

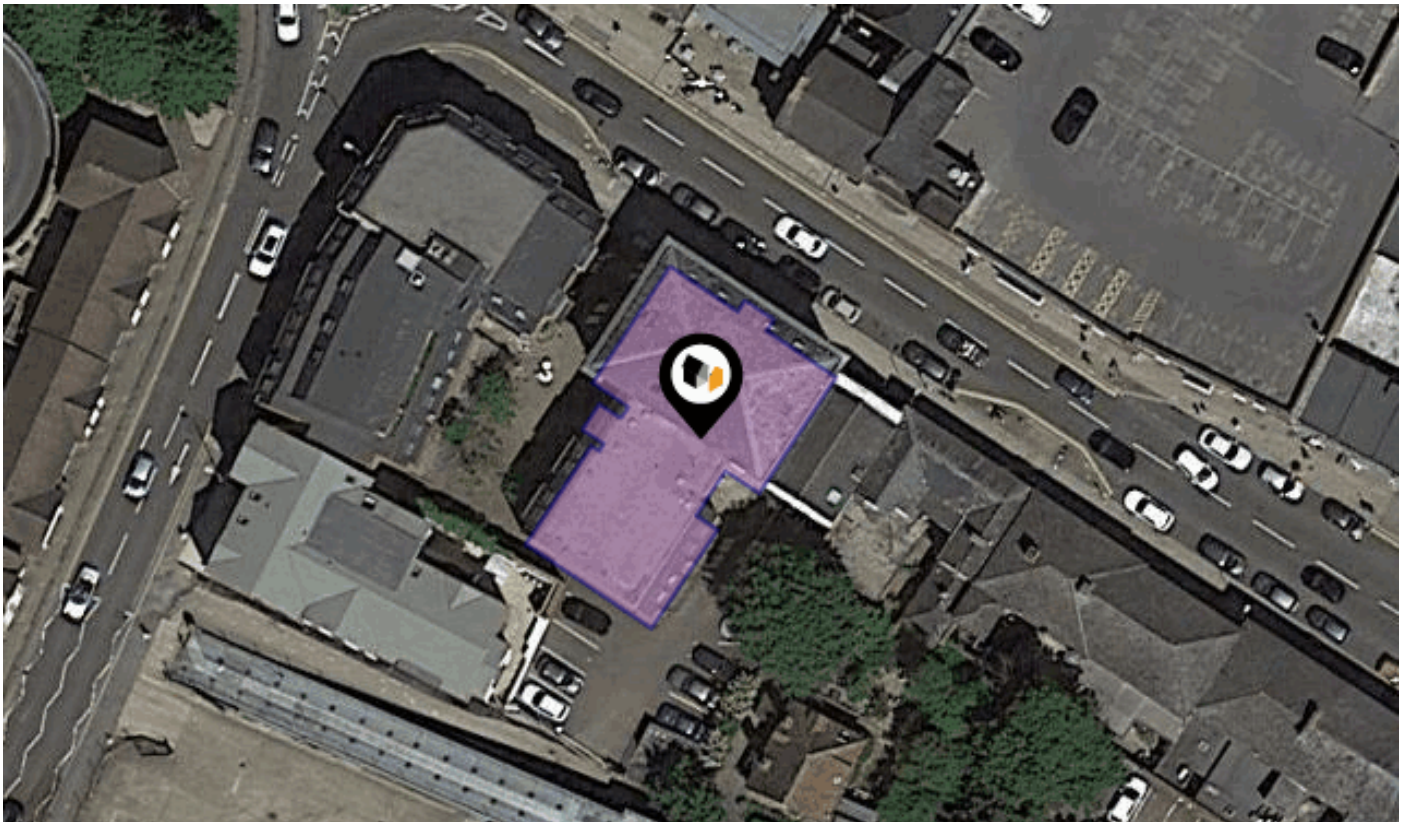


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 19th July 2024



HICCE HOUSE, BRAND STREET, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

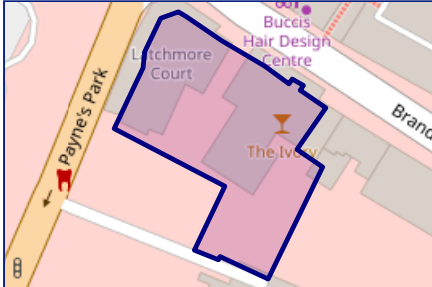
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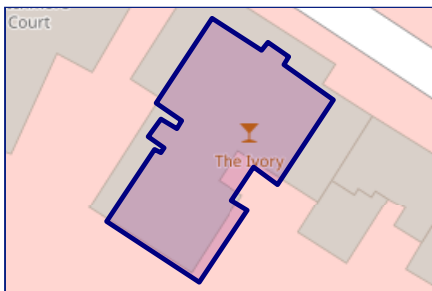


Freehold Title Plan



HD440756

Leasehold Title Plan



HD584203

Start Date: 30/04/2019
End Date: 31/01/2143
Lease Term: 125 years from and including 1 February 2018 and Exp. on 31 January 2143
Term Remaining: 118 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start	30/04/2019
Floor Area:	796 ft ² / 74 m ²	Date:	
Plot Area:	0.09 acres	End Date:	31/01/2143
Year Built :	2019	Lease	125 years from and including 1
Council Tax :	Band C	Term:	February 2018 and Exp. on 31 January 2143
Annual Estimate:	£1,979	Term	118 years
Title Number:	HD584203	Remaining:	

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Brand Street, SG5

Energy rating

E

Valid until 13.03.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	45 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:	Electricity: electricity, unspecified tariff
Floor Level:	Ground floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 1.28 W/m ² K
Walls Energy:	Poor
Roof:	(other premises above)
Main Heating:	Room heaters, electric
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.32 W/m ² K
Total Floor Area:	74 m ²

Building Safety

Not Applicable

Accessibility / Adaptations

Not Applicable

Restrictive Covenants

Not to the sellers knowledge

Rights of Way (Public & Private)

Not Applicable

Construction Type

Standard brick construction

Property Lease Information

Lease: 119 years remaining
Service Charge: £2,497 per annum
Ground Rent: £350 per annum

Listed Building Information

Grade II Listed

Electricity Supply

UK Power Networks

Gas Supply

N/A

Central Heating

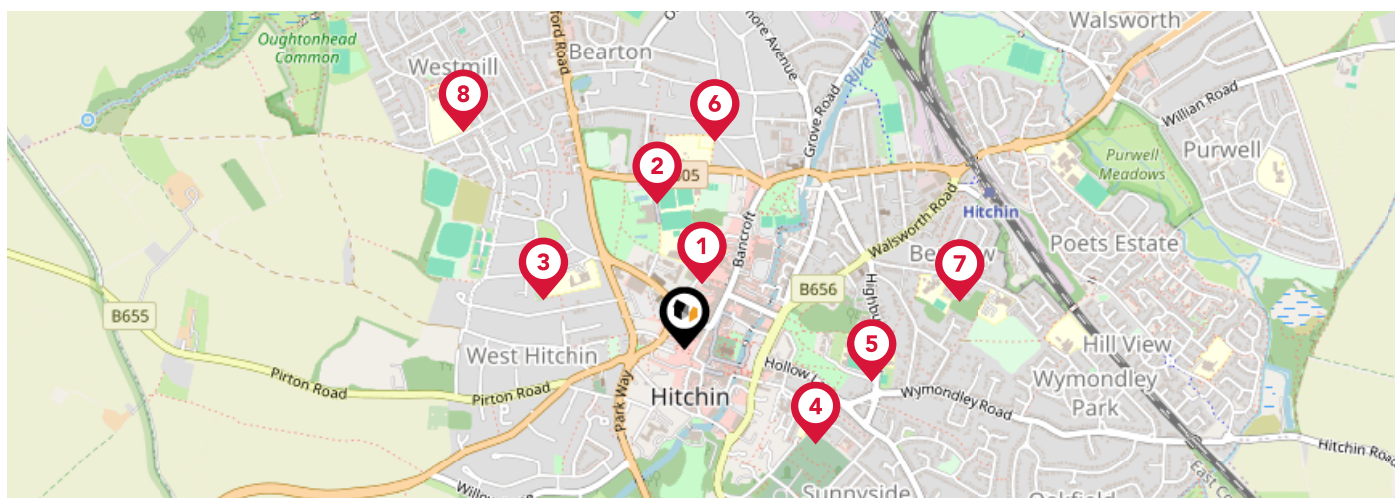
Electric Heating

Water Supply

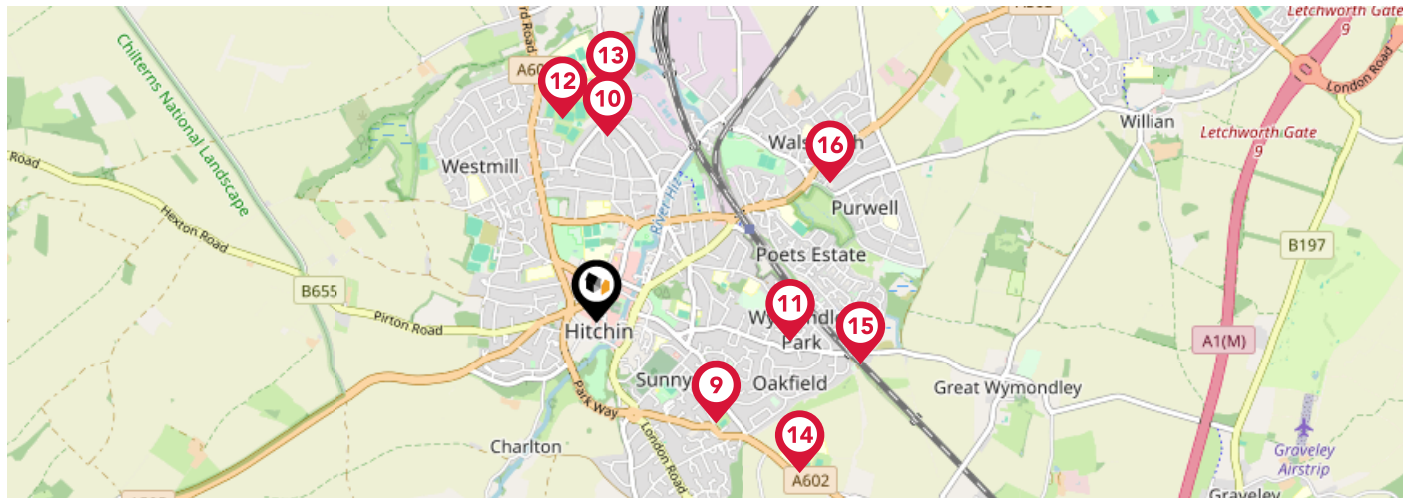
Affinity Water

Drainage

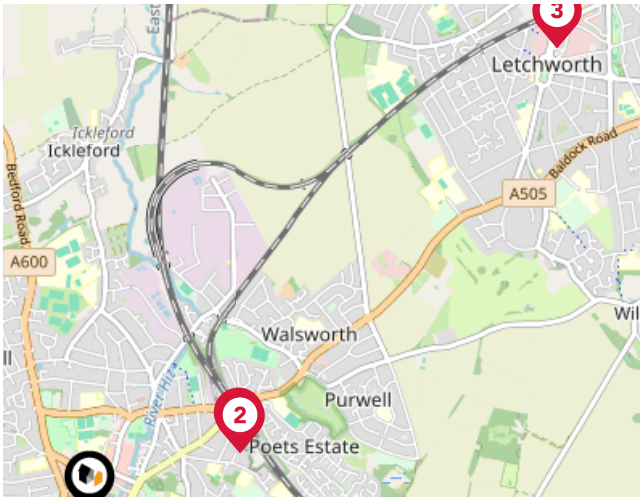
Mains Drainage



	Nursery	Primary	Secondary	College	Private
<p>1 Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1164 Distance:0.16</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 266 Distance:0.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 422 Distance:0.34</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 224 Distance:0.37</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1188 Distance:0.43</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 York Road Nursery School Ofsted Rating: Outstanding Pupils: 131 Distance:0.48</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 269 Distance:0.64</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 228 Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

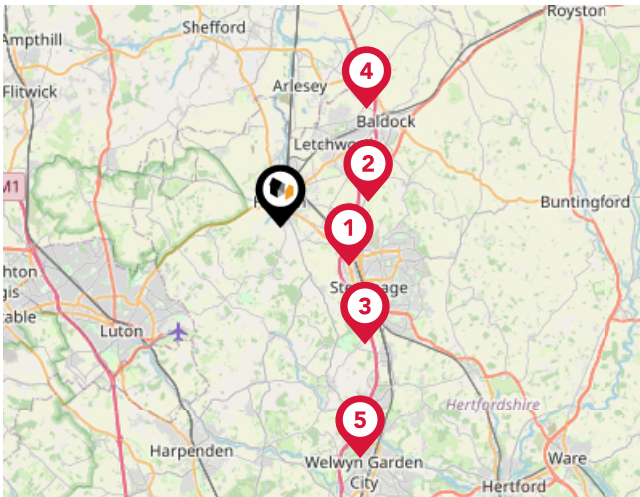


		Nursery	Primary	Secondary	College	Private
	Whitehill Junior School Ofsted Rating: Good Pupils: 238 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 225 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 359 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory School Ofsted Rating: Good Pupils: 1206 Distance:0.95	<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: 211 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingshott School Ofsted Rating: Not Rated Pupils: 409 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mary Exton Primary School Ofsted Rating: Requires Improvement Pupils: 201 Distance:1.22	<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: 439 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



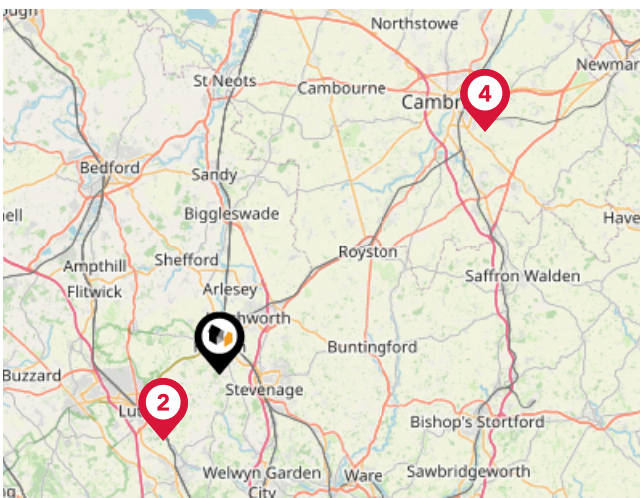
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.74 miles
2	Hitchin Rail Station	0.74 miles
3	Letchworth Rail Station	3.02 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.91 miles
2	A1(M) J9	3.37 miles
3	A1(M) J7	5.27 miles
4	A1(M) J10	5.41 miles
5	A1(M) J6	8.9 miles

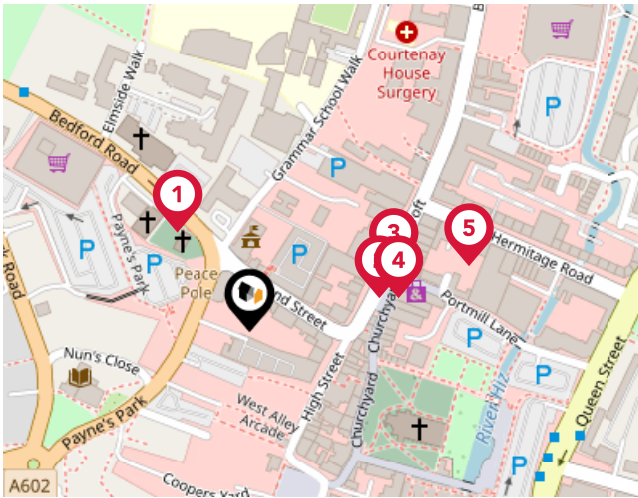


Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	6.31 miles
2	London Luton Airport	6.36 miles
3	Cambridge Airport	26.24 miles
4	Cambridge Airport	26.24 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Grammar School Walk	0.07 miles
2	Bancroft	0.08 miles
3	Bancroft	0.09 miles
4	Bancroft	0.09 miles
5	Hermitage Road	0.13 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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Valuation Office
Agency



Royal Mail