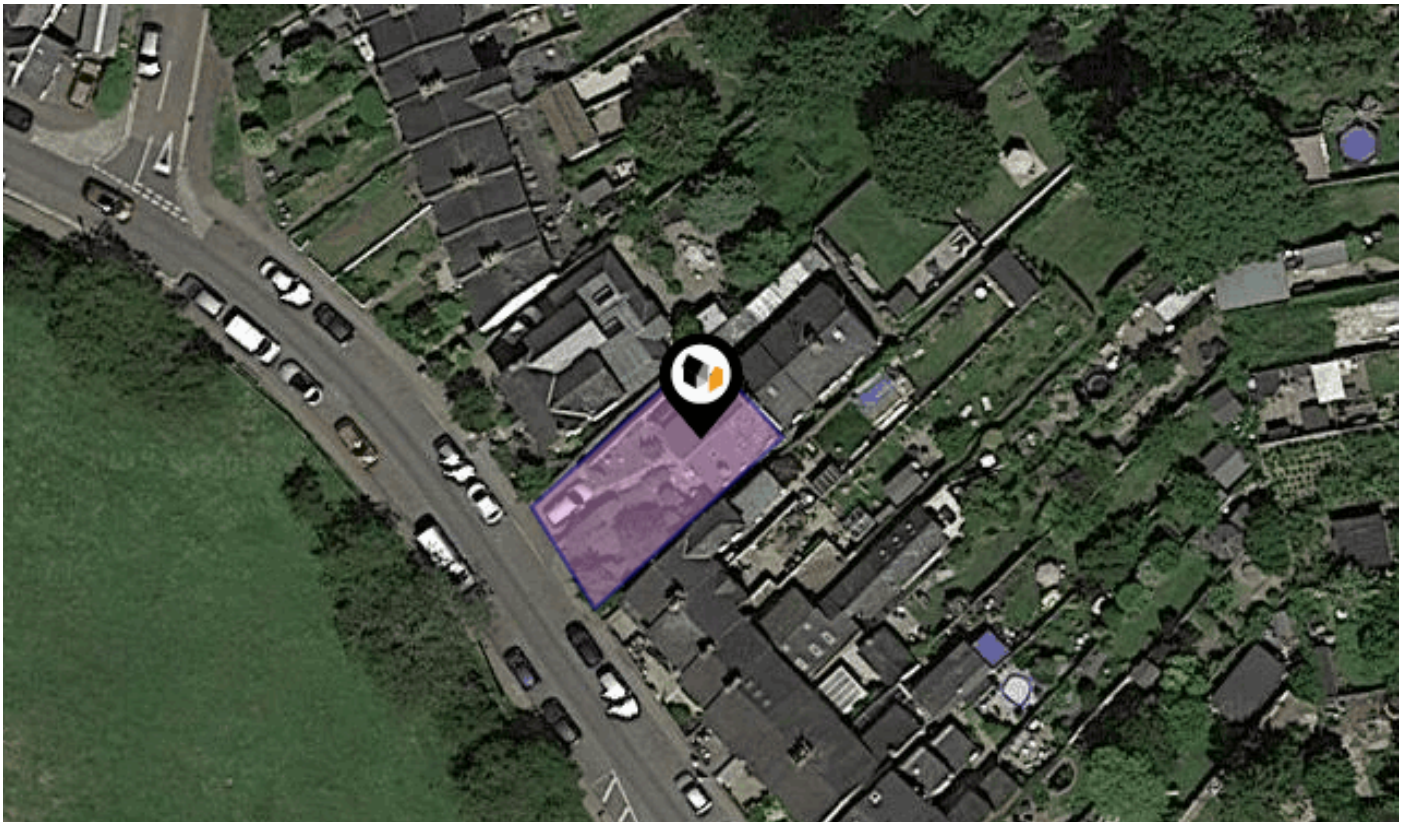




MIR: Material Info

The Material Information Affecting this Property

Monday 24th February 2025



OUGHTON HEAD WAY, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk








Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.05 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£1,979		
Title Number:	HD247797		

Local Area

Local Authority:	Hertfordshire	Estimated Broadband Speeds		
Conservation Area:	Butts Close, Hitchin	(Standard - Superfast - Ultrafast)		
Flood Risk:				
● Rivers & Seas	No Risk	15	80	1000
● Surface Water	Very Low	mb/s	mb/s	mb/s
				
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

Planning records for: *Oughton Head Way, Hitchin, SG5*

Reference - 00/00451/1HH	
Decision:	Decided
Date:	21st March 2000
Description:	Two storey side extension to include new porch

Reference - 85/01851/1	
Decision:	Decided
Date:	25th January 1986
Description:	Erection of two storey extension and detached garages.

Reference - 87/00281/1	
Decision:	Decided
Date:	24th February 1987
Description:	Erection of three terraced house as an extension of existing dwelling with provision of 3 parking spaces

Planning records for: **2 Taylors Cottages Oughton Head Way Hitchin SG5 2LD**

Reference - 14/01649/1HH	
Decision:	Decided
Date:	19th June 2014
Description:	Dormer windows in front and rear roofslopes

Planning records for: **3 Taylors Cottages Oughton Head Way Hitchin Hertfordshire SG5 2LD**

Reference - 24/00286/TCA	
Decision:	Decided
Date:	09th February 2024
Description:	T1 Sycamore - Crown reduce by approx 3-4m and balance

Reference - 16/01353/1TCA	
Decision:	Decided
Date:	27th May 2016
Description:	Reduce 1 Sycamore Tree by 20-30% (T1)

Building Safety

Not specified

Accessibility / Adaptations

Prior current ownership - 2 storey extension in 2000 & replaced windows

Current owners:

- removed the wall between the kitchen and dining room

Restrictive Covenants

Not specified

Rights of Way (Public & Private)

Passageway is subject to a right of way on foot only for the benefit of 2 Taylors Cottages.

Right of access for the benefit of 2,3 & 4 Taylors Cottages running parallel to the boundary of No 18 Oughtonhead Way

Vendors have sole right of way to part of land outlined in title plan

Construction Type

Standard Brick

Property Lease Information

FREEHOLD

Listed Building Information

Not listed

Stamp Duty

Not Specified

Other

None Specified

Other

None Specified

Electricity Supply

YES - supplier unknow to vendor

Gas Supply

YES - supplier unknow to vendor

Central Heating

YES - GCH

Water Supply

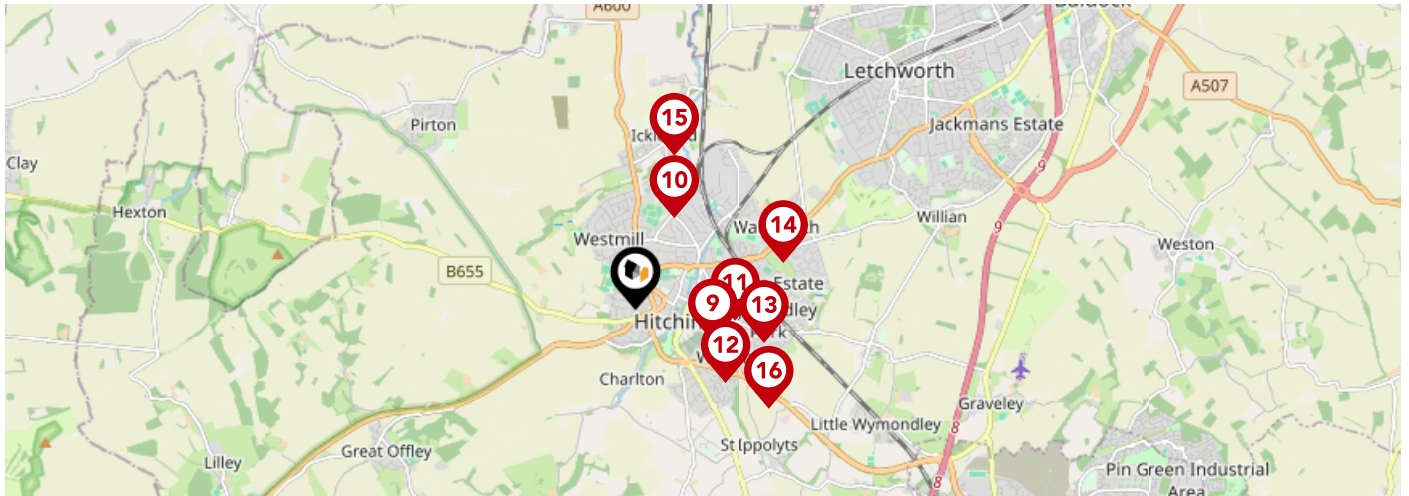
YES - supplier unknow to vendor









Drainage

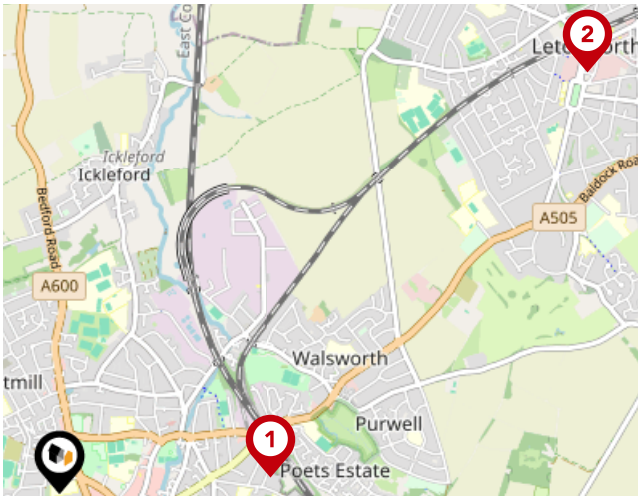
Mains



		Nursery	Primary	Secondary	College	Private
1	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.36	<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:0.43	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

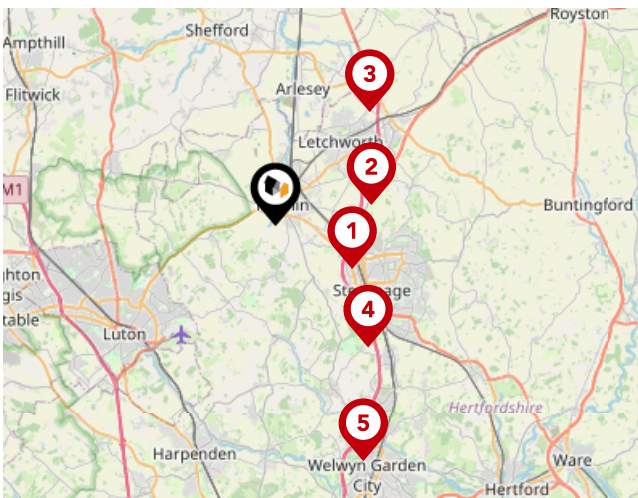


		Nursery	Primary	Secondary	College	Private
	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.2	<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:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:1.46	<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:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



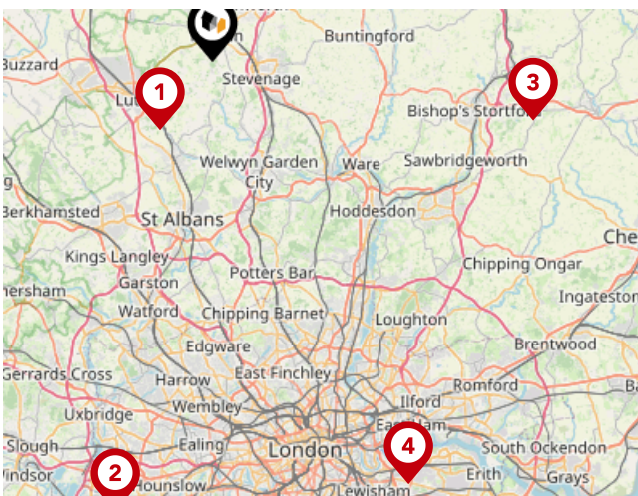
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.97 miles
2	Letchworth Rail Station	3.09 miles
3	Stevenage Rail Station	4.84 miles



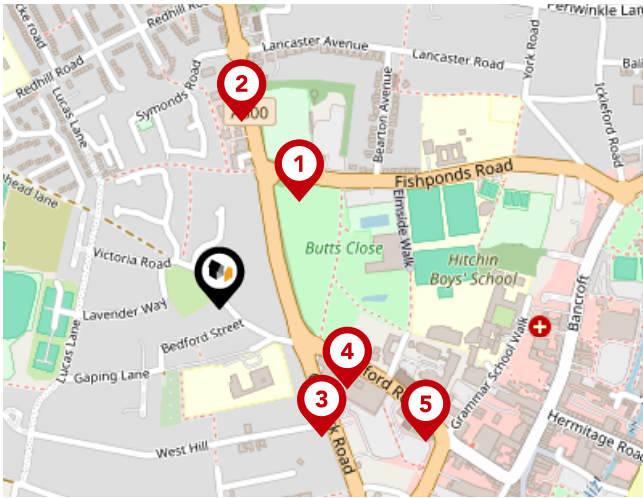
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.26 miles
2	A1(M) J9	3.58 miles
3	A1(M) J10	5.41 miles
4	A1(M) J7	5.6 miles
5	A1(M) J6	9.19 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.3 miles
2	Heathrow Airport	33.8 miles
3	Stansted Airport	23.8 miles
4	Silvertown	34.21 miles



Bus Stops/Stations

Pin	Name	Distance
1	Football Club	0.15 miles
2	Fishponds Road	0.21 miles
3	West Hill	0.19 miles
4	Waitrose	0.17 miles
5	Grammar School Walk	0.28 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

