

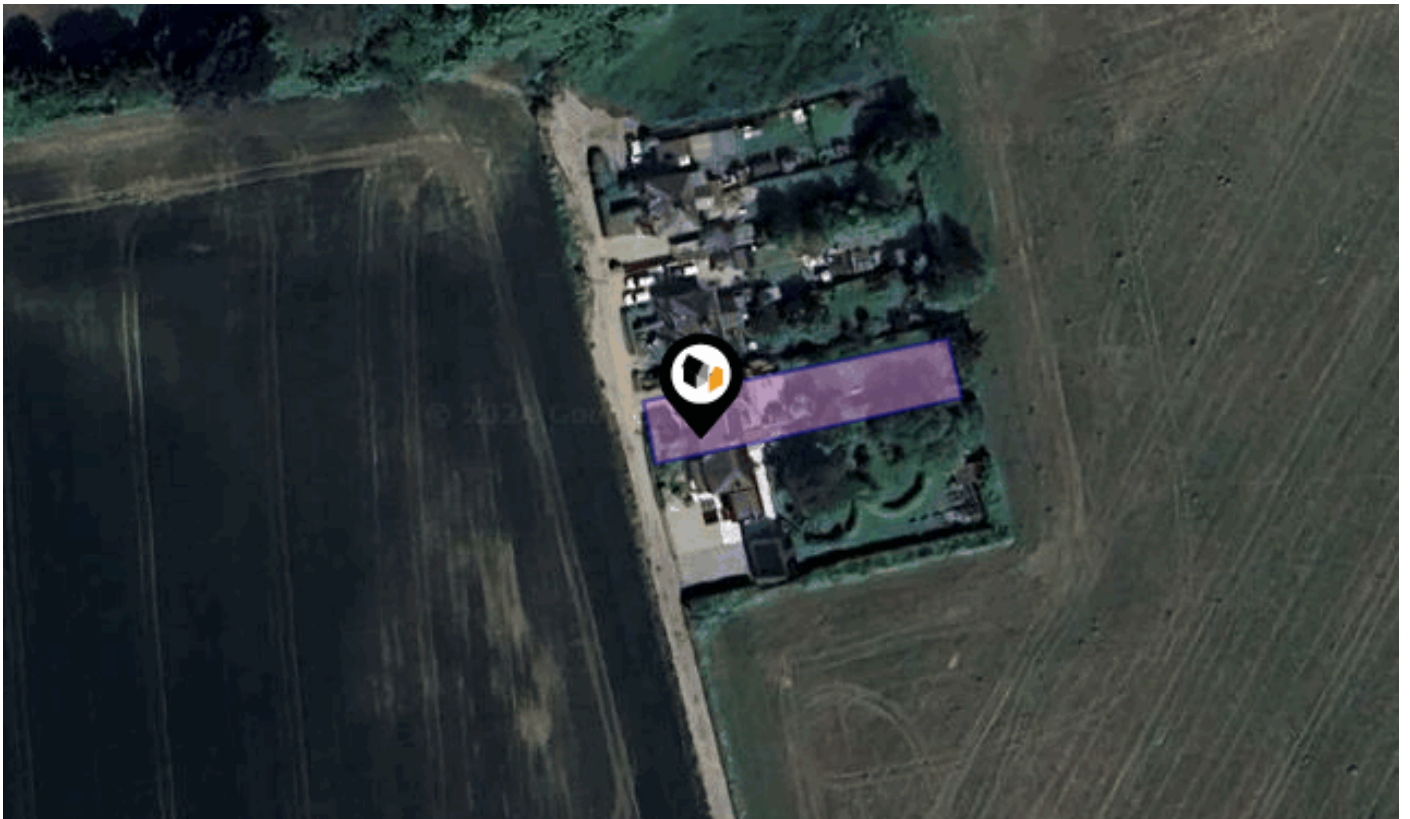


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# MIR: Material Info

The Material Information Affecting this Property

Monday 09<sup>th</sup> December 2024



**ST. IPPOLYTS, HITCHIN, SG4**

## Country Properties

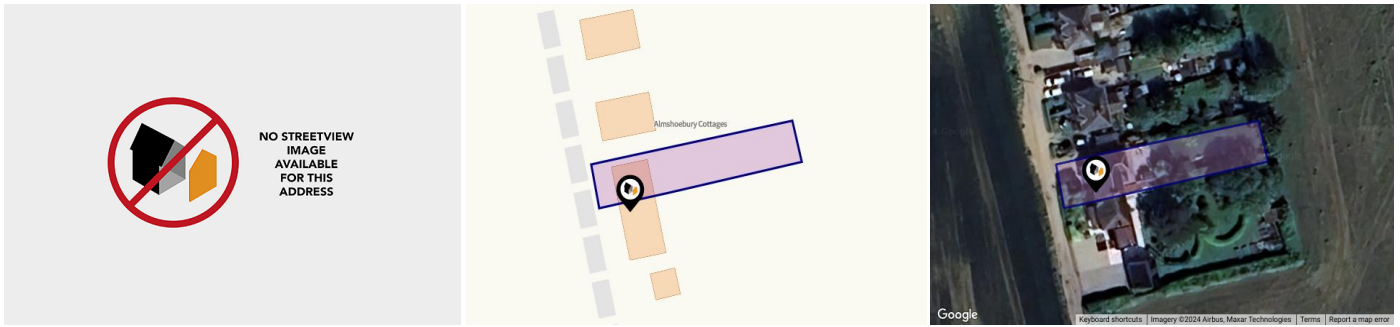
6 Brand Street Hitchin SG5 1HX

01462 452951

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## Property

<b>Type:</b>	Semi-Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	1,636 ft <sup>2</sup> / 152 m <sup>2</sup>		
<b>Plot Area:</b>	0.14 acres		
<b>Year Built :</b>	1900-1929		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,721		
<b>Title Number:</b>	HD527682		

## 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>11</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *6 Almshoebury Cottages Little Almshoe Lane St Ippolyts Hitchin SG4 7NS*

<b>Reference - 17/01141/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 04th May 2017
<b>Description:</b> Single storey side and rear extension following demolition of existing fencing and outbuildings.
<b>Reference - 90/01392/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 10th October 1990
<b>Description:</b> Two storey side extension and detached replacement double garage
<b>Reference - 83/00222/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 16th February 1983
<b>Description:</b> Erection of two storey side extension, front entrance porch and detached double garage

St. Ippolyts, SG4

Energy rating

**C**

Valid until 03.02.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		96   <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>	70   <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>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and underfloor heating, oil
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	152 m <sup>2</sup>

## Building Safety

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None specified

## Accessibility / Adaptations

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Previous vendor made alterations: two storey extension to left and single rear extension completed approx 2020

## Restrictive Covenants

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None specified

## Rights of Way (Public & Private)

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right of access from the maintained road (Little Almshoe Lane / Little Almshoe Lane Round The Wyck) along a private road to our property

## Construction Type

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Standard Brick

## Property Lease Information

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Freehold

## Listed Building Information

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Not listed

## Stamp Duty

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Not specified

## Other

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Not specified

## Other

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None specified

## Electricity Supply

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YES - SSE

## Gas Supply

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NO gas

## Central Heating

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YES - Oil

## Water Supply

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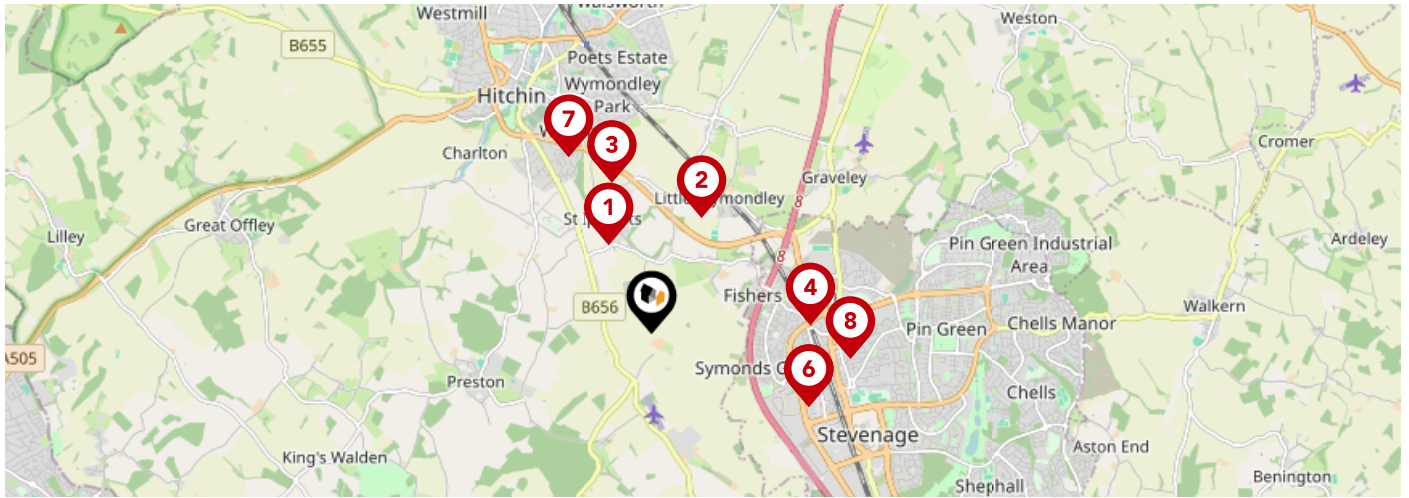
YES

## Drainage

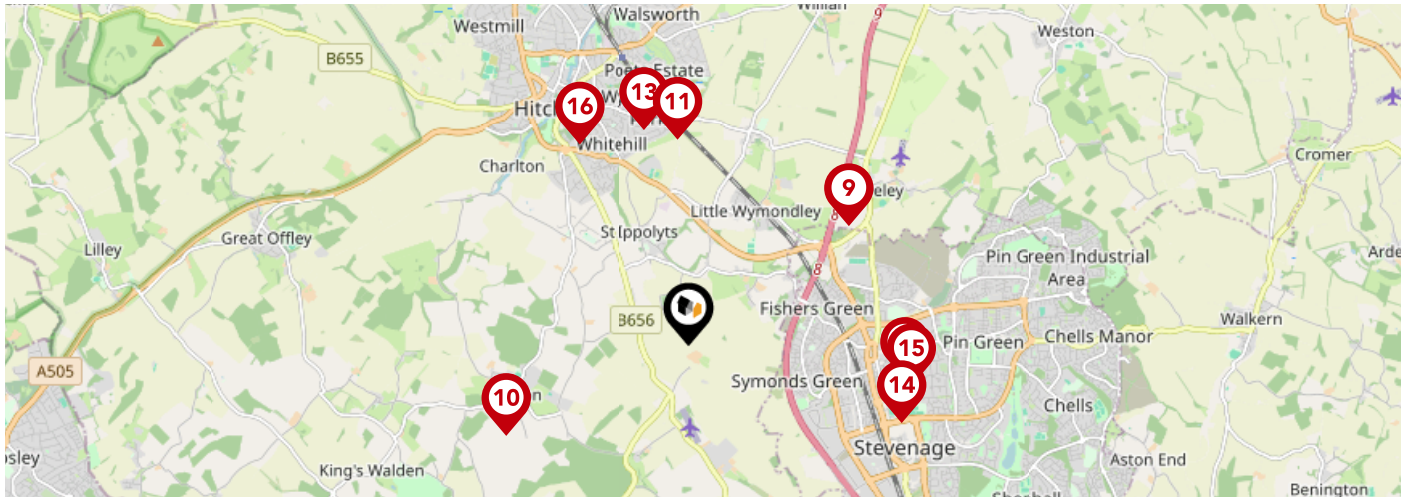
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Septic tank

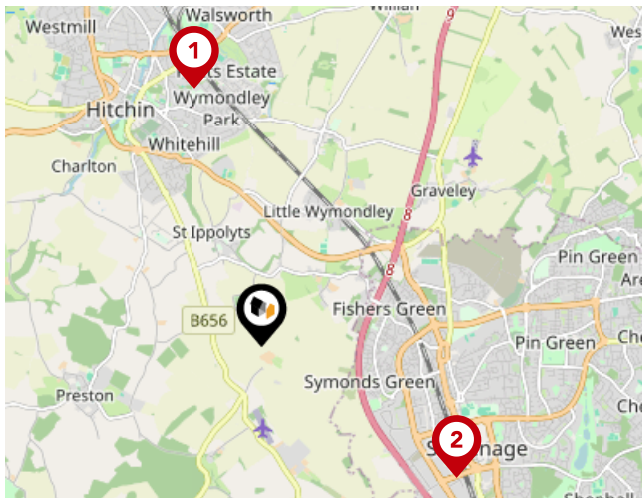




	Nursery	Primary	Secondary	College	Private
<b>1</b> <b>St Ippolyts Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> <b>Wymondley Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 102   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> <b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> <b>The Saint John Henry Newman Catholic School</b> Ofsted Rating: Good   Pupils: 1603   Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> <b>Woolenwick Junior School</b> Ofsted Rating: Good   Pupils: 234   Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> <b>Woolenwick Infant and Nursery School</b> Ofsted Rating: Outstanding   Pupils: 217   Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> <b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> <b>The Thomas Alleyne Academy</b> Ofsted Rating: Good   Pupils: 1011   Distance:1.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

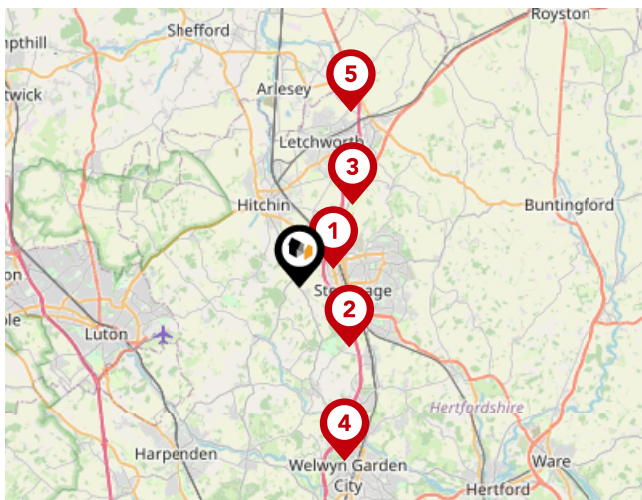


	Nursery	Primary	Secondary	College	Private
<b>Graveley Primary School</b> Ofsted Rating: Good   Pupils: 96   Distance:1.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Preston Primary School</b> Ofsted Rating: Good   Pupils: 67   Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Barclay Academy</b> Ofsted Rating: Good   Pupils: 916   Distance:2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Fairlands Primary School</b> Ofsted Rating: Good   Pupils: 685   Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Letchmore Infants' and Nursery School</b> Ofsted Rating: Outstanding   Pupils: 301   Distance:2.07	<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: 204   Distance:2.1	<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	2.43 miles
2	Stevenage Rail Station	2.16 miles
3	Letchworth Rail Station	4.28 miles



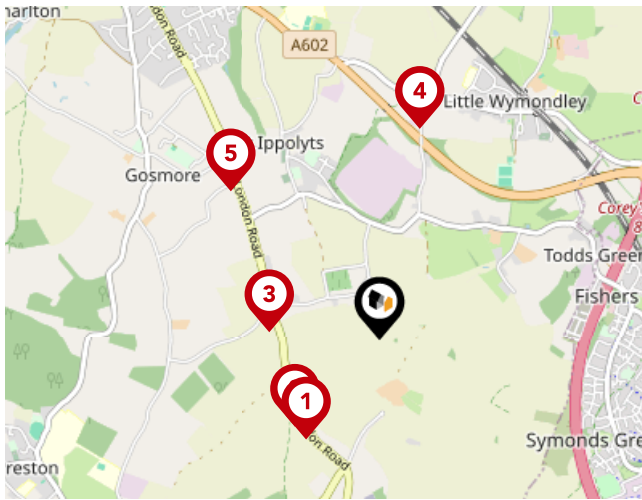
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	1.44 miles
2	A1(M) J7	2.83 miles
3	A1(M) J9	3.61 miles
4	A1(M) J6	6.54 miles
5	A1(M) J10	6.7 miles



### Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.07 miles
2	Heathrow Airport	31.98 miles
3	Silvertown	31.48 miles
4	Stansted Airport	21.92 miles



### Bus Stops/Stations

Pin	Name	Distance
1	The Rusty Gun PH	0.57 miles
2	The Rusty Gun PH	0.55 miles
3	Crossroads	0.51 miles
4	Blakemore End Road	0.98 miles
5	London Road Crossroads	0.96 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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