

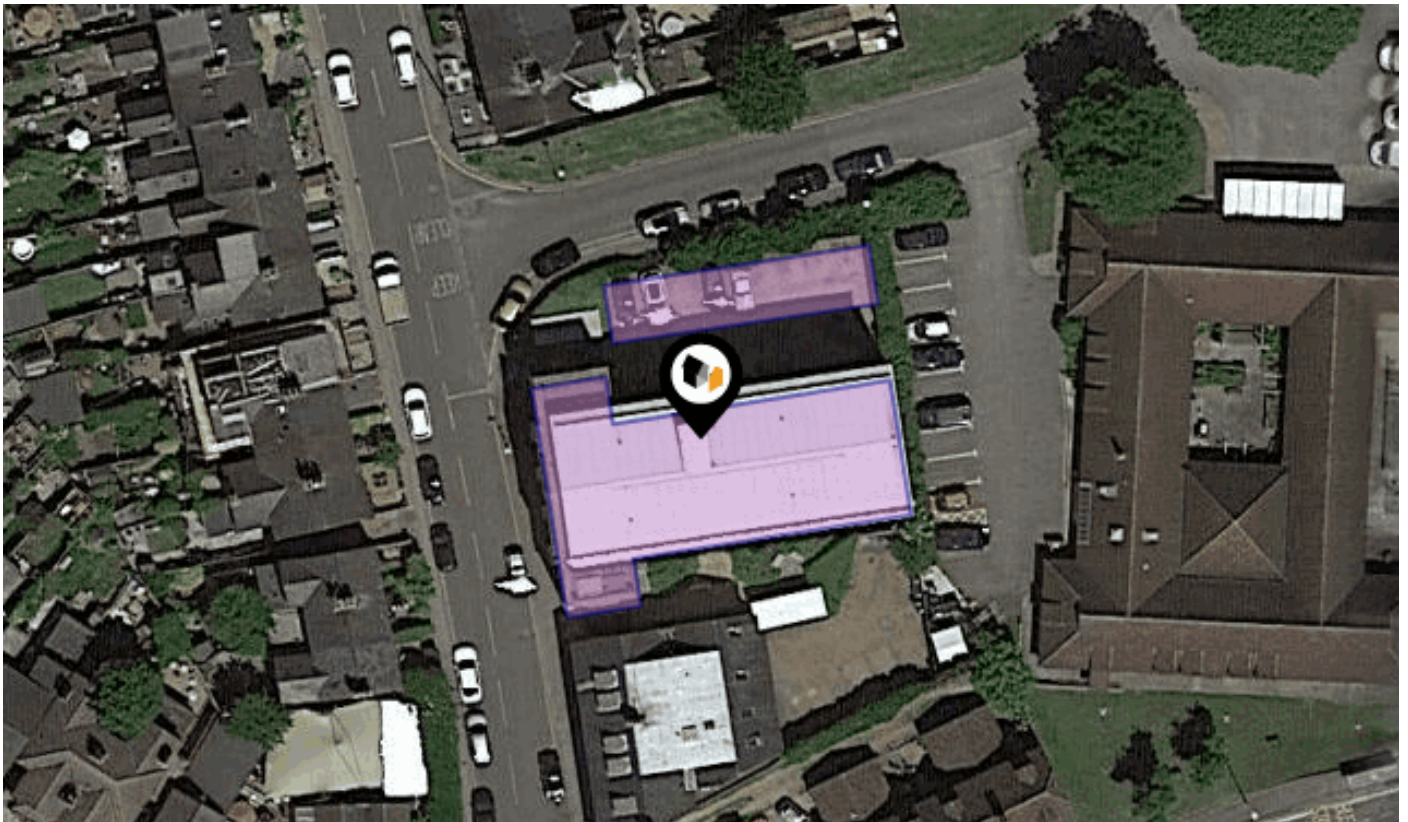


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# MIR: Material Info

The Material Information Affecting this Property

Thursday 16<sup>th</sup> January 2025



**98, ICKLEFORD ROAD, HITCHIN, SG5**

## Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

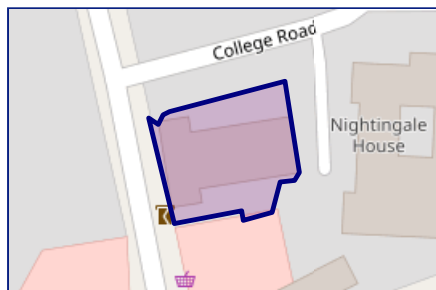
NKearney@country-properties.co.uk

www.country-properties.co.uk



### Freehold Title Plan

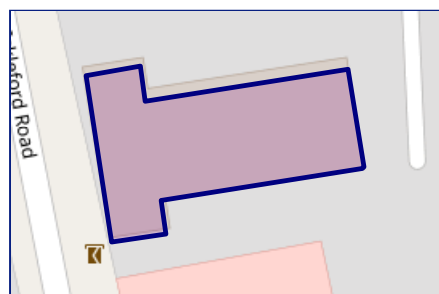
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**HD295834**

### Leasehold Title Plan

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**HD464743**

Start Date: 08/11/2006  
End Date: 01/06/2130  
Lease Term: 125 years from 1.6.2005  
Term Remaining: 105 years



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	08/11/2006
<b>Plot Area:</b>	0.13 acres	<b>End Date:</b>	01/06/2130
<b>Year Built :</b>	2006	<b>Lease Term:</b>	125 years from 1.6.2005
<b>Council Tax :</b>	Band C	<b>Term Remaining:</b>	105 years
<b>Annual Estimate:</b>	£1,979		
<b>Title Number:</b>	HD464743		

## 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>16</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



## Building Safety

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None specified

## Accessibility / Adaptations

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None specified

## Restrictive Covenants

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None specified

## Rights of Way (Public & Private)

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None specified

## Construction Type

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Standard brick

## Property Lease Information

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Lease remaining 105 year and 5 months  
Ground rent £125 per annum  
Service charge £2309.26 per annum

## Listed Building Information

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Not applicable

## Stamp Duty

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Ask agent

## Other

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Previous damp to bedroom 1 floor which was treated and repaired

## Electricity Supply

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Yes - EON

## Gas Supply

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No

## Central Heating

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No

## Water Supply

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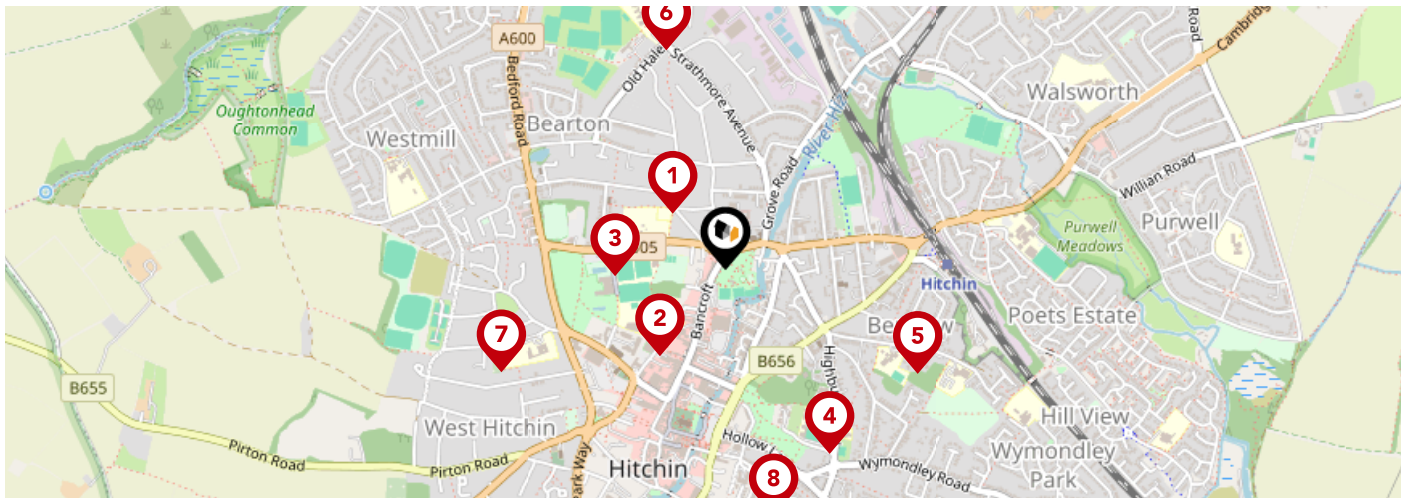
Yes - Affinity

## Drainage

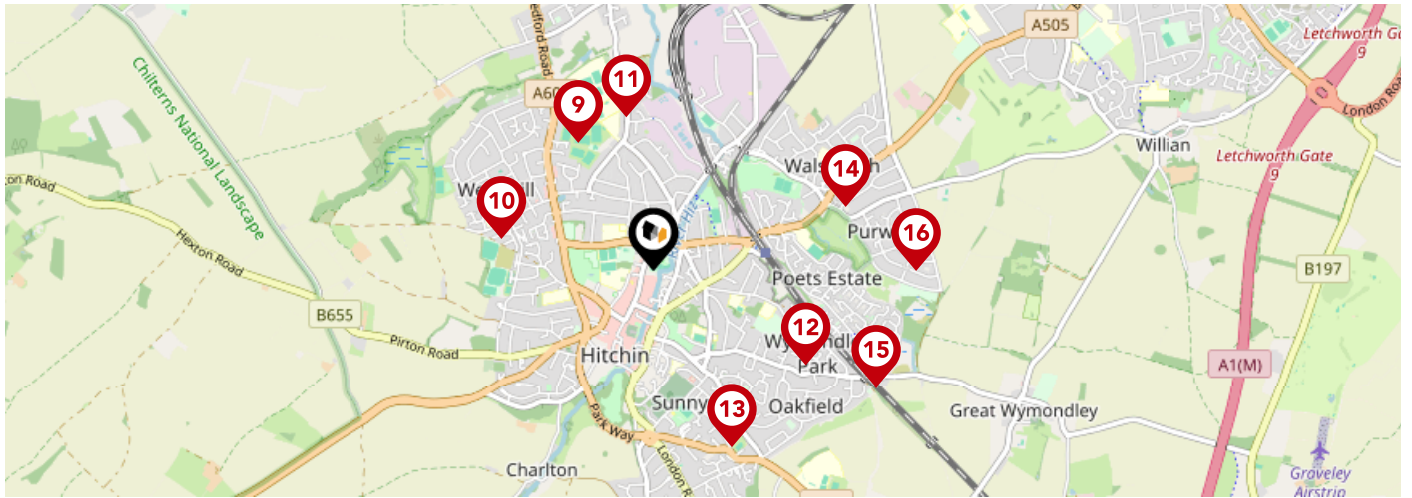
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Yes - Affinity



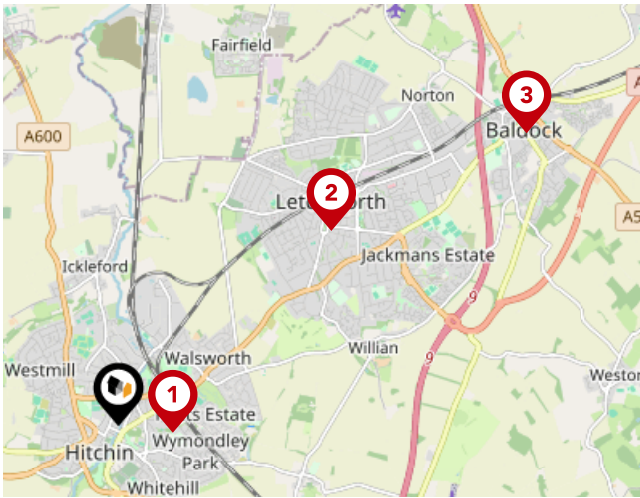


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:0.17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Wilshere-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



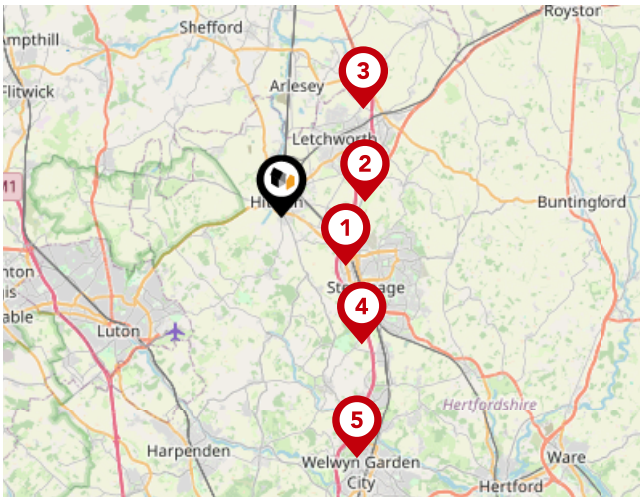
		Nursery	Primary	Secondary	College	Private
	<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1231   Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.92	<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:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Purwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 167   Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





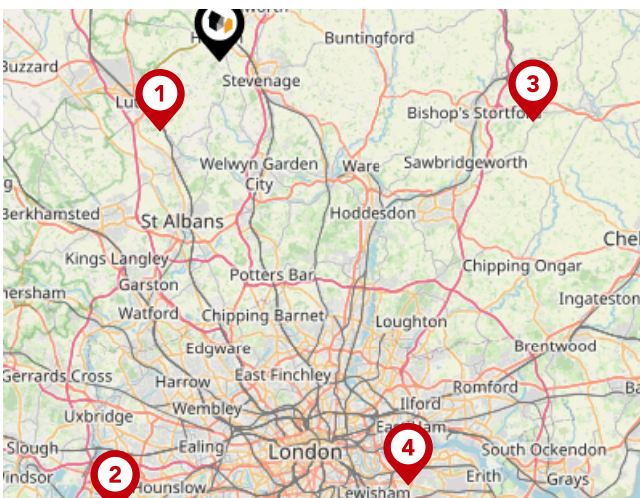
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.5 miles
2	Letchworth Rail Station	2.64 miles
3	Baldock Rail Station	4.59 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.94 miles
2	A1(M) J9	3.1 miles
3	A1(M) J10	5.02 miles
4	A1(M) J7	5.45 miles
5	A1(M) J6	9.17 miles

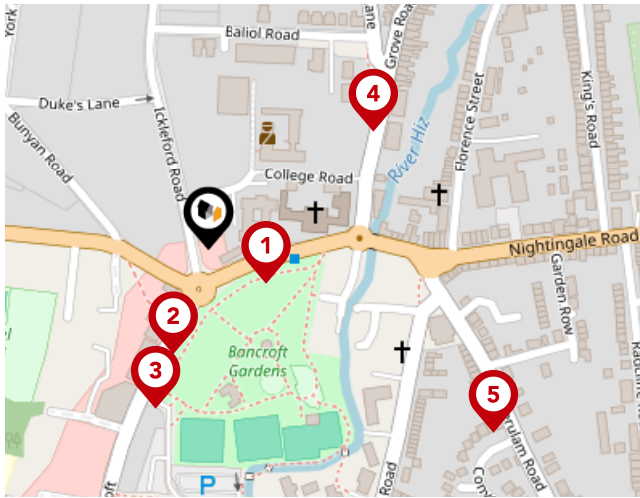


### Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.7 miles
2	Heathrow Airport	34.04 miles
3	Stansted Airport	23.36 miles
4	Silvertown	34.14 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Grove Road	0.04 miles
2	Bunyan Road	0.06 miles
3	Bunyan Road	0.1 miles
4	Water Lane	0.12 miles
5	Convent Close	0.19 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

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Valuation Office  
Agency



Royal Mail