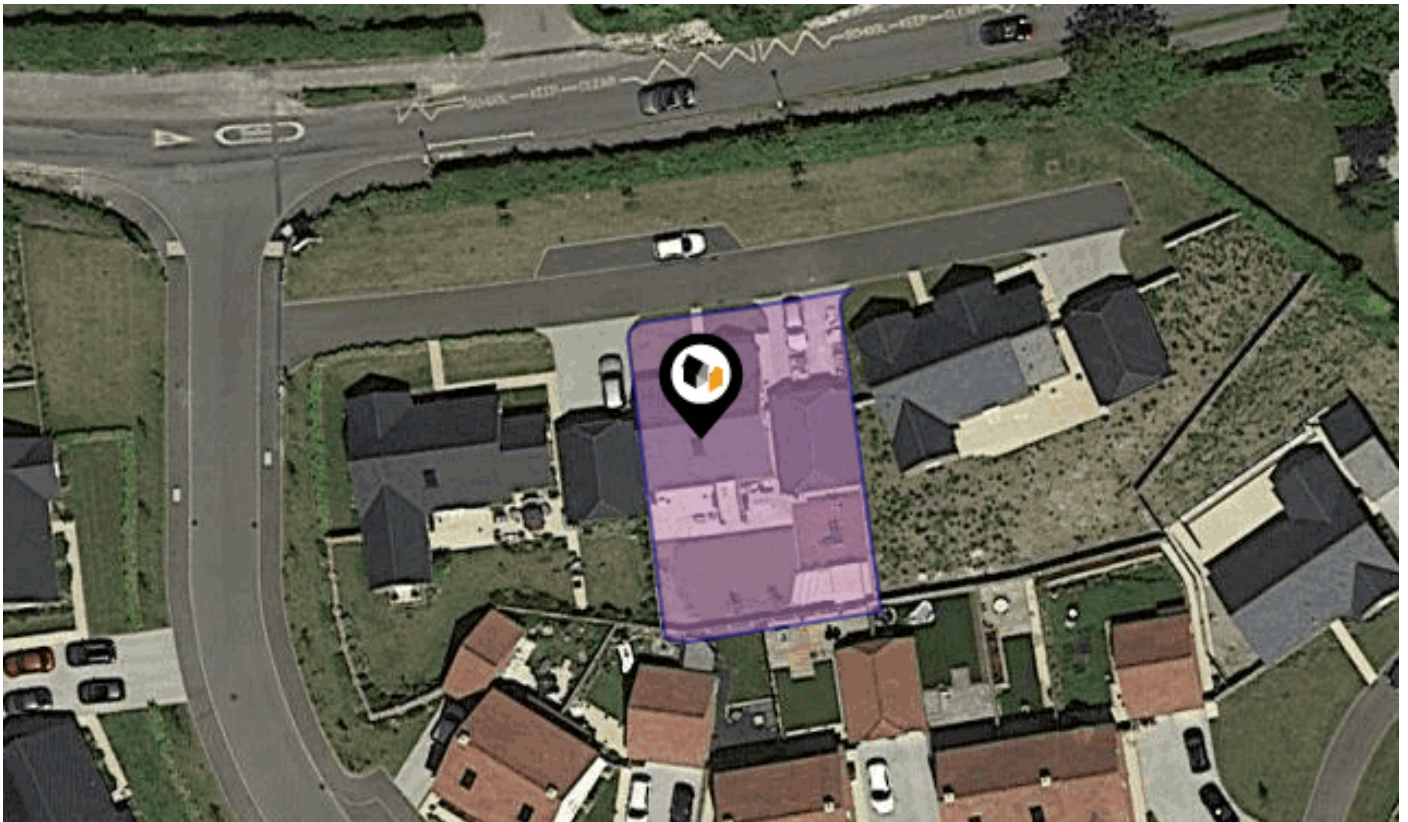




# MIR: Material Info

The Material Information Affecting this Property

Tuesday 15<sup>th</sup> October 2024



## CHIME DELL, WHITWELL, HITCHIN, SG4

### Country Properties

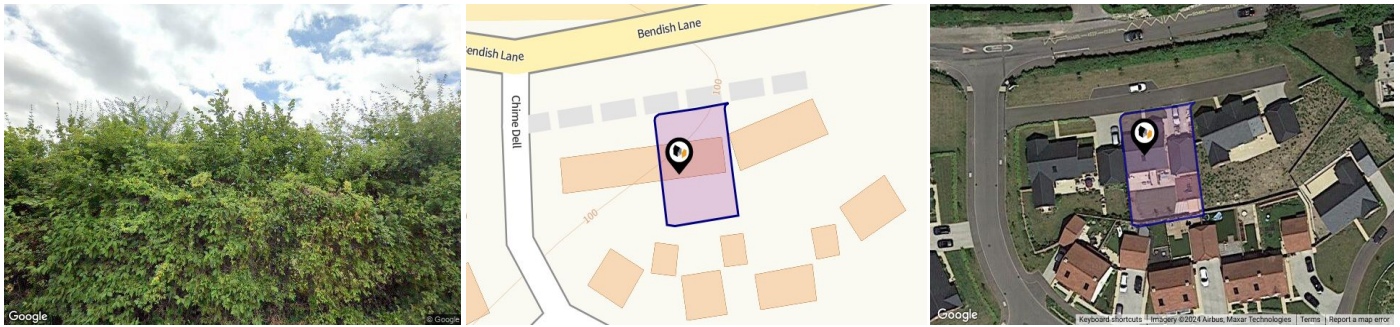
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	925 ft <sup>2</sup> / 86 m <sup>2</sup>		
<b>Plot Area:</b>	0.12 acres		
<b>Year Built :</b>	2020		
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,721		
<b>Title Number:</b>	HD595969		

## 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>17</b> mb/s	<b>52</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *17 Chime Dell Whitwell Hitchin Hertfordshire SG4 8BS*

Reference - 22/02895/LDCP	
Decision:	Decided
Date:	09th November 2022
Description:	Single storey rear extension

Reference - 22/02813/LDCP	
Decision:	Decided
Date:	09th November 2022
Description:	Insertion of rear dormer window and front rooflight to facilitate conversion of loft into habitable accommodation

Planning records for: *14 Chime Dell Whitwell Hitchin Hertfordshire SG4 8BS*

Reference - 23/01882/LDCP	
Decision:	Decided
Date:	09th August 2023
Description:	Alterations to existing rear conservatory

Reference - 23/02301/FPH	
Decision:	Decided
Date:	04th October 2023
Description:	Alterations to existing rear conservatory to include replacement roof and alterations to fenestration

Planning records for: *14 Chime Dell Whitwell Hitchin Hertfordshire SG4 8BS*

<b>Reference - TP/2023/0518</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	04th October 2023
<b>Description:</b>	T1 Yew- Fell

Chime Dell, Whitwell, SG4

Energy rating

**B**

Valid until 10.02.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	83   B	85   B
69-80	<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>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.24 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.16 W/m-Â°K
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.19 W/m-Â°K
<b>Total Floor Area:</b>	86 m <sup>2</sup>

## Building Safety

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Not Specified

## Accessibility / Adaptations

---

None 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

## Other

---

None Specified

## Other

---

None Specified

## Other

---

None Specified



## Electricity Supply

---

YES - BRITISH GAS

## Gas Supply

---

YES - BRITISH GAS

## Central Heating

---

YES - GCH  
AIR CONDITIONING UNITS IN TWO BEDROOMS

## Water Supply

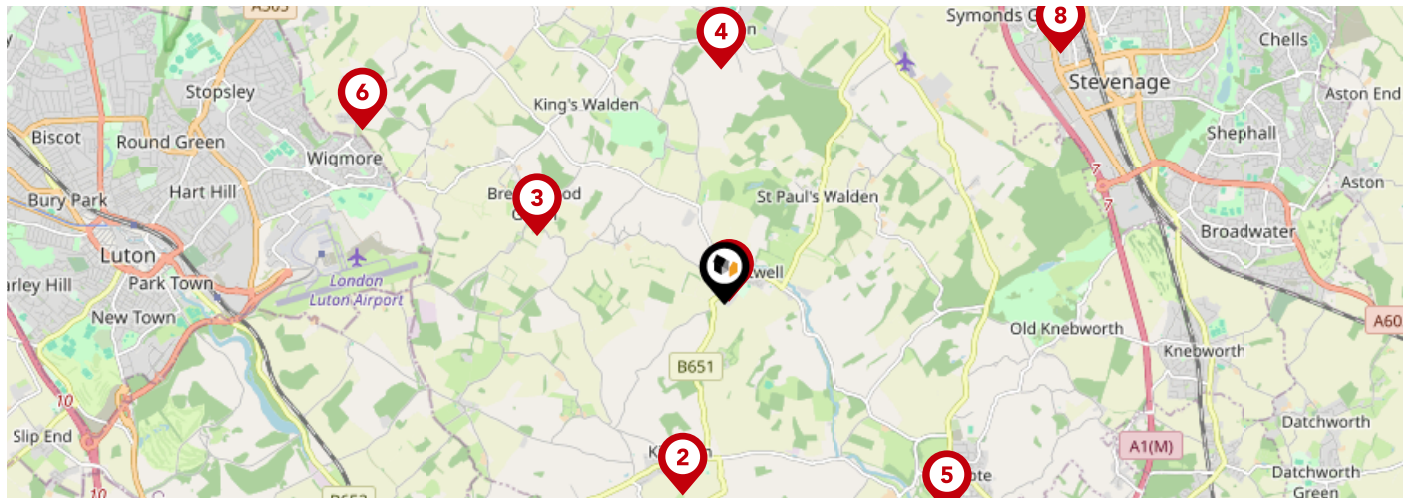
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YES - ANGLIAN WATER

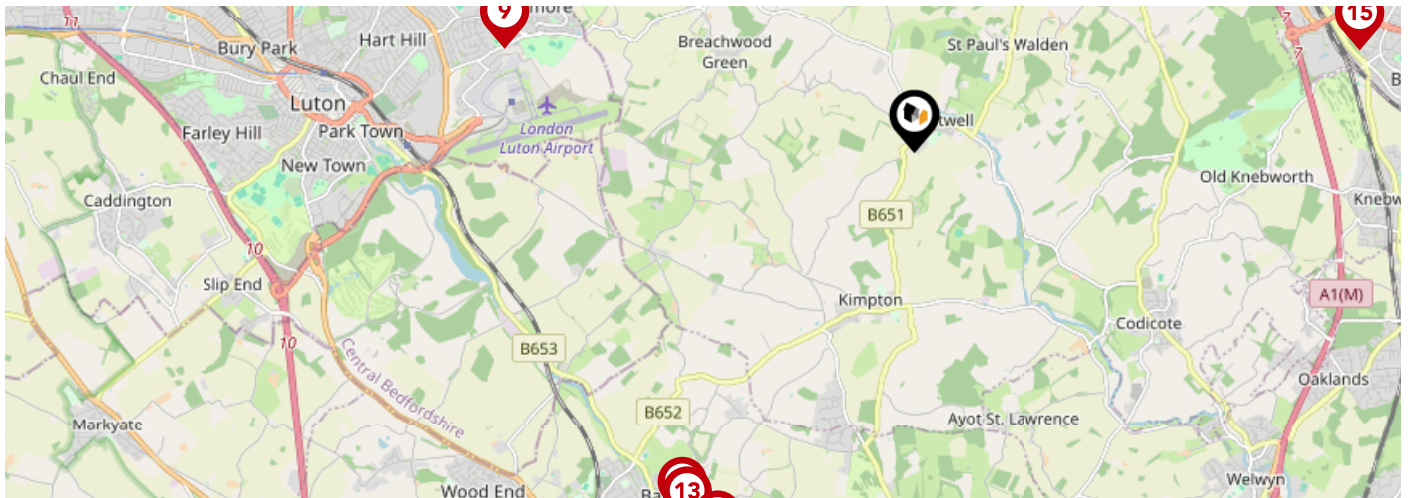
## Drainage

---

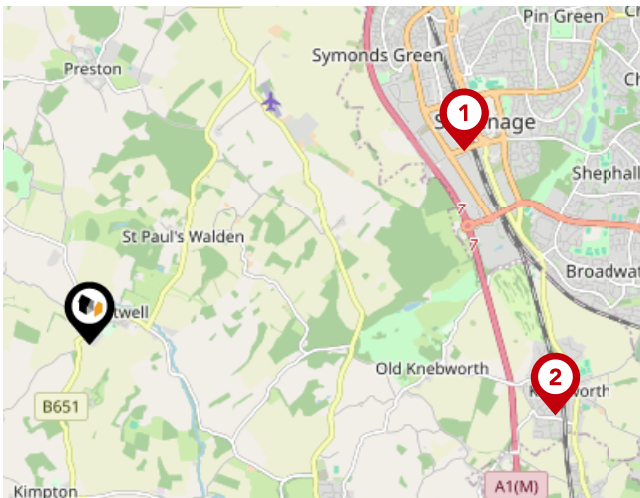
YES - MAINS



		Nursery	Primary	Secondary	College	Private
<b>St Paul's Walden Primary School</b> Ofsted Rating: Good   Pupils: 70   Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Kimpton Primary School</b> Ofsted Rating: Good   Pupils: 162   Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Breachwood Green Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 92   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:2.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Codicote Church of England Primary School</b> Ofsted Rating: Outstanding   Pupils: 262   Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Cockernhoe Endowed CofE Primary School</b> Ofsted Rating: Requires improvement   Pupils: 78   Distance:3.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Woolenwick Junior School</b> Ofsted Rating: Good   Pupils: 234   Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Woolenwick Infant and Nursery School</b> Ofsted Rating: Outstanding   Pupils: 217   Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

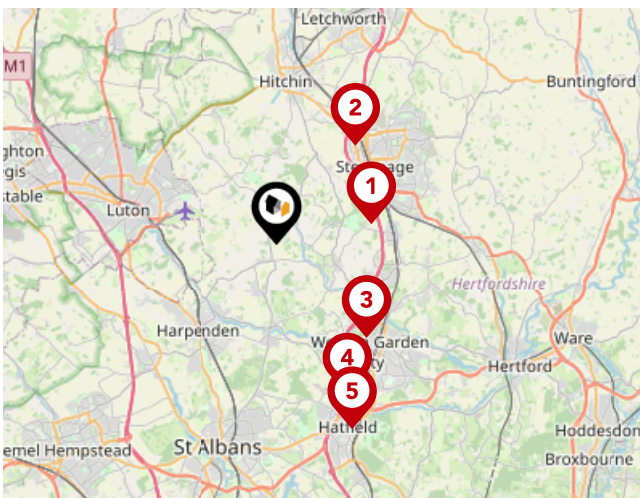


		Nursery	Primary	Secondary	College	Private
	<b>Wigmore Primary</b> Ofsted Rating: Good   Pupils: 604   Distance:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Sauncey Wood Primary School</b> Ofsted Rating: Good   Pupils: 193   Distance:3.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Ippolyts Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:3.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>North Hertfordshire College</b> Ofsted Rating: Good   Pupils:0   Distance:4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Batford Nursery School</b> Ofsted Rating: Outstanding   Pupils: 82   Distance:4.04	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Katherine Warington School</b> Ofsted Rating: Good   Pupils: 923   Distance:4.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Margaret Clitherow Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 237   Distance:4.17	<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:4.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



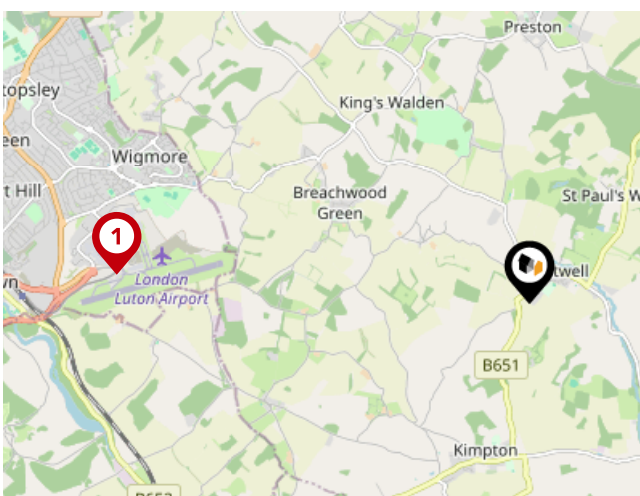
### National Rail Stations

Pin	Name	Distance
1	Stevenage Rail Station	3.85 miles
2	Knebworth Rail Station	4.31 miles
3	Luton Airport Parkway Rail Station	4.66 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J7	3.54 miles
2	A1(M) J8	4.67 miles
3	A1(M) J6	4.71 miles
4	A1(M) J5	6.09 miles
5	A1(M) J4	7.24 miles



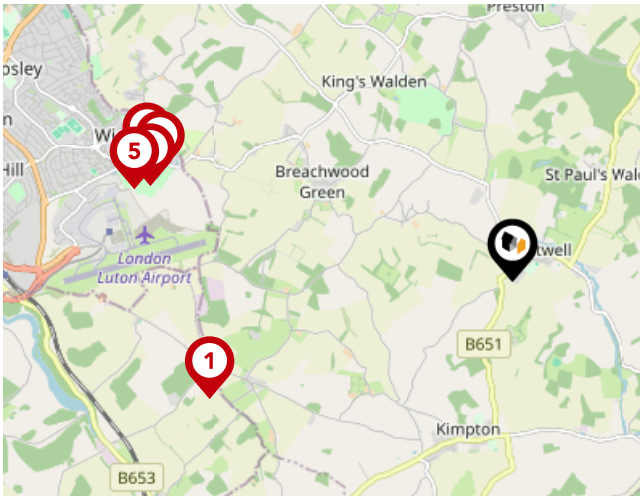
### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	3.8 miles
2	Heathrow Airport	28.68 miles
3	Silvertown	29.56 miles
4	Stansted Airport	23.49 miles



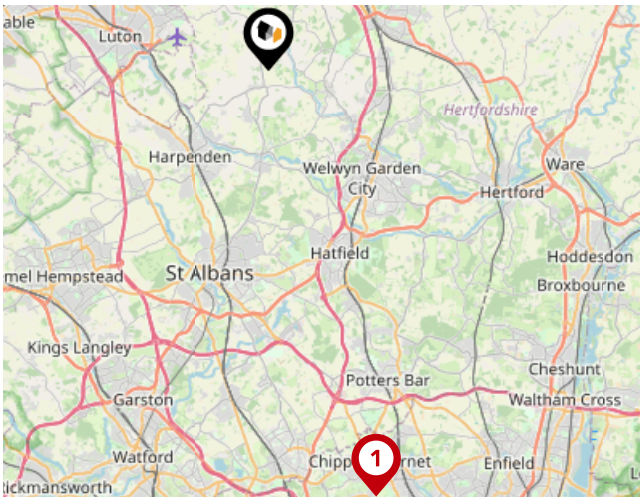
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Laburnum Farm	2.98 miles
2	Reedsdale	3.38 miles
3	Bowbrook Vale	3.43 miles
4	Cutlers Green	3.51 miles
5	Laxton Close	3.56 miles



### Local Connections

Pin	Name	Distance
1	High Barnet Underground Station	16.11 miles

---

## **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



Royal Mail