

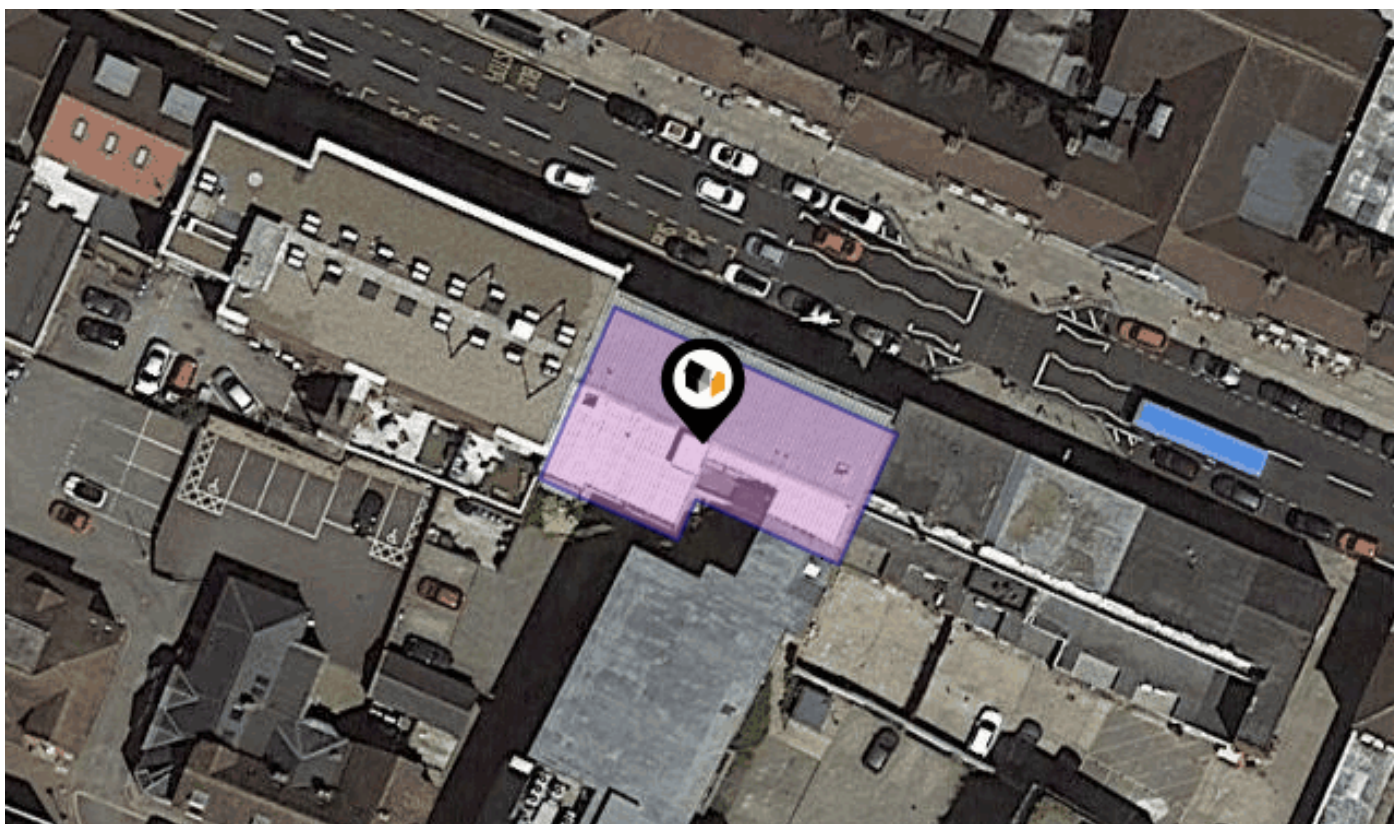


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 18th September 2024



THE GRANGE, PORTMILL LANE, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

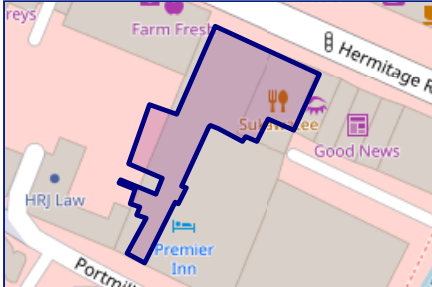
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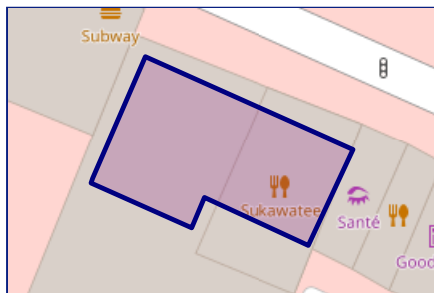


Freehold Title Plan



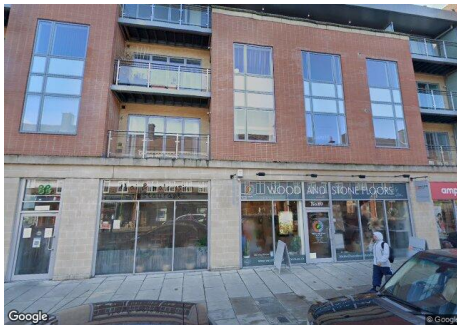
HD555706

Leasehold Title Plan



HD546939

Start Date: 25/08/2015
End Date: 25/08/2140
Lease Term: 125 years from and including 26 August 2015 and to and including 25 August 2140
Term Remaining: 116 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start	25/08/2015
Floor Area:	721 ft ² / 67 m ²	Date:	
Plot Area:	0.09 acres	End Date:	25/08/2140
Year Built :	2015	Lease	125 years from and including 26 August
Council Tax :	Band C	Term:	2015 and to and including 25 August 2140
Annual Estimate:	£1,979	Term	116 years
Title Number:	HD546939	Remaining:	

Local Area

Local Authority:	Hertfordshire
Conservation Area:	Hitchin
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

18 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Portmill Lane, SG5

Energy rating

B

Valid until 02.07.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Mid floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m ² ·K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	67 m ²

Building Safety

None specified

Accessibility / Adaptations

None specified

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick

Property Lease Information

Lease details:

Remaining lease on property - 115 Years

Ground rent - £300 pa payable to Tulsense Ltd

Service charge - £1750.82 pa payable to LMS Sheridans Ltd

Listed Building Information

Not listed

Other

None specified

Other

None specified

Other

None specified

Electricity Supply

YES - EON

Gas Supply

YES - EON

Central Heating

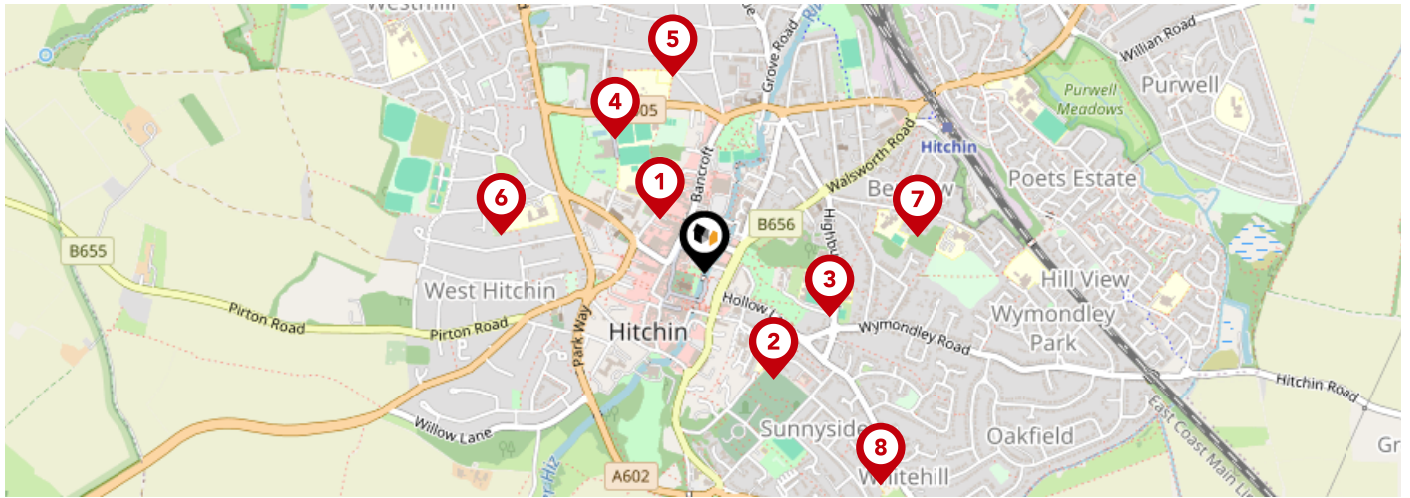
YES - GCH

Water Supply

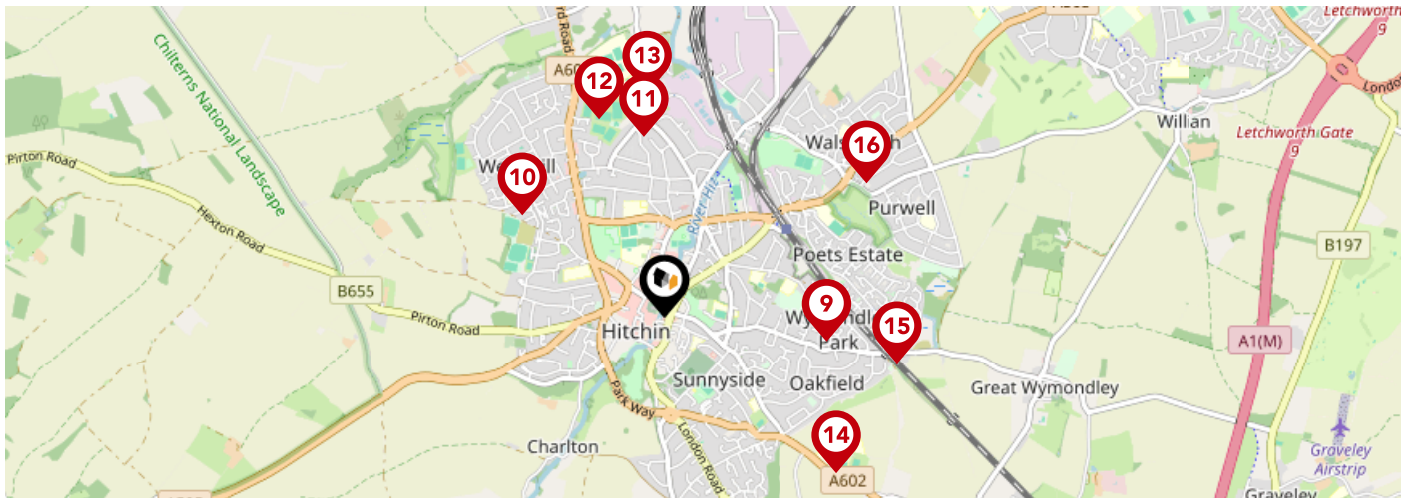
Affinity Water

Drainage

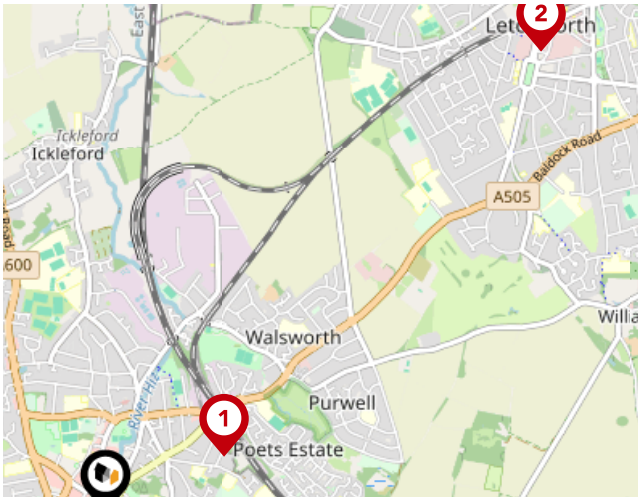
Mains



		Nursery	Primary	Secondary	College	Private
1	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.46	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

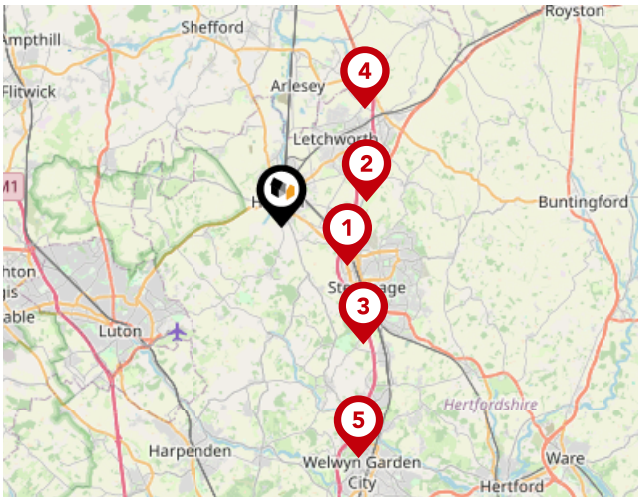


	Nursery	Primary	Secondary	College	Private
William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.8	<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:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.96	<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:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.08	<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:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



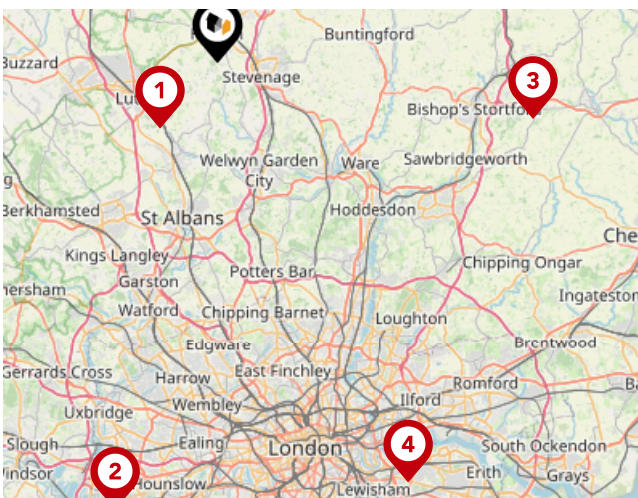
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.6 miles
2	Letchworth Rail Station	2.9 miles
3	Stevenage Rail Station	4.42 miles



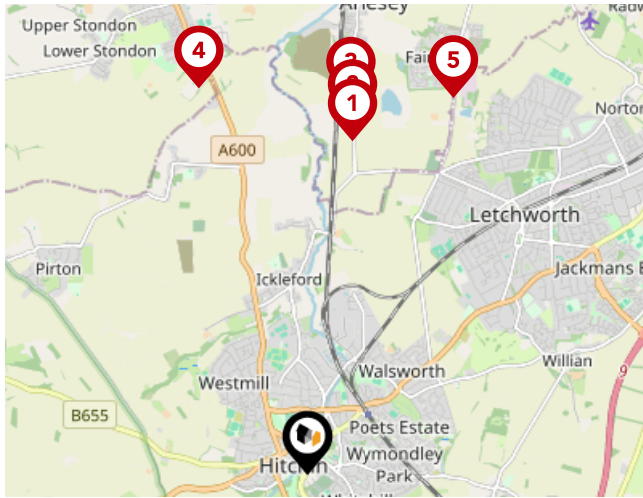
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.8 miles
2	A1(M) J9	3.23 miles
3	A1(M) J7	5.2 miles
4	A1(M) J10	5.31 miles
5	A1(M) J6	8.88 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.42 miles
2	Heathrow Airport	33.71 miles
3	Stansted Airport	23.35 miles
4	Silvertown	33.87 miles



Bus Stops/Stations

Pin	Name	Distance
1	Fountain Cottage	3.07 miles
2	The Cemetery	3.24 miles
3	Jubilee Crescent	3.45 miles
4	Loganberry Way	3.66 miles
5	Dickens Boulevard	3.69 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

