

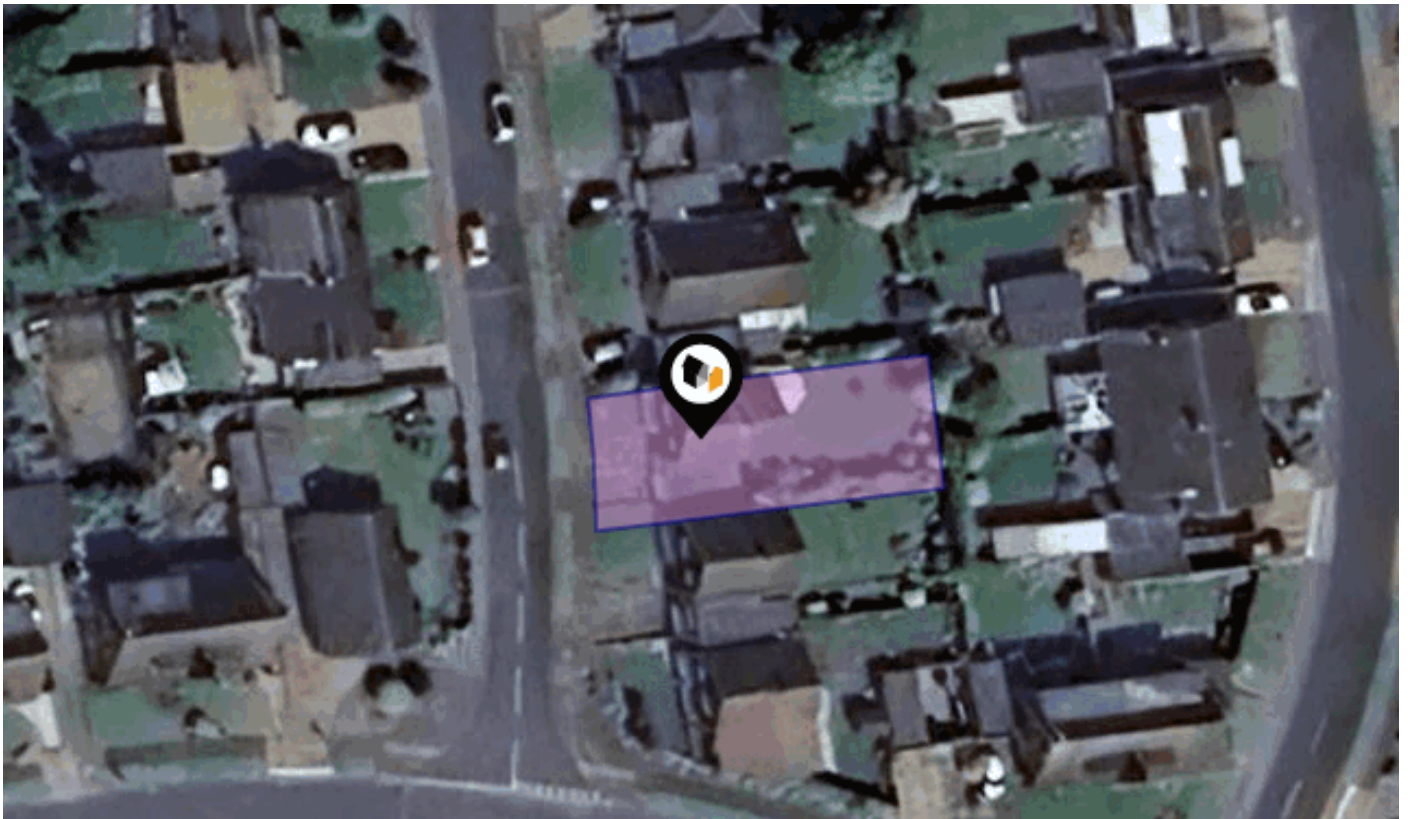


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 08th January 2025



COLLISON CLOSE, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





os-zoom-map

googl-street-view

Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,022 ft ² / 95 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band E		
Annual Estimate:	£2,721		
Title Number:	HD104241		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	52 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **3 Collison Close Hitchin SG4 ORE**

Reference - 08/03043/1PUD	
Decision:	Decided
Date:	22nd December 2008
Description:	Lawful Development Certificate (Proposed): Rear Dormer window

Planning records for: **8 Collison Close Hitchin SG4 ORE**

Reference - 81/01594/1	
Decision:	Decided
Date:	28th October 1981
Description:	Section 53 - Formation of room in roof space.

Planning records for: **10 Collison Close Hitchin SG4 ORE**

Reference - 80/00659/1	
Decision:	Decided
Date:	28th March 1980
Description:	Extension of existing dormer windows to provide additional rooms in roof.

Planning records for: **12 Collison Close Hitchin SG4 ORE**

Reference - 04/00341/1HH	
Decision:	Decided
Date:	05th March 2004
Description:	Single storey side extension following removal of workshop

Planning records for: *16 Collison Close Hitchin SG4 0RE*

Reference - 06/01067/1HH
Decision: Decided
Date: 03rd July 2006
Description: Single storey rear extension
Reference - 79/01773/1
Decision: Decided
Date: 15th September 1979
Description: Erection of replacement double garage and covered way between house and garage.
Reference - 79/01298/1
Decision: Decided
Date: 20th June 1979
Description: Erection of replacement double garage and covered way.

HITCHIN, SG4

Energy rating

D

Valid until 06.01.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 12 mm loft insulation
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	95 m ²

Building Safety

None Specified

Accessibility / Adaptations

Garage modified to link-detached - date not specified
Replaced downstairs bathroom - date not specified

Restrictive Covenants

None Specified

Rights of Way (Public & Private)

None Specified

Construction Type

Standard Brick

Property Lease Information

FREEHOLD

Listed Building Information

Not Listed

Stamp Duty

None Specified

Other

None Specified

Other

None Specified

Electricity Supply

YES - EON

Gas Supply

YES - BRITISH GAS

Central Heating

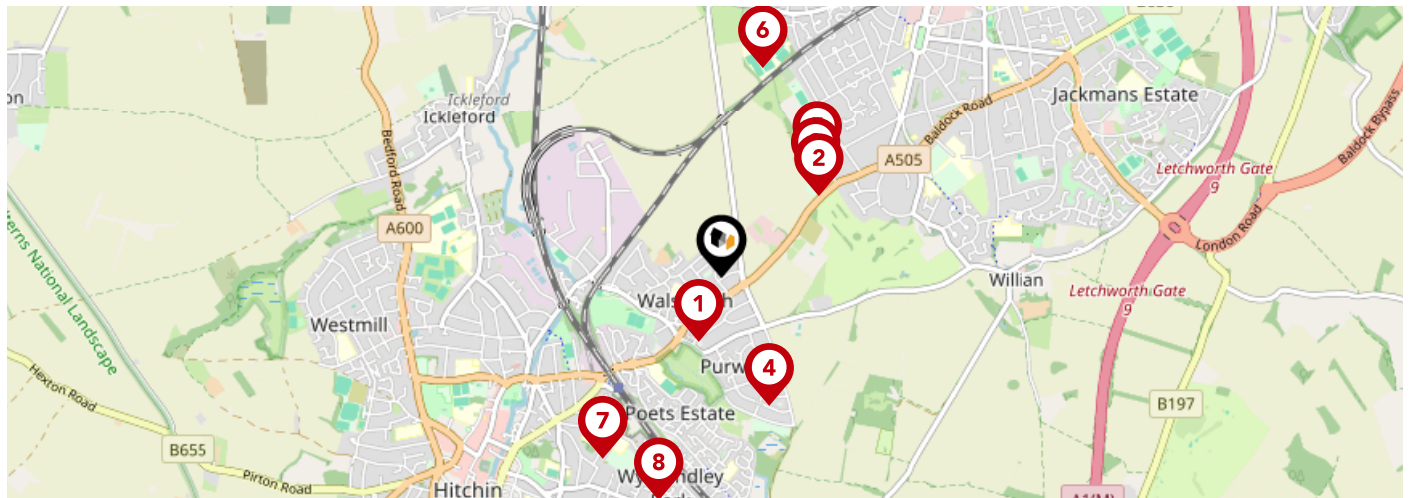
YES - GCH

Water Supply

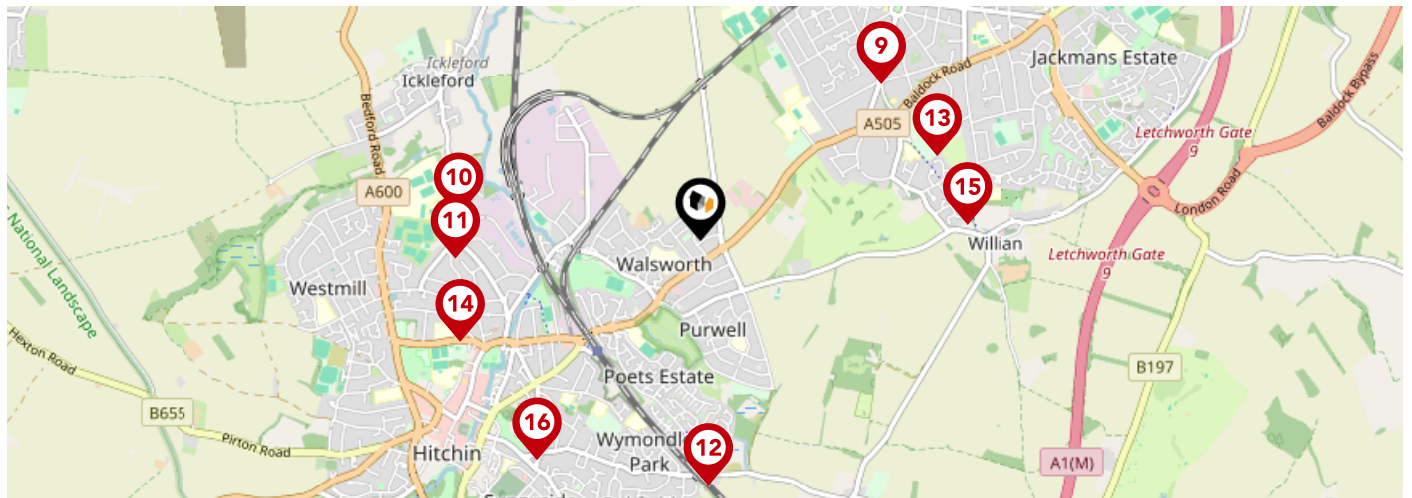
YES - SUPPLIER UNKNOWN

Drainage

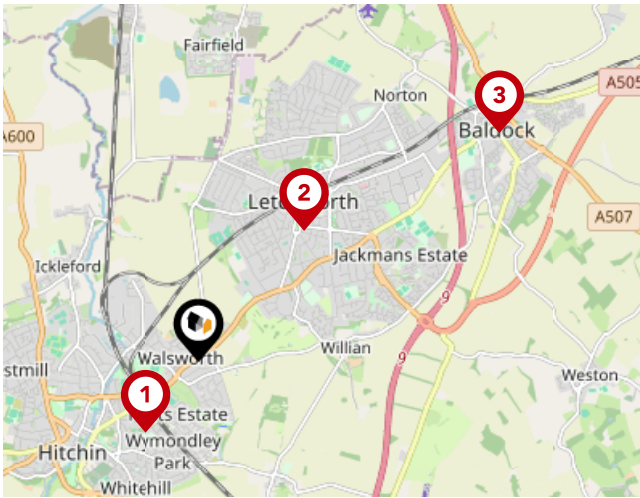
YES - MAINS



		Nursery	Primary	Secondary	College	Private
1	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	North Herts Education Support Centre Ofsted Rating: Outstanding Pupils: 1 Distance:0.58	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Highfield School Ofsted Rating: Good Pupils: 998 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Thomas More Roman Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Fearnhill School Ofsted Rating: Good Pupils: 596 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

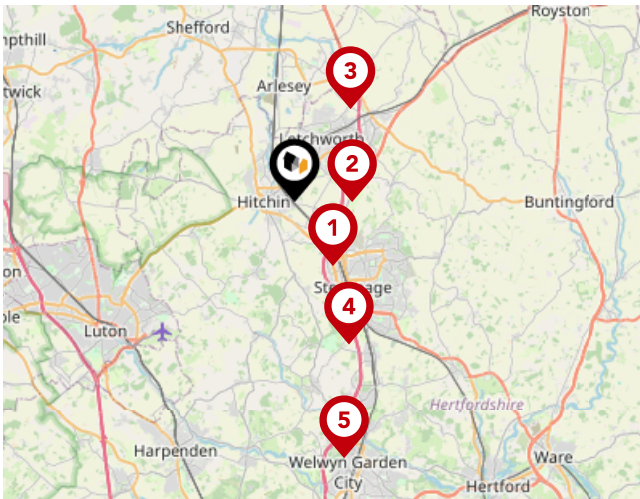


	Nursery	Primary	Secondary	College	Private
St Francis College Ofsted Rating: Not Rated Pupils: 301 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.11	<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:1.12	<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:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Christopher School Ofsted Rating: Not Rated Pupils: 546 Distance:1.15	<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:1.19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lordship Farm Primary School Ofsted Rating: Good Pupils: 441 Distance:1.23	<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:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



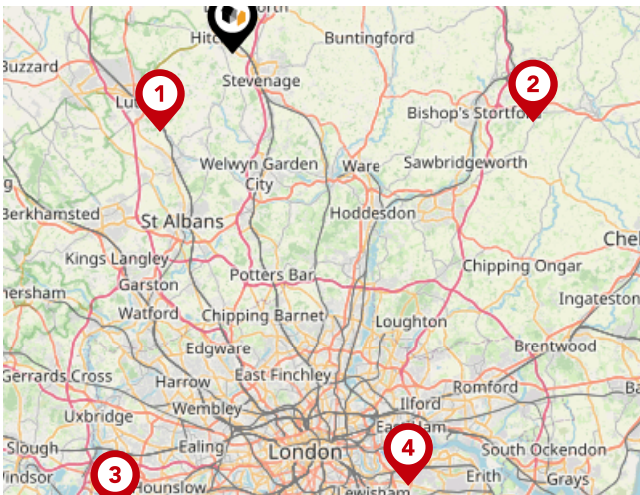
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.81 miles
2	Letchworth Rail Station	1.54 miles
3	Baldock Rail Station	3.46 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.7 miles
2	A1(M) J9	2.05 miles
3	A1(M) J10	3.98 miles
4	A1(M) J7	5.53 miles
5	A1(M) J6	9.5 miles

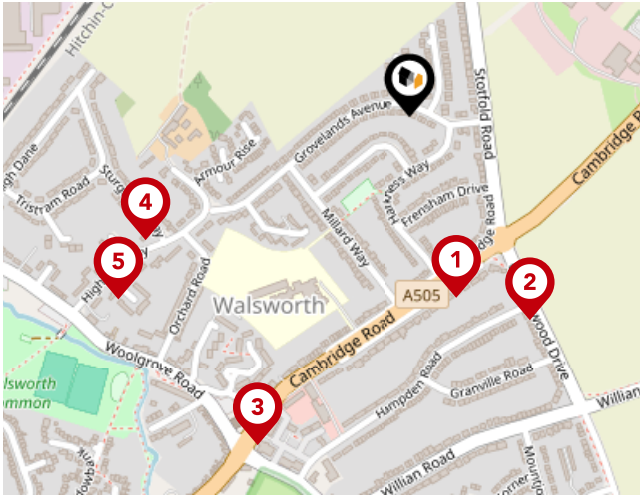


Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	7.79 miles
2	Stansted Airport	22.53 miles
3	Heathrow Airport	34.84 miles
4	Silvertown	34.3 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Queenswood Drive	0.21 miles
2	Hampden Road	0.27 miles
3	Walsworth Cross Roads	0.41 miles
4	Highover Way	0.33 miles
5	East Close	0.39 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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6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Valuation Office
Agency

