

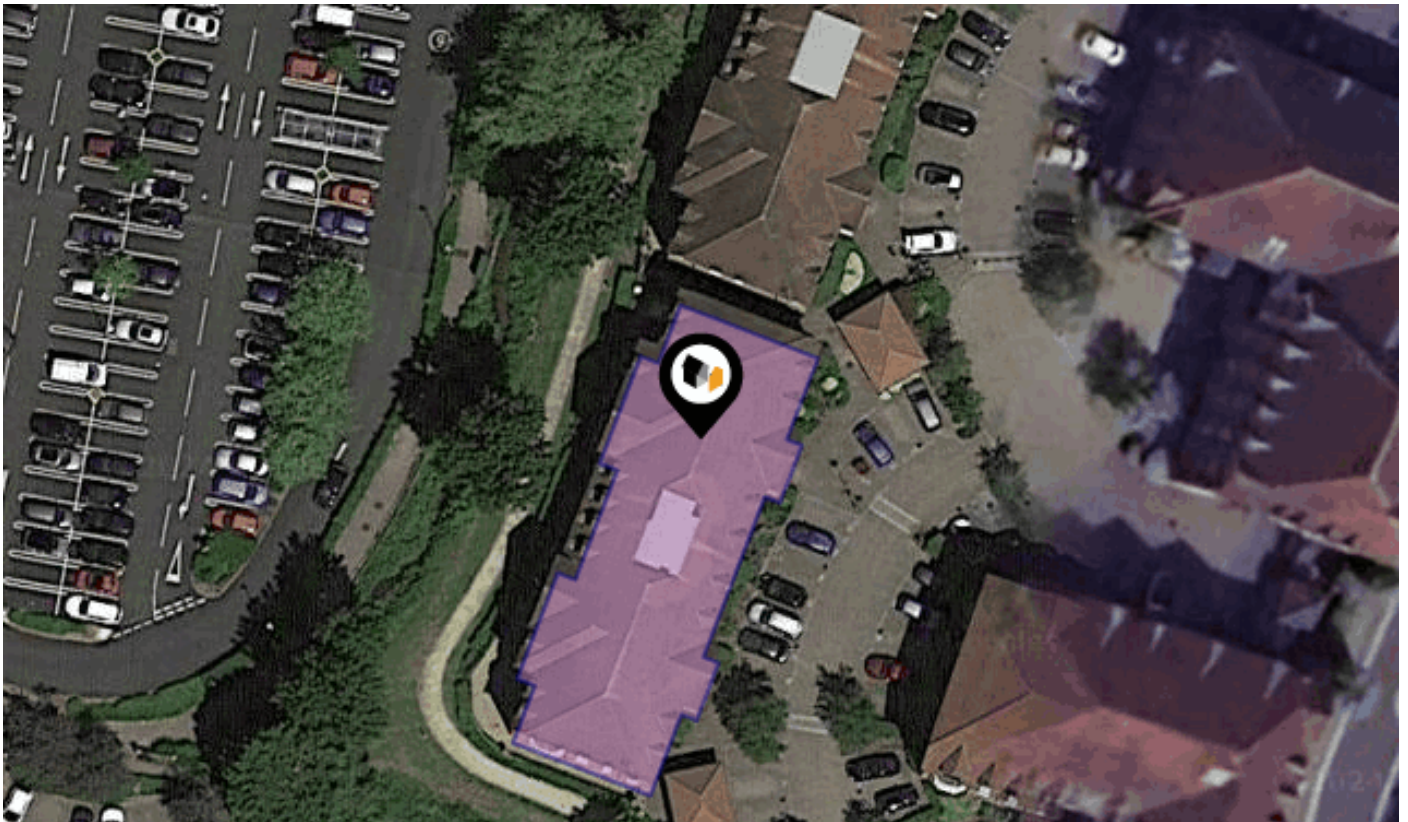


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# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 28<sup>th</sup> August 2024**



**PEPPERMINT ROAD, HITCHIN, SG5**

## Country Properties

6 Brand Street Hitchin SG5 1HX

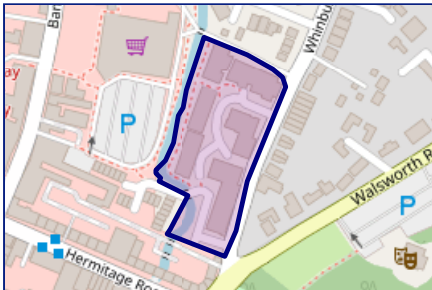
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## Freehold Title Plan



**HD485571**

## Leasehold Title Plan



**HD465738**

Start Date: 31/01/2007  
End Date: 01/01/2130  
Lease Term: 125 years from 1 January 2005  
Term Remaining: 105 years



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	31/01/2007
<b>Floor Area:</b>	753 ft <sup>2</sup> / 70 m <sup>2</sup>	<b>End Date:</b>	01/01/2130
<b>Plot Area:</b>	0.13 acres	<b>Lease Term:</b>	125 years from 1 January 2005
<b>Year Built :</b>	2007	<b>Term Remaining:</b>	105 years
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,979		
<b>Title Number:</b>	HD465738		

## Local Area

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

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>17</b> mb/s	<b>-</b> mb/s

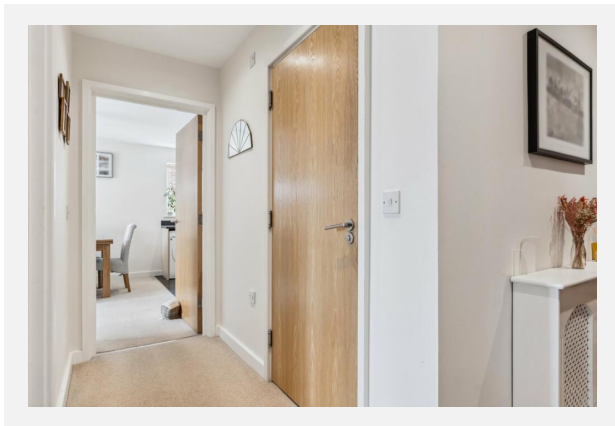
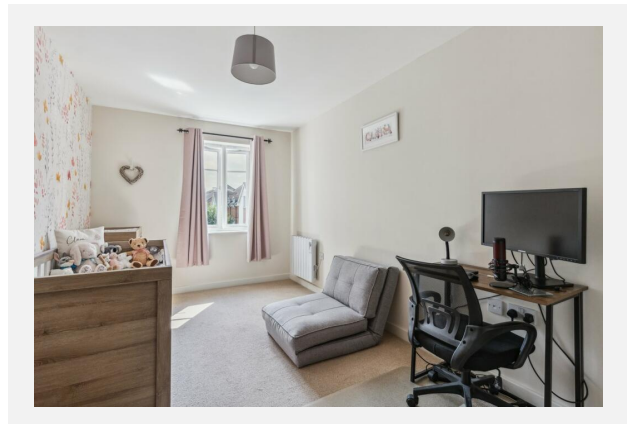
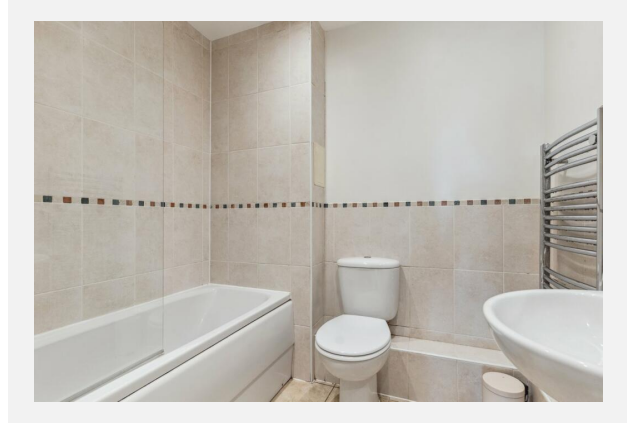
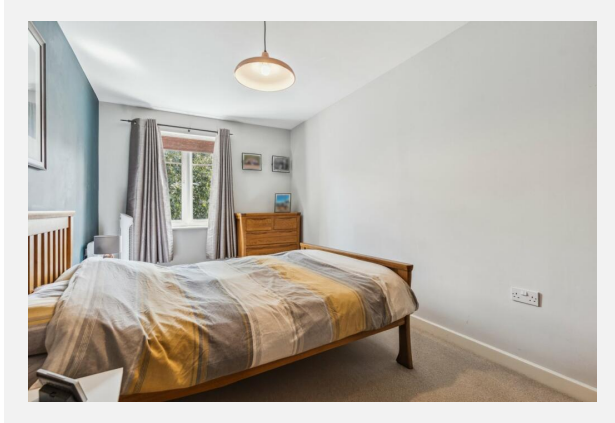
### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:







## PEPPERMINT ROAD, HITCHIN, SG5

Approximate Gross Internal Area = 65.8 sq m / 708 sq ft



### Second Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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SG5

Energy rating

# C

Valid until 28.08.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	00
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Timber frame, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	70 m <sup>2</sup>



## Building Safety

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Not specified

## Accessibility / Adaptations

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Not specified

## Restrictive Covenants

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None

## Rights of Way (Public & Private)

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None

## Construction Type

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Standard Brick

## Property Lease Information

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Lease Information

Remaining Lease - 106 Years

Current Ground Rent - £398.56 per annum payable to Homeground

Current Service Charge - £2716.18 per annum payable to Warwick Estates

## Listed Building Information

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Not listed

## Other

---

None

## Other

---

None

## Other

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None

## Electricity Supply

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YES - Supplier unknown

## Gas Supply

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No

## Central Heating

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Yes electric

## Water Supply

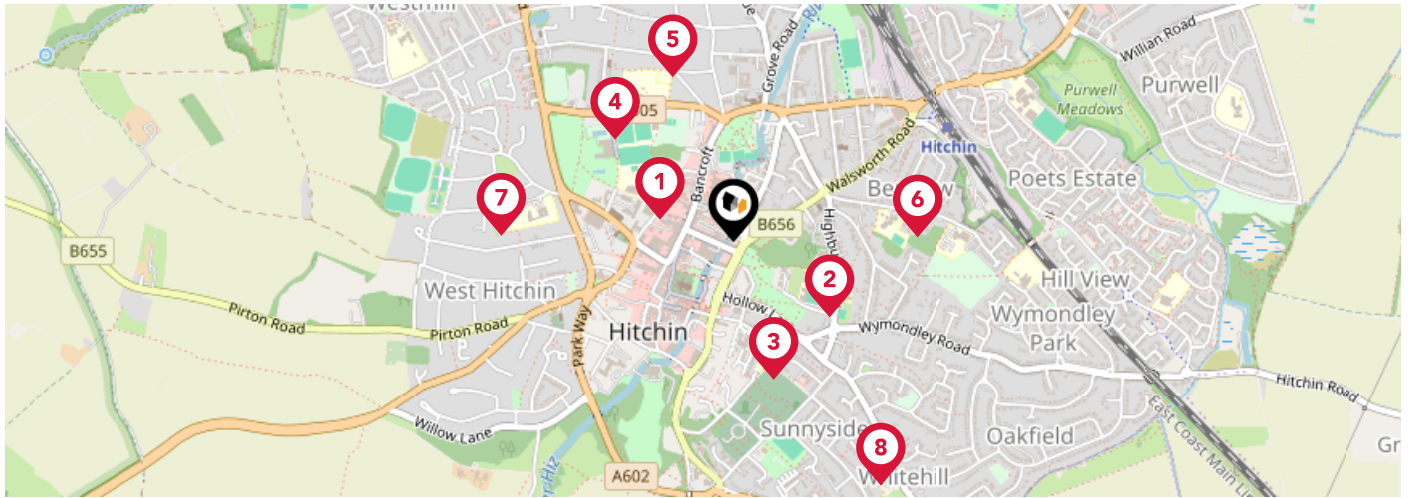
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Yes - Anglian Water

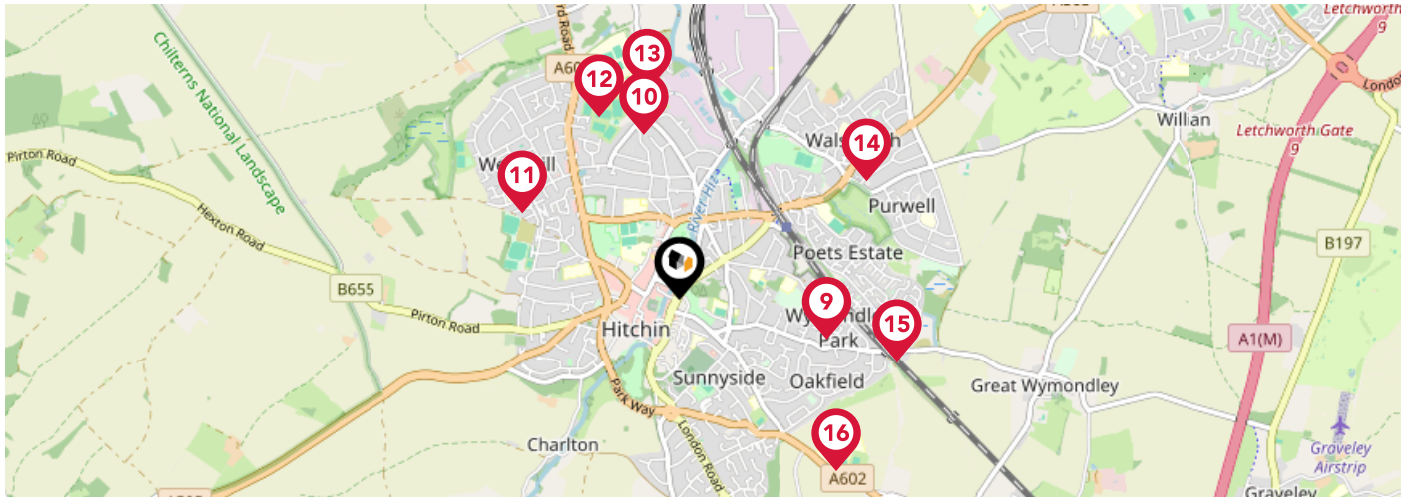
## Drainage

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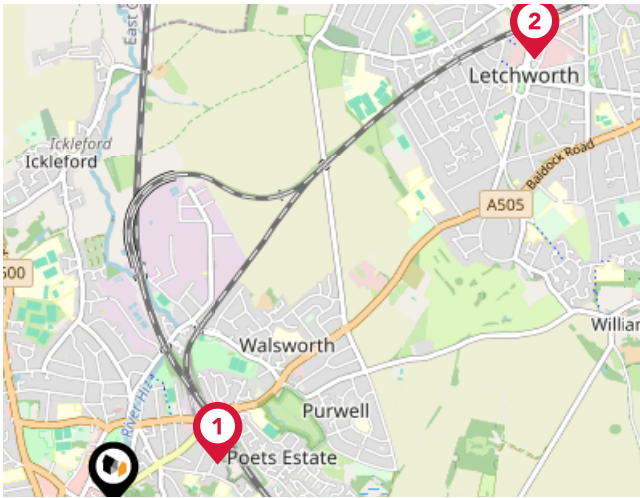
Mains



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Wilshere-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:0.4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

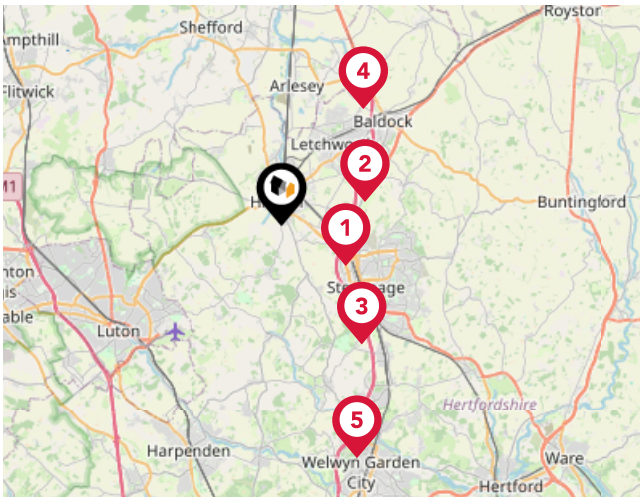


		Nursery	Primary	Secondary	College	Private
	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1231   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



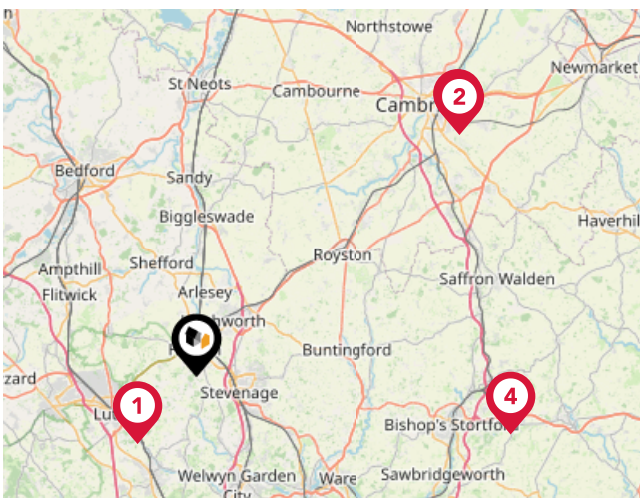
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.51 miles
2	Letchworth Rail Station	2.8 miles
3	Stevenage Rail Station	4.44 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.78 miles
2	A1(M) J9	3.14 miles
3	A1(M) J7	5.23 miles
4	A1(M) J10	5.21 miles
5	A1(M) J6	8.93 miles

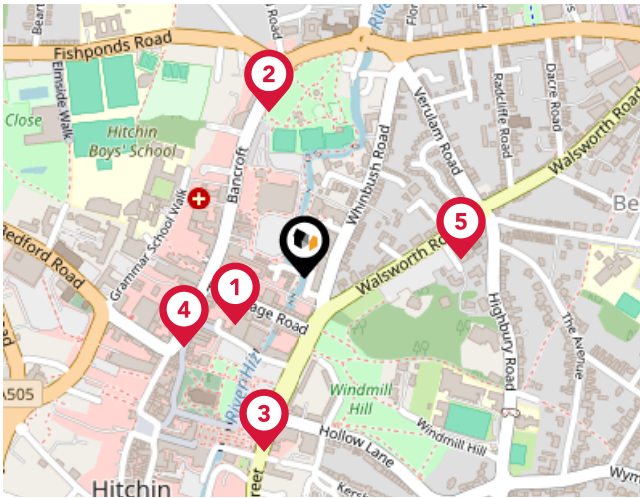


### Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	6.52 miles
2	Cambridge Airport	26.02 miles
3	Cambridge Airport	26.16 miles
4	London Stansted Airport	23.3 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Hermitage Road	0.1 miles
2	Bunyan Road	0.19 miles
3	St Mary's Square	0.2 miles
4	Bancroft	0.16 miles
5	Verulam Road	0.18 miles

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## **Important - Please read**

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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

