

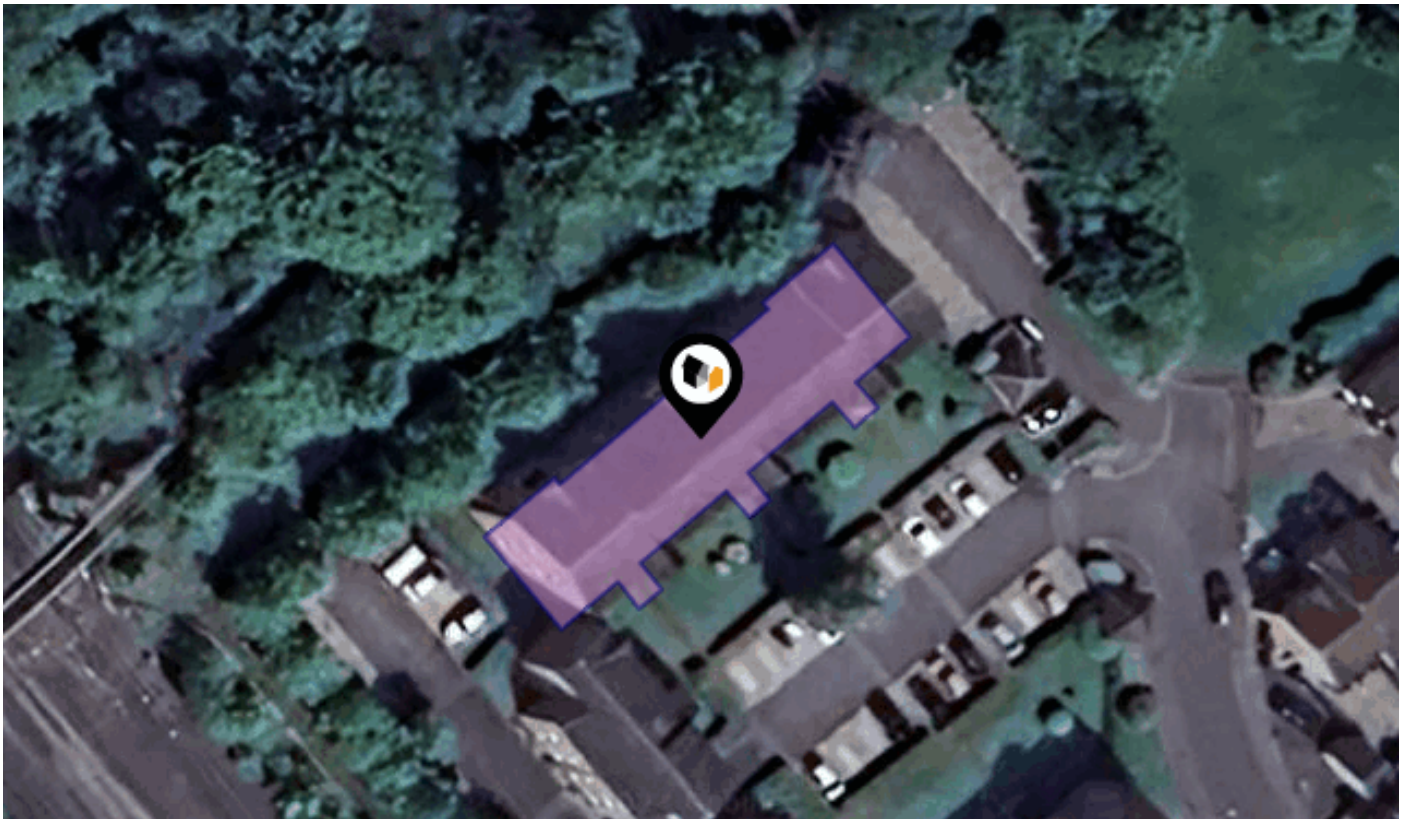


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 28th August 2024



WEDGEWOOD ROAD, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

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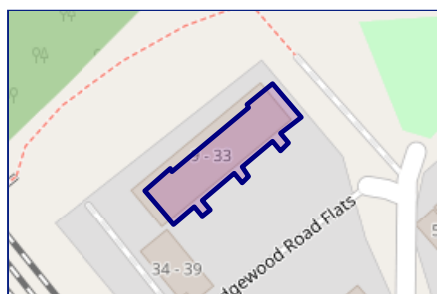


Freehold Title Plan



HD364143

Leasehold Title Plan



HD357420

Start Date: 26/06/1997
End Date: 24/06/2095
Lease Term: 99 years from 24 June 1996
Term Remaining: 70 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	26/06/1997
Floor Area:	527 ft ² / 49 m ²	End Date:	24/06/2095
Plot Area:	0.1 acres	Lease Term:	99 years from 24 June 1996
Year Built :	1997	Term Remaining:	70 years
Council Tax :	Band B		
Annual Estimate:	£1,731		
Title Number:	HD357420		

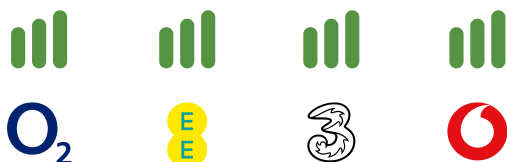
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	64 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **1 Wedgewood Road Hitchin SG4 0EX**

Reference - 16/00706/1HH	
Decision:	Decided
Date:	17th March 2016
Description:	Single storey rear extension linking existing detached garage to main dwelling together with conversion of garage to habitable accommodation, replace front perimeter fence with brick wall and closed boarded fence infills to height of 1.8m

Reference - 08/02077/1	
Decision:	Decided
Date:	12th November 2008
Description:	Change of use of public amenity land to residential garden and enclosure with 1.8m high close boarded fence.

Planning records for: **3 Wedgewood Road Hitchin SG4 0EX**

Reference - 02/01309/1HH	
Decision:	Decided
Date:	27th August 2002
Description:	Rear conservatory.

Planning records for: **6 Wedgewood Road Hitchin SG4 0EX**

Reference - 15/02009/1HH	
Decision:	Decided
Date:	24th July 2015
Description:	Single storey rear and link side extensions

Planning records for: *4 Wedgewood Road Hitchin SG4 0EX*

Reference - 07/01610/1HH
Decision: Decided
Date: 13th July 2007
Description: Two storey and single storey side extensions

Reference - 10/00107/1EUD
Decision: Decided
Date: 17th May 2010
Description: Porch linking garage to main dwelling

Reference - 07/02212/1HH
Decision: Decided
Date: 18th September 2007
Description: Single storey side and rear extensions

Planning records for: *7 Wedgewood Road Hitchin SG4 0EX*

Reference - 07/02876/1HH
Decision: Decided
Date: 06th December 2007
Description: Single storey front extension

Planning records for: *7 Wedgewood Road Hitchin SG4 0EX*

Reference - 07/00473/1HH	
Decision:	Decided
Date:	21st February 2007
Description:	Two storey front extension with canopy roof over relocated main entrance door

SG4

Energy rating

C

Valid until 15.06.2032

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

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	49 m ²

Building Safety

Not Specified

Accessibility / Adaptations

None Specified

Restrictive Covenants

No - none Specified

Rights of Way (Public & Private)

No

Construction Type

Standard Brick

Property Lease Information

Leasehold

Remaining Lease - 70 Years

Ground Rent - £100/per annum payable to Fairway Property Investment

Service Charge - £1050/per annum payable to Proactive Block Management

Listed Building Information

Not listed

Other

Not specified

Other

Not specified

Other

Not specified

Electricity Supply

Yes - Supplier unknown

Gas Supply

No

Central Heating

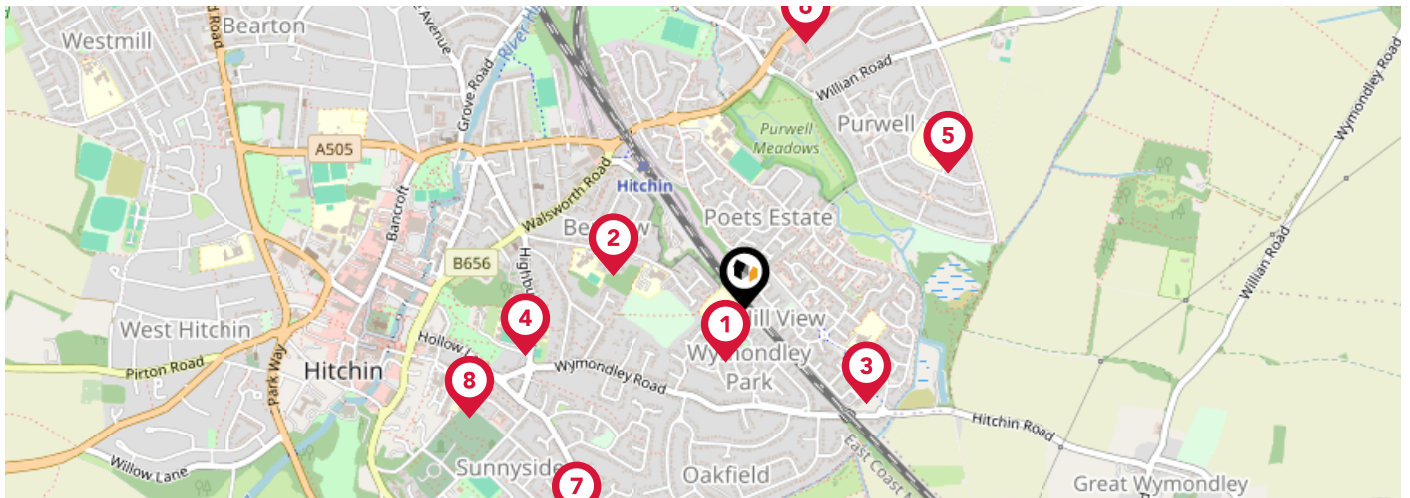
Yes Electric

Water Supply

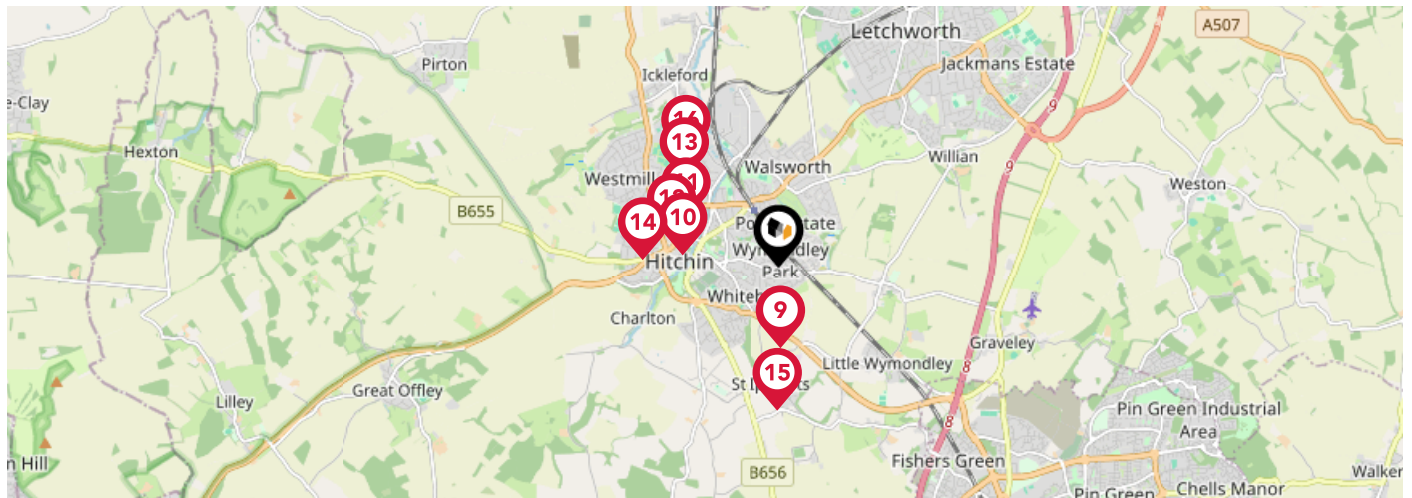
Yes - Supplier unknown

Drainage

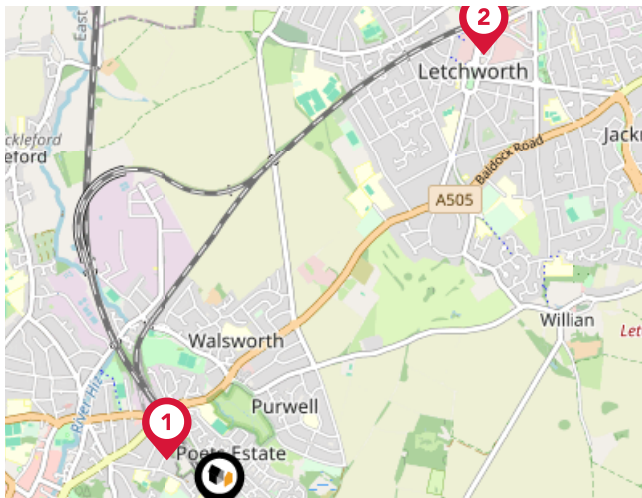
Mains



		Nursery	Primary	Secondary	College	Private
William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.13	<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:0.31	<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:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.62	<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:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

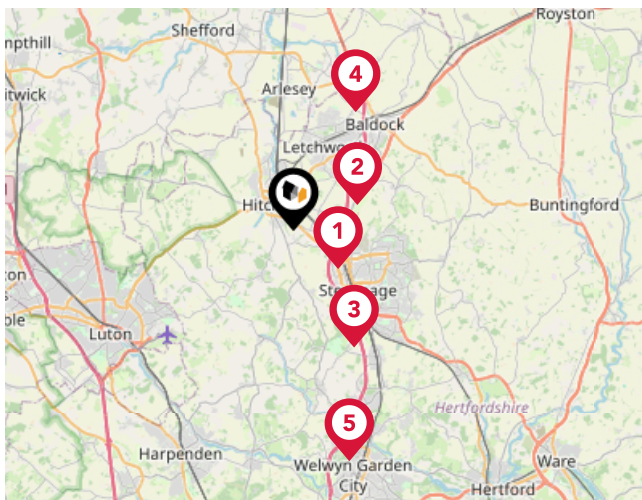


		Nursery	Primary	Secondary	College	Private
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.96	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.2	<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:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:1.29	<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:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



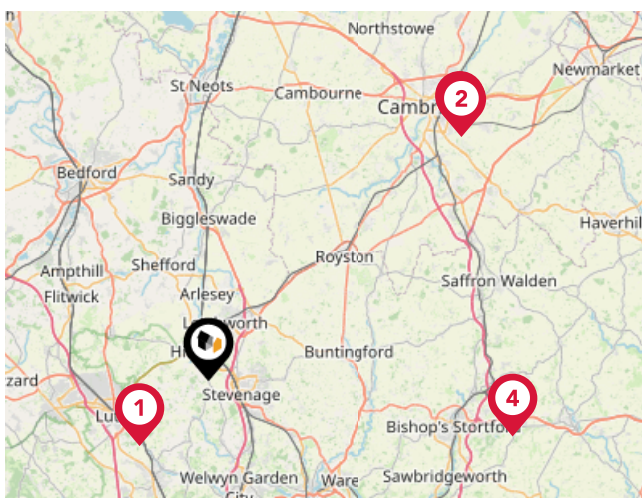
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.35 miles
2	Letchworth Rail Station	2.42 miles
3	Stevenage Rail Station	3.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.16 miles
2	A1(M) J9	2.49 miles
3	A1(M) J7	4.81 miles
4	A1(M) J10	4.88 miles
5	A1(M) J6	8.67 miles

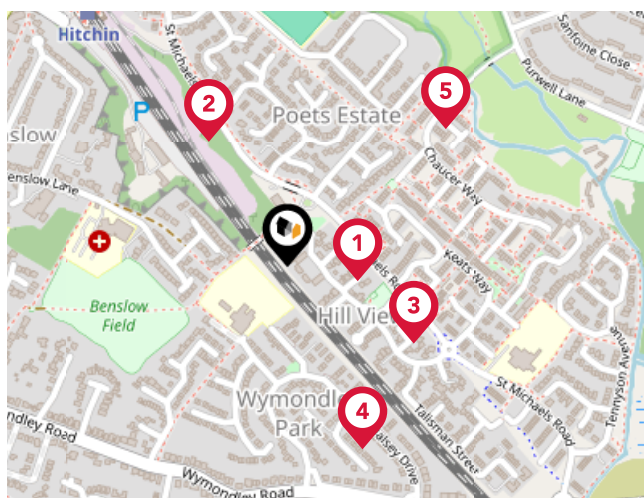


Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	6.97 miles
2	Cambridge Airport	25.55 miles
3	Cambridge Airport	25.69 miles
4	London Stansted Airport	22.58 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gibson Close	0.08 miles
2	Coleridge Close	0.17 miles
3	Hardy Close	0.17 miles
4	Kingsdown	0.23 miles
5	River Purwell	0.24 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.



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Valuation Office
Agency



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