

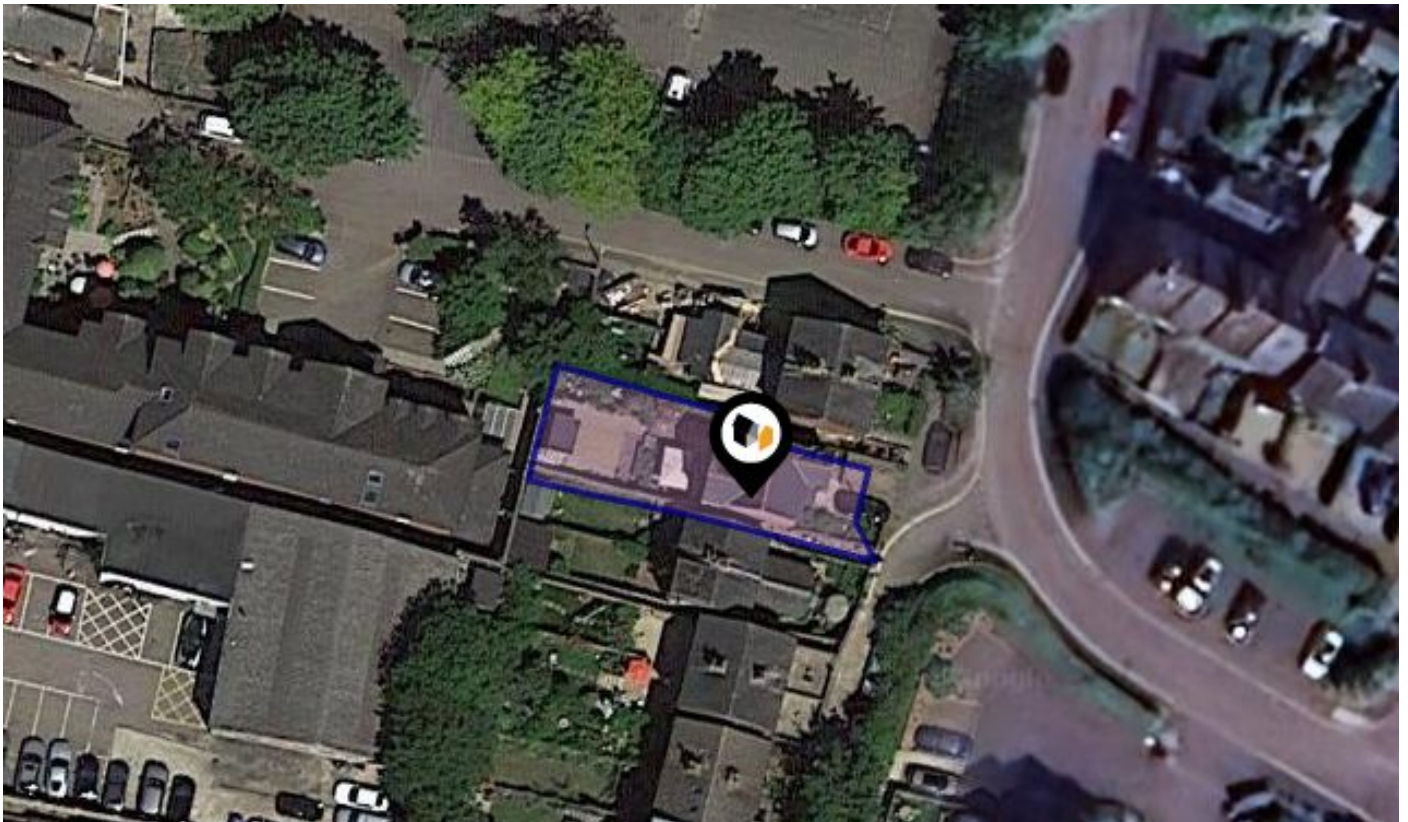


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# MIR: Material Info

The Material Information Affecting this Property

Friday 19<sup>th</sup> July 2024



**STORE HOUSE LANE, HITCHIN, SG4**

## Country Properties

6 Brand Street Hitchin SG5 1HX

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www.country-properties.co.uk





## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	4		
<b>Floor Area:</b>	1,291 ft <sup>2</sup> / 120 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	After 2007		
<b>Council Tax :</b>	Band F		
<b>Annual Estimate:</b>	£3,215		
<b>Title Number:</b>	HD301176		

## Local Area

<b>Local Authority:</b>	North hertfordshire
<b>Conservation Area:</b>	Hitchin
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

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

<b>21</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Store House Lane, SG4

Energy rating

**C**

Valid until 03.12.2025

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87   <b>B</b>
69-80	<b>C</b>	77   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<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>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 64% of fixed outlets
<b>Floors:</b>	Solid, insulated (assumed)
<b>Total Floor Area:</b>	120 m <sup>2</sup>

## Building Safety

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N/A

## Accessibility / Adaptations

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N/A

## Restrictive Covenants

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No

## Rights of Way (Public & Private)

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No rights of way

## Construction Type

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Standard brick

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## Property Lease Information

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N/A as Freehold

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## Listed Building Information

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N/A

## Electricity Supply

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Octopus

## Gas Supply

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Octopus

## Central Heating

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Gas to radiator heating

## Water Supply

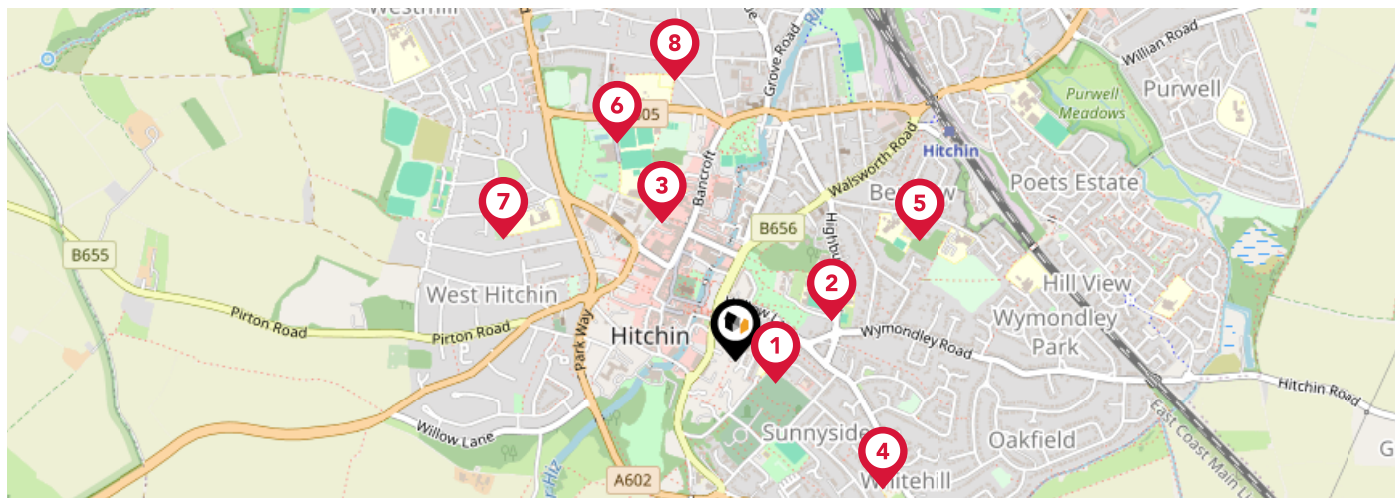
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Main water. Affinity.

## Drainage

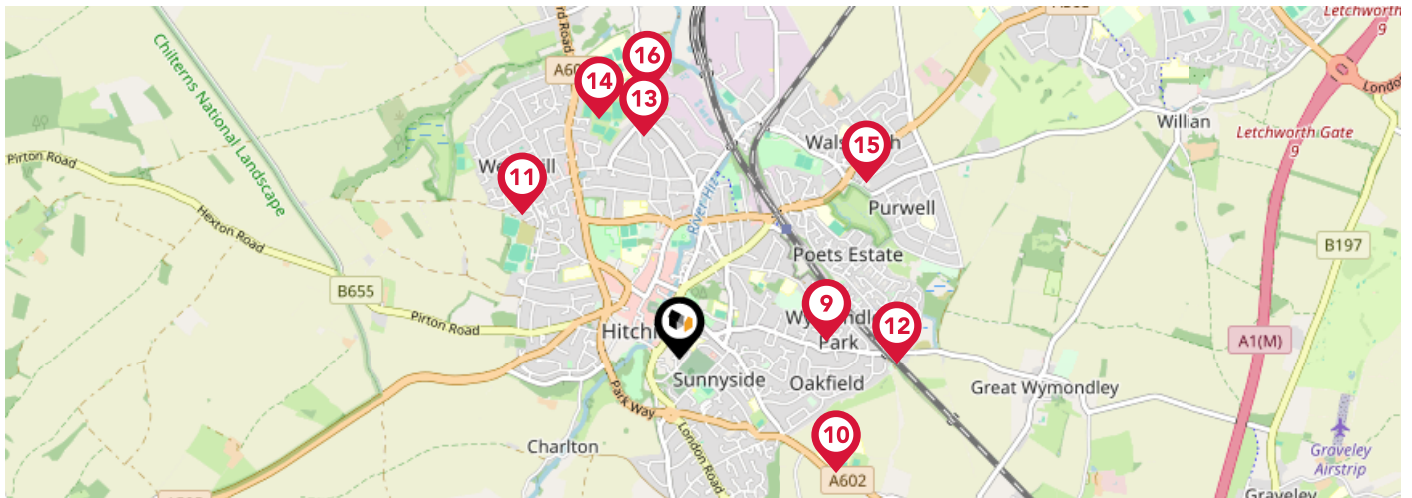
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Mains drainage

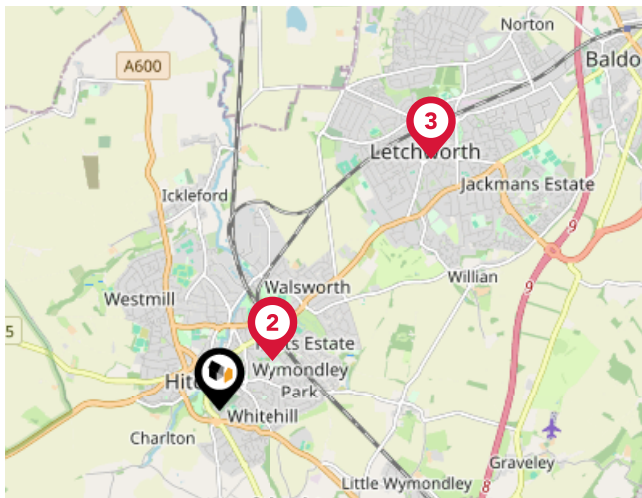


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 224   Distance:0.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1188   Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1164   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 238   Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 269   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Wilshere-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 266   Distance:0.57	<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: 422   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 131   Distance:0.65	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



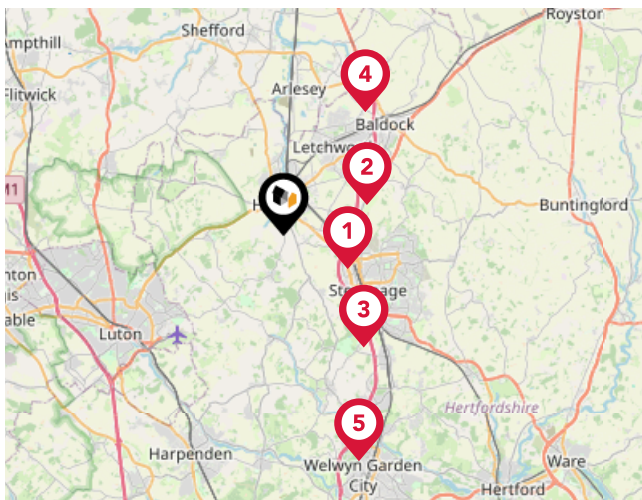


	Nursery	Primary	Secondary	College	Private
<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 359   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 409   Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 228   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mary Exton Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 201   Distance:1	<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: 225   Distance:1.03	<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: 1206   Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 439   Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



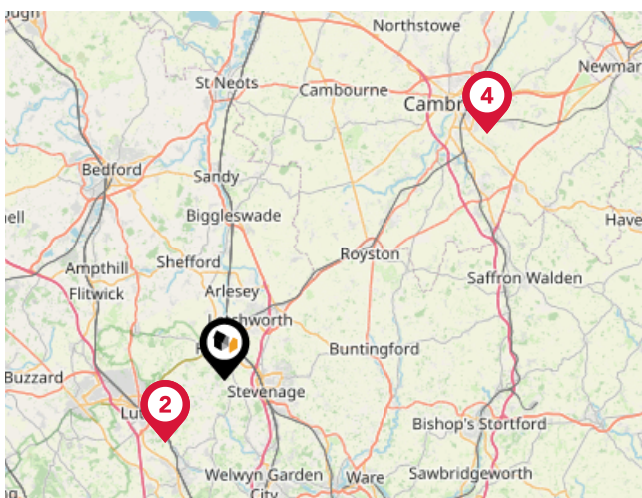
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.66 miles
2	Hitchin Rail Station	0.65 miles
3	Letchworth Rail Station	3 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.65 miles
2	A1(M) J9	3.23 miles
3	A1(M) J7	5.01 miles
4	A1(M) J10	5.42 miles
5	A1(M) J6	8.68 miles



### Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	6.33 miles
2	London Luton Airport	6.38 miles
3	Cambridge Airport	26.2 miles
4	Cambridge Airport	26.2 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	St Mary's Square	0.08 miles
2	St Mary's Square	0.1 miles
3	St Mary's Square	0.09 miles
4	St Mary's Square	0.1 miles
5	ASDA	0.08 miles

## **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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# country properties

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