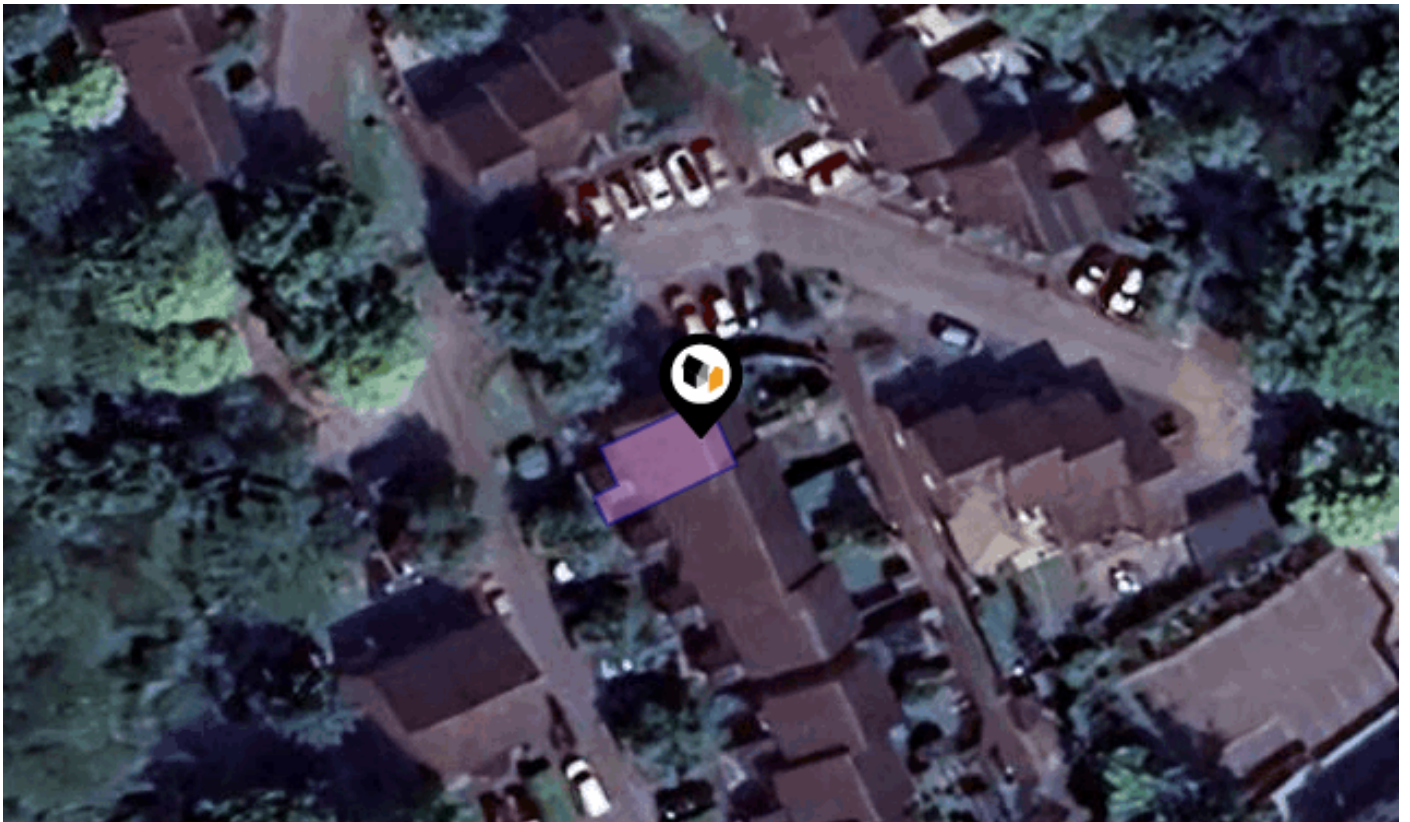


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 16th December 2024



MILLSTREAM CLOSE, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

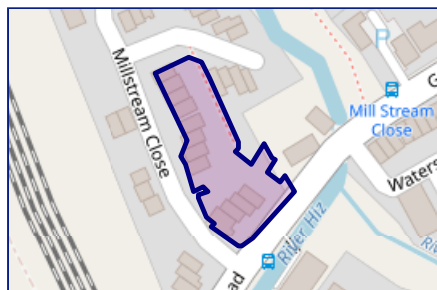
01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

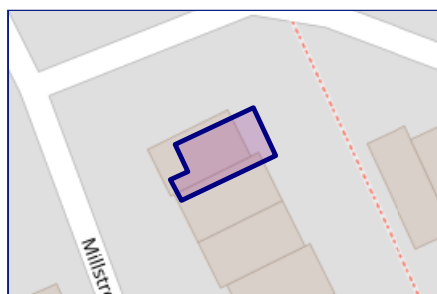


Freehold Title Plan



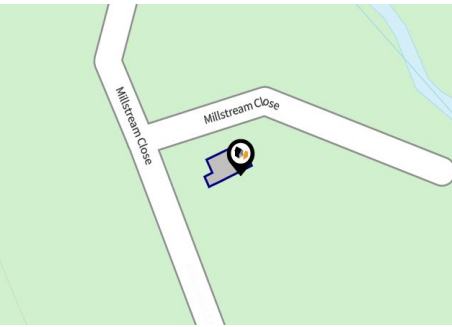
HD445885

Leasehold Title Plan



HD534237

Start Date: 16/04/2014
End Date: 17/04/2139
Lease Term: 125 years from 17 April 2014
Term Remaining: 114 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	16/04/2014
Plot Area:	0.02 acres	End Date:	17/04/2139
Year Built :	1983-1990	Lease Term:	125 years from 17 April 2014
Council Tax :	Band B	Term Remaining:	114 years
Annual Estimate:	£1,731		
Title Number:	HD534237		

Local Area

Local Authority:	Hertfordshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *79 Millstream Close Hitchin Hertfordshire SG4 0DB*

Reference - 18/00722/FPH	
Decision:	Decided
Date:	12th March 2018
Description:	First floor rear extension.

Reference - 12/01589/1HH	
Decision:	Decided
Date:	09th July 2012
Description:	Single storey rear extension

Planning records for: *81 Millstream Close Hitchin Herts SG4 0DB*

Reference - 96/00526/1HH	
Decision:	Decided
Date:	01st May 1996
Description:	Two storey side and single storey rear extensions incorporating garage

Planning records for: *83 Millstream Close Hitchin Hertfordshire SG4 0DB*

Reference - 17/04240/FPH	
Decision:	Decided
Date:	04th December 2017
Description:	Single storey front extension, single storey rear extension.

Planning records for: *83 Millstream Close Hitchin Hertfordshire SG4 0DB*

Reference - 23/00578/FPH	
Decision:	Decided
Date:	25th April 2023
Description:	First floor front extension (as a variation of planning permission 22/01888/FPH granted 05.10.2022)

Building Safety

None Specified

Accessibility / Adaptations

None Specified

Restrictive Covenants

None Specified

Rights of Way (Public & Private)

None Specified

Construction Type

Standard Brick

Property Lease Information

LEASEHOLD:

We have been advised by the vendor that the remaining lease on the property is 114 years

The Ground Rent is £250 per annum with NO service charge

Contribution to repairs to common areas (roof, Entrance stairwells etc)

Listed Building Information

Not listed

Stamp Duty

Not Specified

Other

Not Specified

Other

Not Specified

Electricity Supply

YES - OCTOPUS

Gas Supply

YES - OCTOPUS

Central Heating

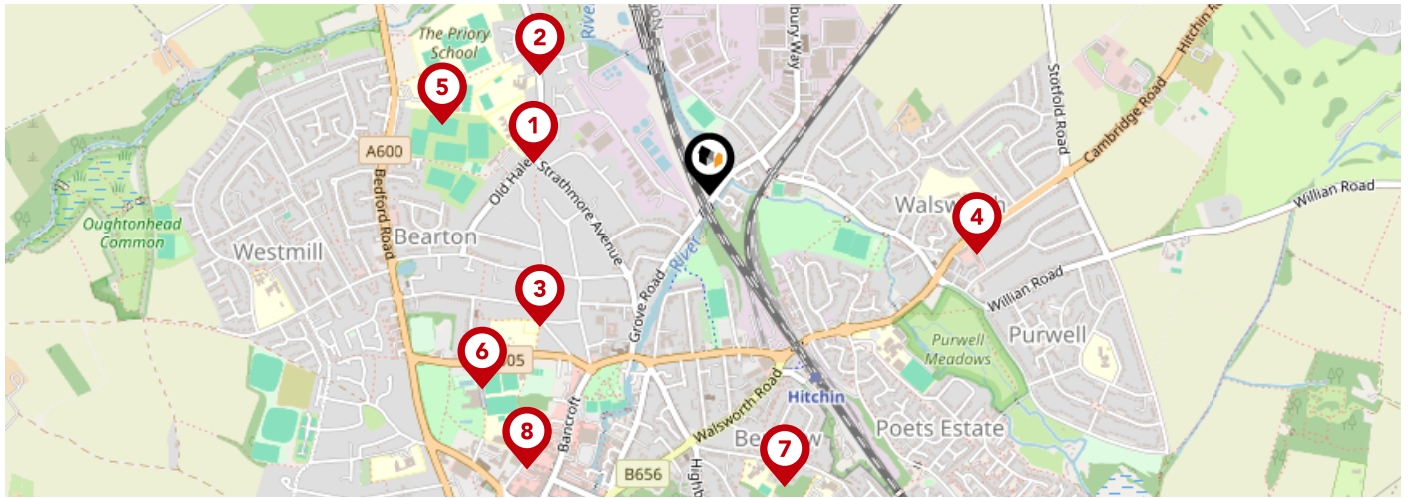
YES - GCH

Water Supply

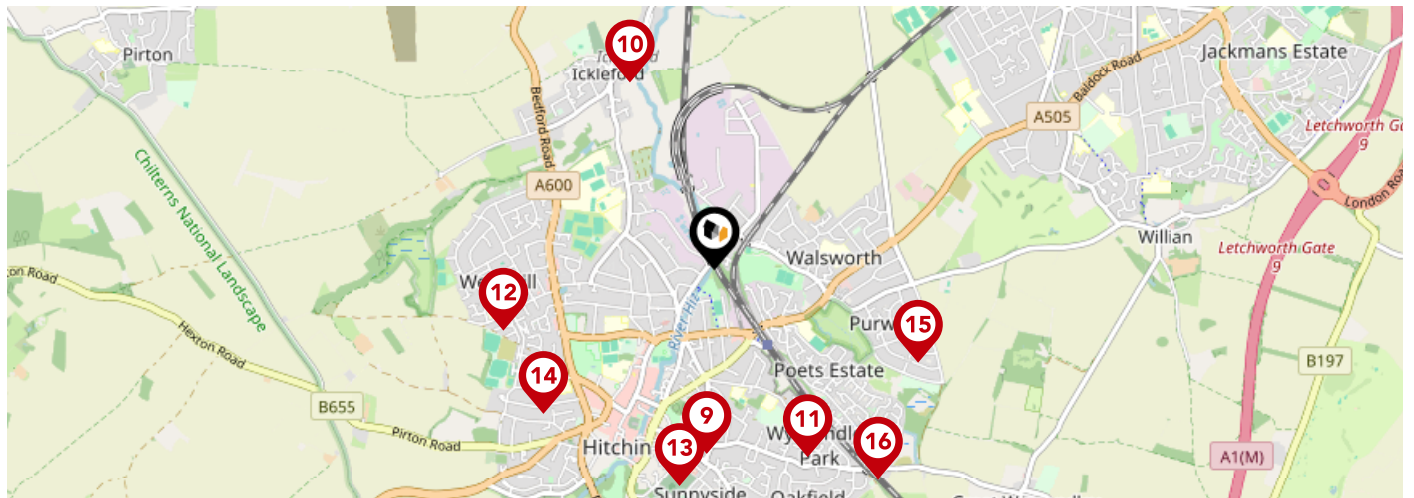
YES - GCH

Drainage

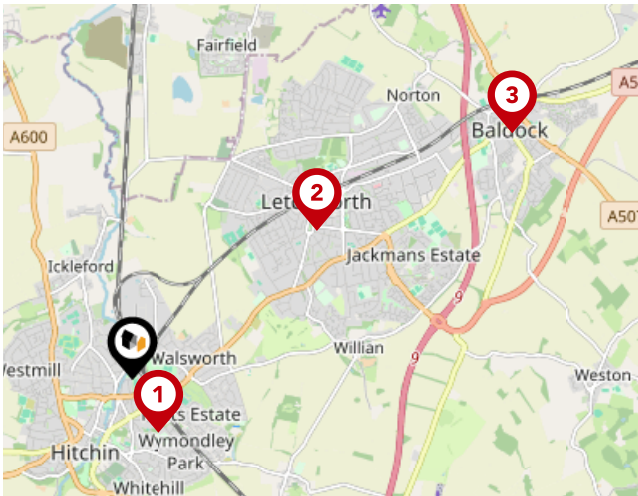
MAINS



		Nursery	Primary	Secondary	College	Private
Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.49	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

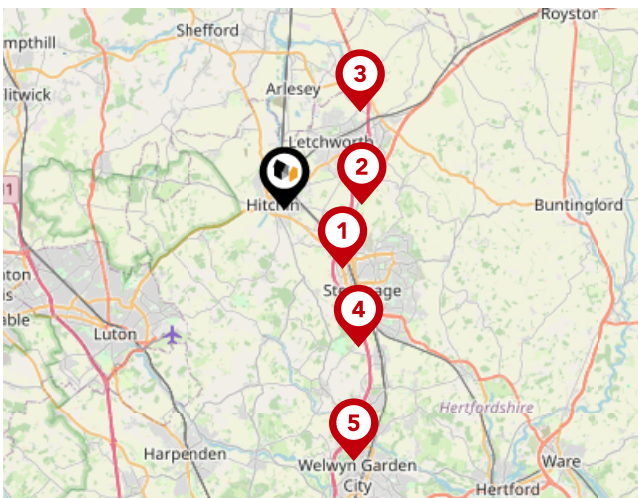


	Nursery	Primary	Secondary	College	Private
Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:1.01	<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: 420 Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



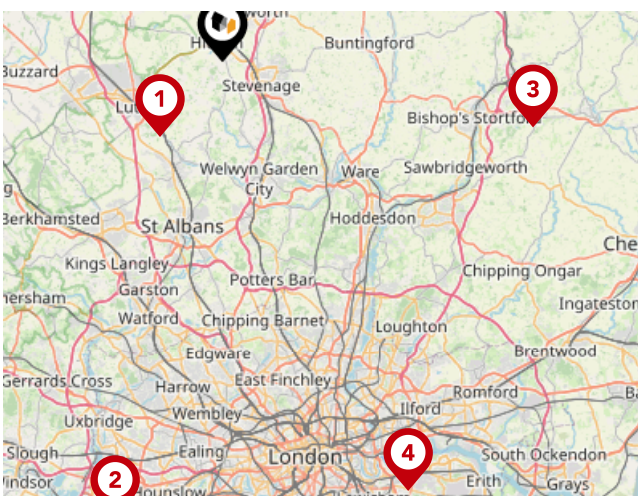
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.54 miles
2	Letchworth Rail Station	2.16 miles
3	Baldock Rail Station	4.13 miles



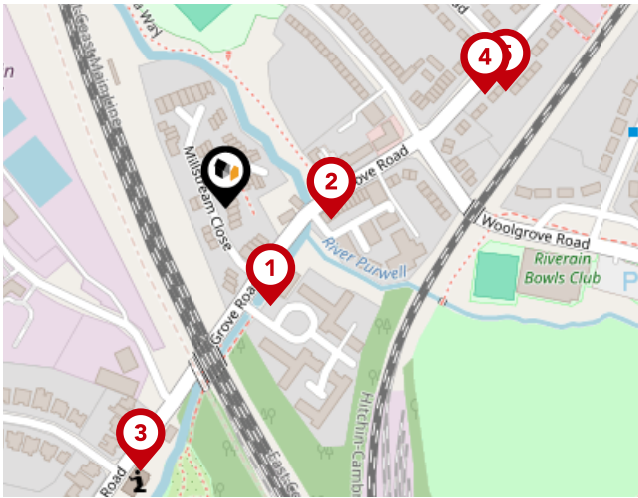
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.01 miles
2	A1(M) J9	2.77 miles
3	A1(M) J10	4.51 miles
4	A1(M) J7	5.68 miles
5	A1(M) J6	9.5 miles



Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	7.2 miles
2	Heathrow Airport	34.51 miles
3	Stansted Airport	23.18 miles
4	Silverton	34.42 miles



Bus Stops/Stations

Pin	Name	Distance
1	Millstream Close	0.06 miles
2	Millstream Close	0.06 miles
3	Stormont Road	0.16 miles
4	Girdle Road	0.16 miles
5	Girdle Road	0.17 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

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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Valuation Office
Agency

