

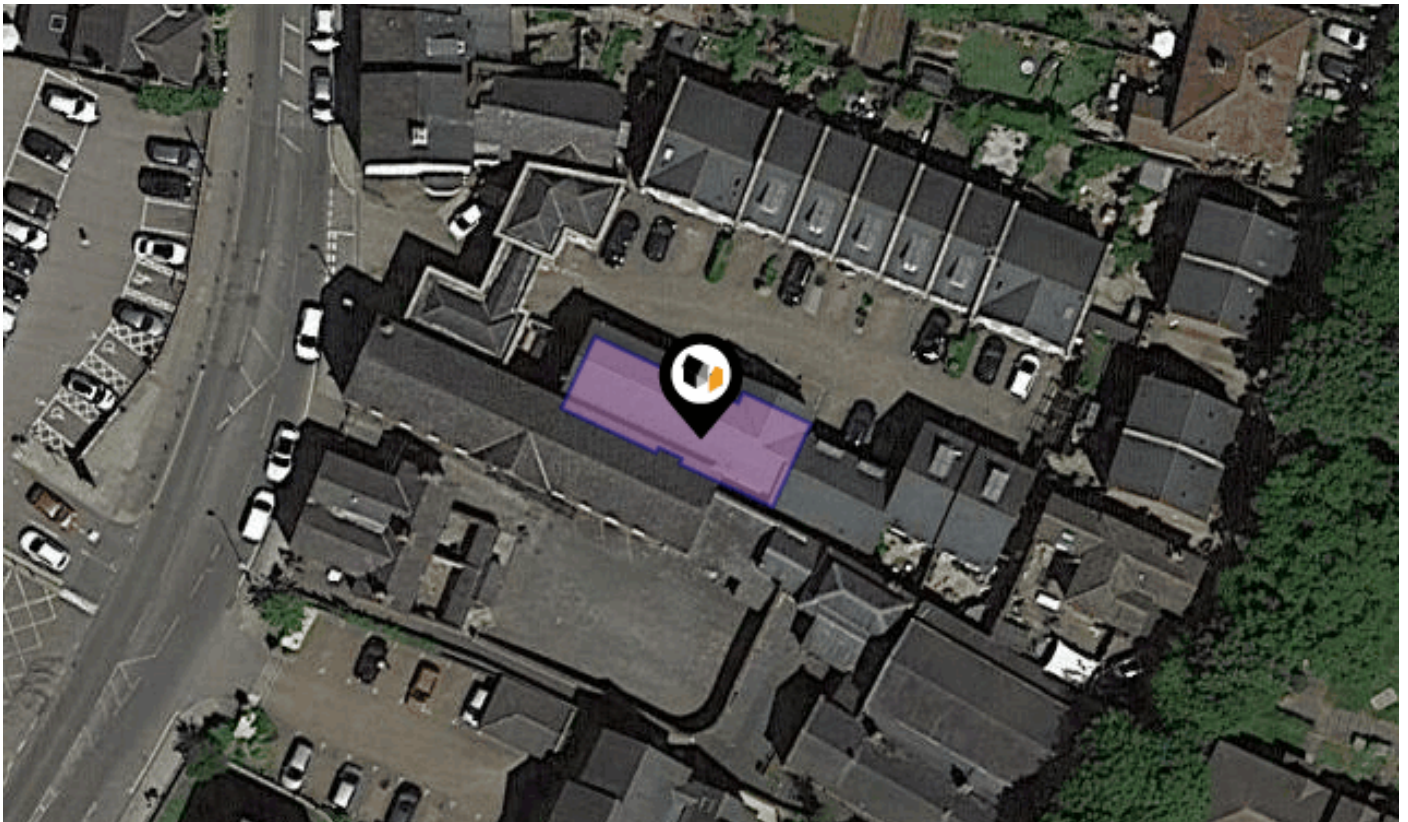


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MIR: Material Info

The Material Information Affecting this Property

Thursday 16th January 2025



QUEEN STREET, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

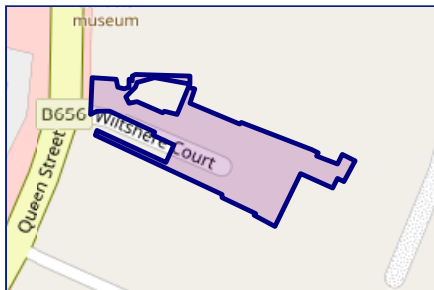
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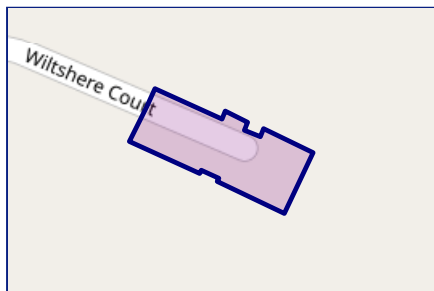


Freehold Title Plan



HD399934

Leasehold Title Plan



HD414797

Start Date: 19/12/2002
End Date: 01/01/3001
Lease Term: 999 years from 1 January 2002
Term Remaining: 976 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	19/12/2002
Plot Area:	0.03 acres	End Date:	01/01/3001
Year Built :	2002	Lease Term:	999 years from 1 January 2002
Council Tax :	Band C	Term Remaining:	976 years
Annual Estimate:	£1,979		
Title Number:	HD414797		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

22 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *1 Jeeves Yard Queen Street Hitchin SG4 9TE*

Reference - 06/02178/1TCA
Decision: Decided
Date: 02nd October 2006
Description: Reduction of 3 Yew trees by 10%, removal of dead wood and reduction of overhang to adjacent property roof (as amended by correspondence received 23 November 2006).
Reference - 12/00530/1TCA
Decision: Decided
Date: 13th March 2012
Description: Reduce one Fir Tree by one third
Reference - 08/00414/1TCA
Decision: Decided
Date: 26th February 2008
Description: Reduction of canopies of 3 Yew trees by 33%

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 remaining 977 years
Service charge £1500 per annum

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Electricity Supply

Yes - EON

Gas Supply

Yes - EON

Central Heating

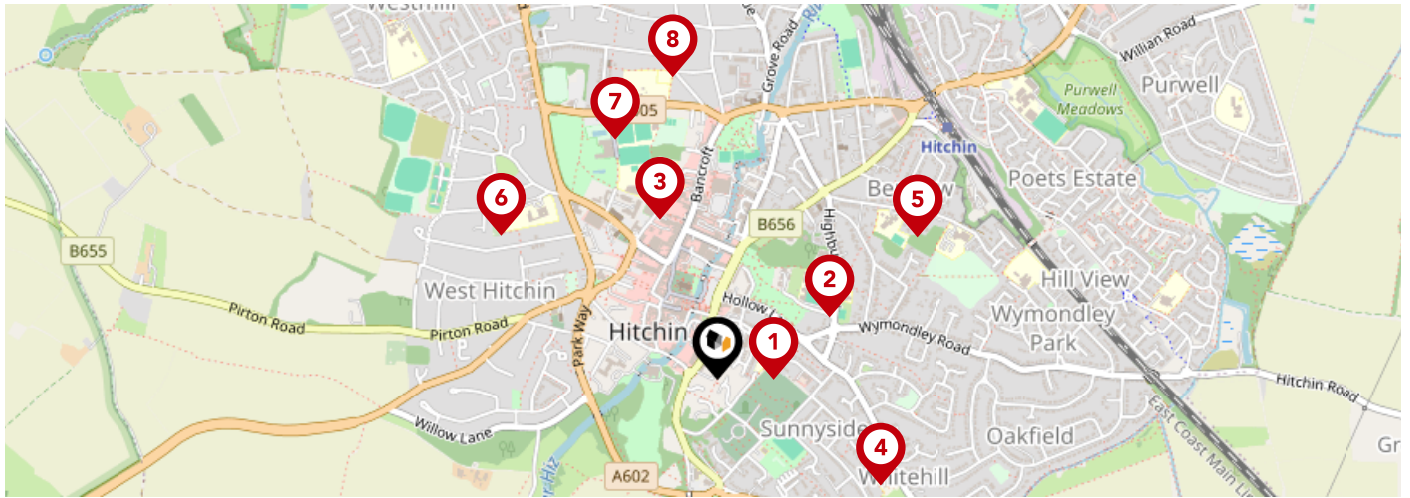
Gas fired

Water Supply

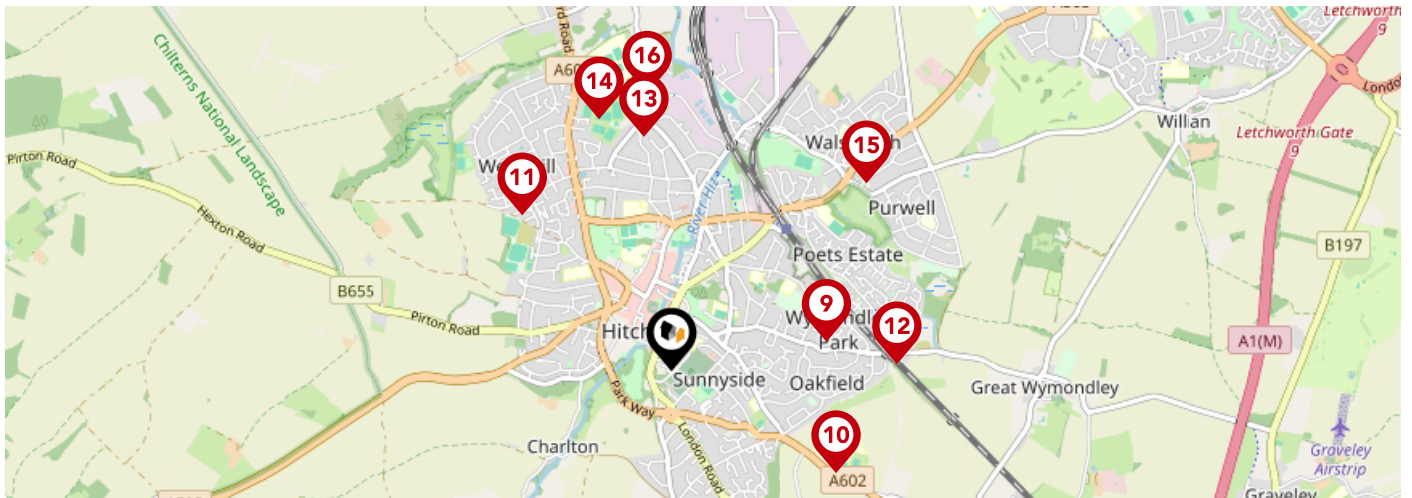
Yes - Affinity

Drainage

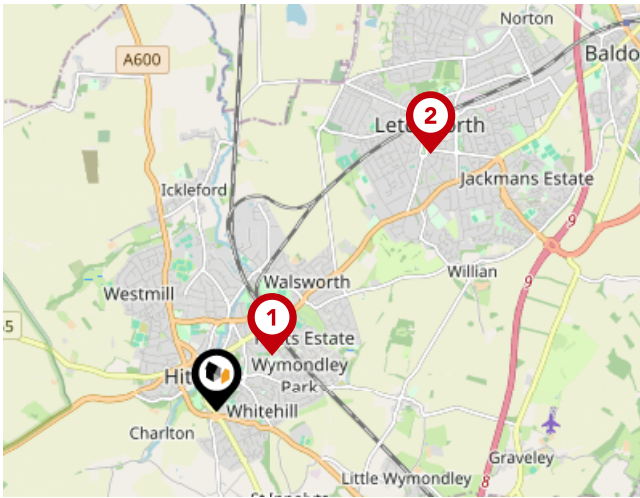
Yes - Affinity



	Nursery	Primary	Secondary	College	Private
<p>1 Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.29</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.39</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.44</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.56</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.7</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

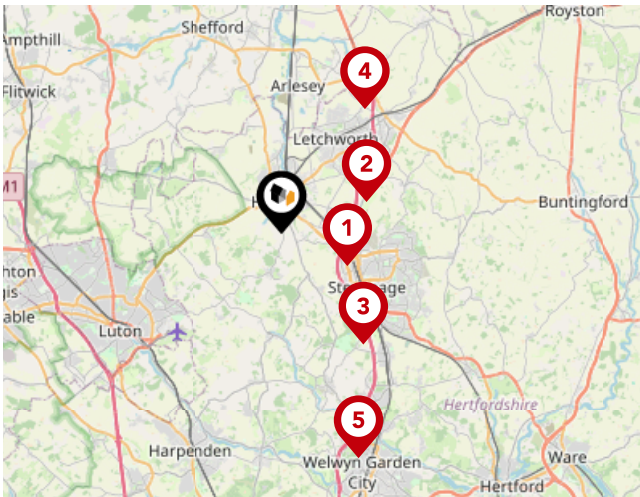


	Nursery	Primary	Secondary	College	Private
William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.04	<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:1.07	<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:1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



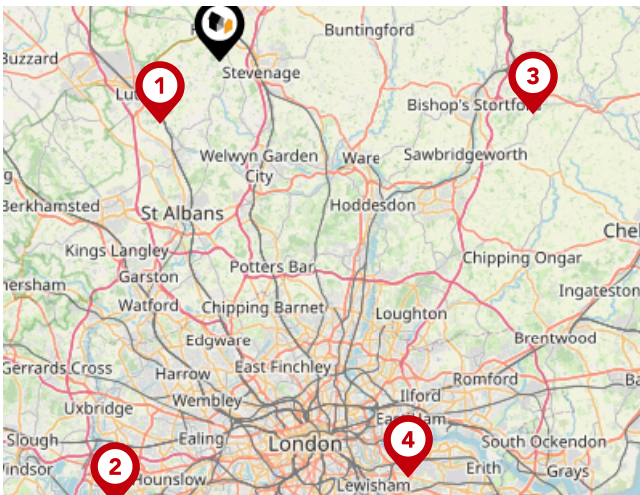
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.72 miles
2	Letchworth Rail Station	3.06 miles
3	Stevenage Rail Station	4.23 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.66 miles
2	A1(M) J9	3.28 miles
3	A1(M) J7	4.99 miles
4	A1(M) J10	5.49 miles
5	A1(M) J6	8.64 miles

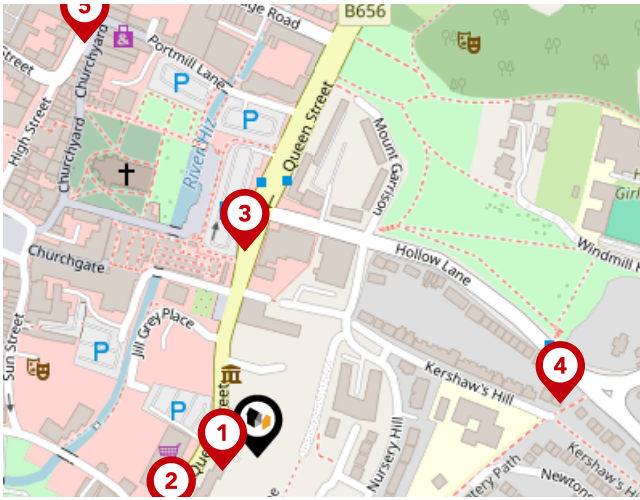


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.26 miles
2	Heathrow Airport	33.48 miles
3	Stansted Airport	23.28 miles
4	Silvertown	33.63 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	ASDA	0.02 miles
2	ASDA	0.06 miles
3	St Mary's Square	0.12 miles
4	Hollow Lane	0.18 miles
5	Bancroft	0.26 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

