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MIR: Material Info

The Material Information Affecting this Property

Wednesday 16th October 2024



ALLWOODS PLACE, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

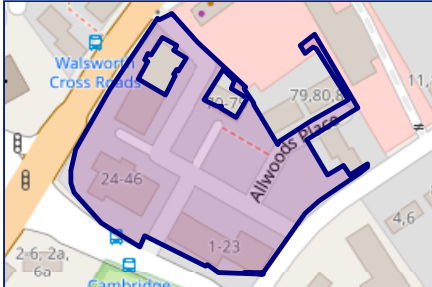
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Freehold Title Plan



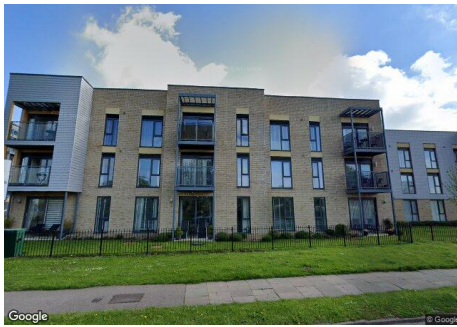
HD345019

Leasehold Title Plan



HD567821

Start Date: 21/09/2017
End Date: 01/01/2141
Lease Term: 125 years from 1 January 2016
Term Remaining: 116 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Floor Area:	667 ft ² / 62 m ²	Start Date:	21/09/2017
Plot Area:	0.15 acres	End Date:	01/01/2141
Year Built :	2017	Lease Term:	125 years from 1 January 2016
Council Tax :	Band B	Term Remaining:	116 years
Annual Estimate:	£1,731		
Title Number:	HD567821		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *80 Allwoods Place Hitchin Hertfordshire SG4 0BQ*

Reference - 23/00682/DOC
Decision: Decided
Date: 22nd March 2023
Description: Condition 3-Details and/or samples of materials (as discharge of condition relating to planning permission 22/03105/S73 granted 30.01.2023)
Reference - 23/00544/FPH
Decision: Decided
Date: 29th March 2023
Description: Insertion of front ground floor window following removal of garage doors to facilitate garage conversion to lounge (part retrospective)
Reference - 23/01321/FPH
Decision: Decided
Date: 06th June 2023
Description: Retention and completion of the removal of the garage doors and replacement part wall and part window to facilitate garage conversion to habitable accommodation.
Reference - 23/00688/LDCP
Decision: Decided
Date: 22nd March 2023
Description: Installation of wall mounted electric vehicle (EV) charger measuring approximately 100mmx150mmx75mm

Allwoods Place, SG4

Energy rating

B

Valid until 18.09.2027

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-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 0.21 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:	62 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

Leasehold:

Lease Details:

Lease remaining - 117 Years remaining

Ground Rent - £250 payable to Trinity Estates

Service Charge - £1263.38 payable to Trinity Estates

Listed Building Information

Not listed

Other

None specified

Other

None specified

Other

None specified

Electricity Supply

YES - Supplier unknown

Gas Supply

YES - Supplier unknown

Central Heating

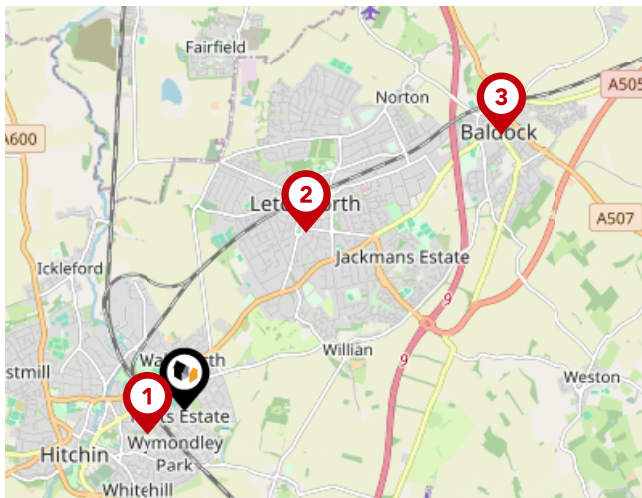
YES - GCH

Water Supply

YES - Supplier unknown

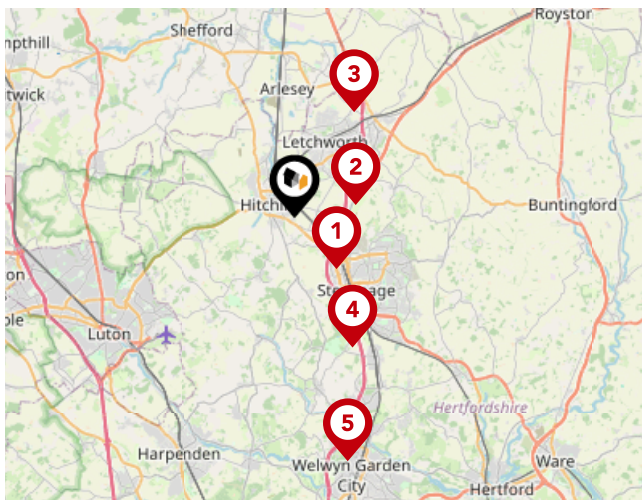
Drainage

YES - Mains



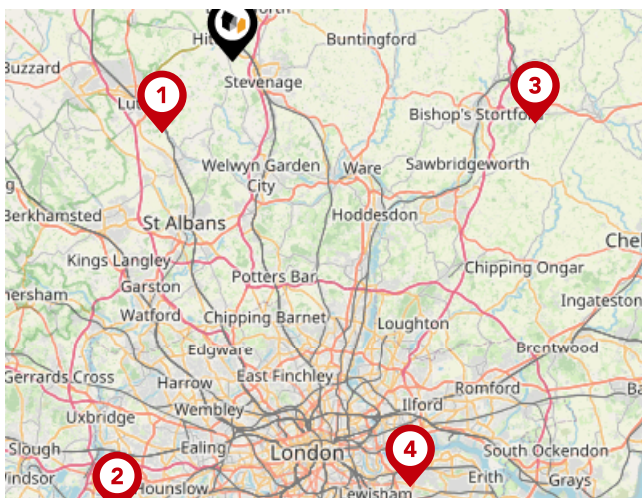
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.4 miles
2	Letchworth Rail Station	1.97 miles
3	Baldock Rail Station	3.84 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.43 miles
2	A1(M) J9	2.25 miles
3	A1(M) J10	4.43 miles
4	A1(M) J7	5.19 miles
5	A1(M) J6	9.1 miles

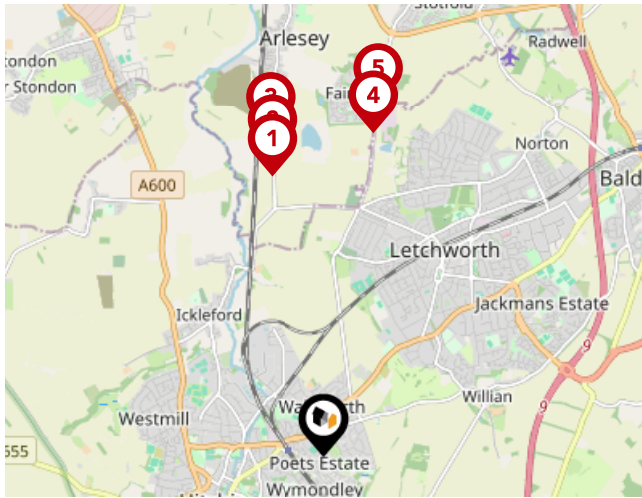


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	7.37 miles
2	Heathrow Airport	34.39 miles
3	Stansted Airport	22.57 miles
4	Silvertown	33.95 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fountain Cottage	2.6 miles
2	The Cemetery	2.77 miles
3	Jubilee Crescent	2.98 miles
4	Dickens Boulevard	2.99 miles
5	North Drive	3.25 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

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