

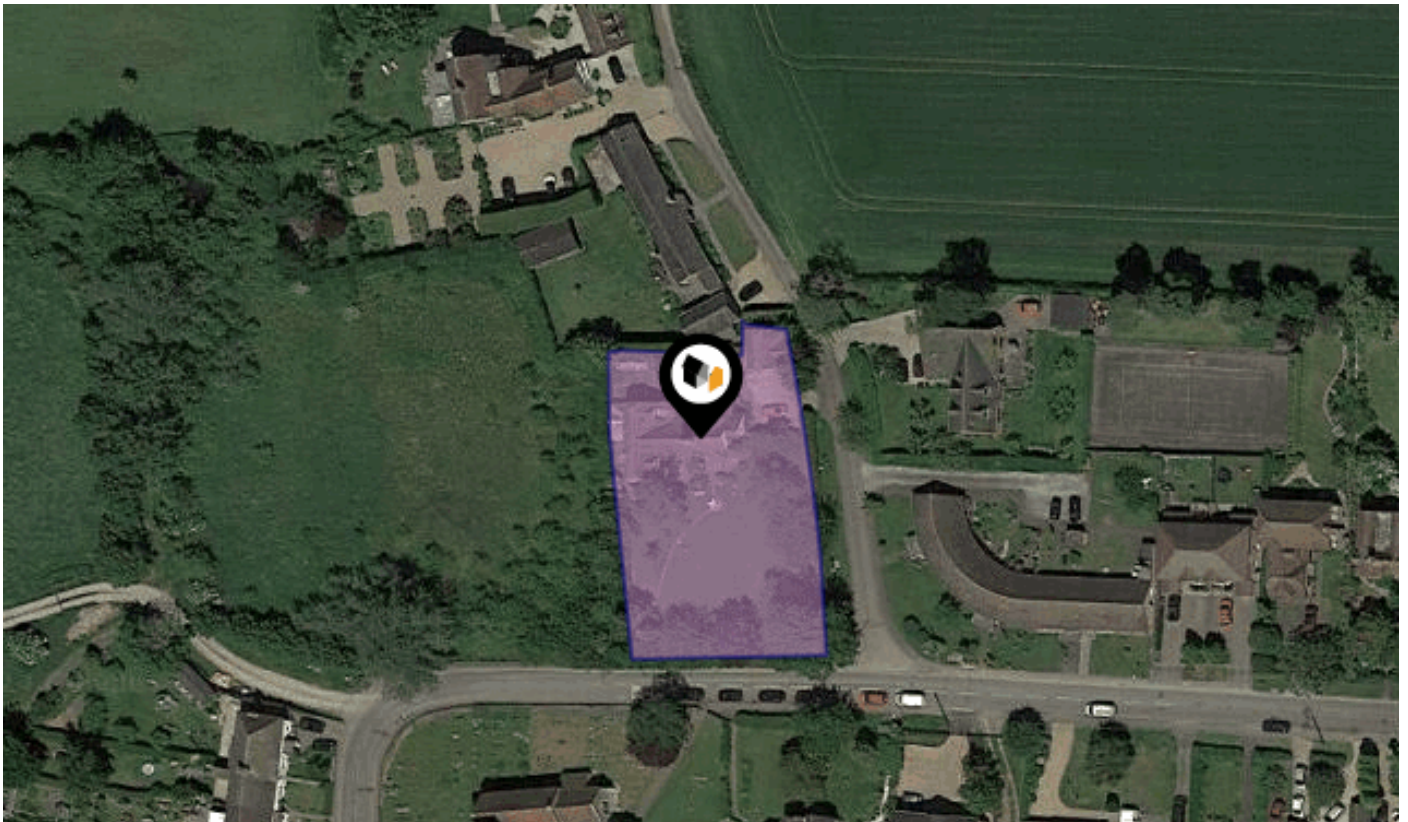


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MIR: Material Info

The Material Information Affecting this Property

Friday 19th July 2024



HOLWELL, HITCHIN, SG5

Country Properties

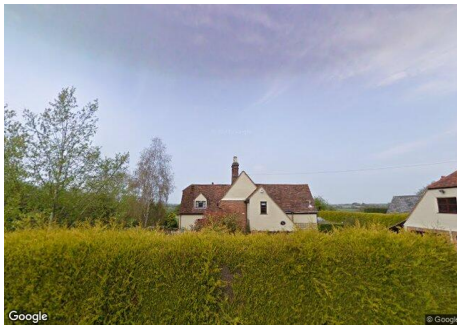
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	3,627 ft ² / 337 m ²		
Plot Area:	0.42 acres		
Council Tax :	Band G		
Annual Estimate:	£3,710		
Title Number:	HD221780		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

3 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:

Planning records for: *Holwell, Hitchin, SG5*

Reference - 01/00447/1HH	
Decision:	Decided
Date:	22nd March 2001
Description:	Rear conservatory following demolition of existing conservatory

Reference - 01/00446/1LB	
Decision:	Decided
Date:	22nd March 2001
Description:	Rear conservatory following demolition of existing conservatory

Building Safety

Not Applicable

Accessibility / Adaptations

Not Applicable

Restrictive Covenants

Not Applicable

Rights of Way (Public & Private)

Mains drainage from property opposite joins Old Church House drainage beneath Old Church House driveway. No problems in the 14 years of current ownership.

Construction Type

Standard brick construction

Property Lease Information

N/A as Freehold

Listed Building Information

Grade II Listed

Other

N/A

Other

N/A

Other

N/A

Electricity Supply

Scottish Power

Gas Supply

Scottish Power

Central Heating

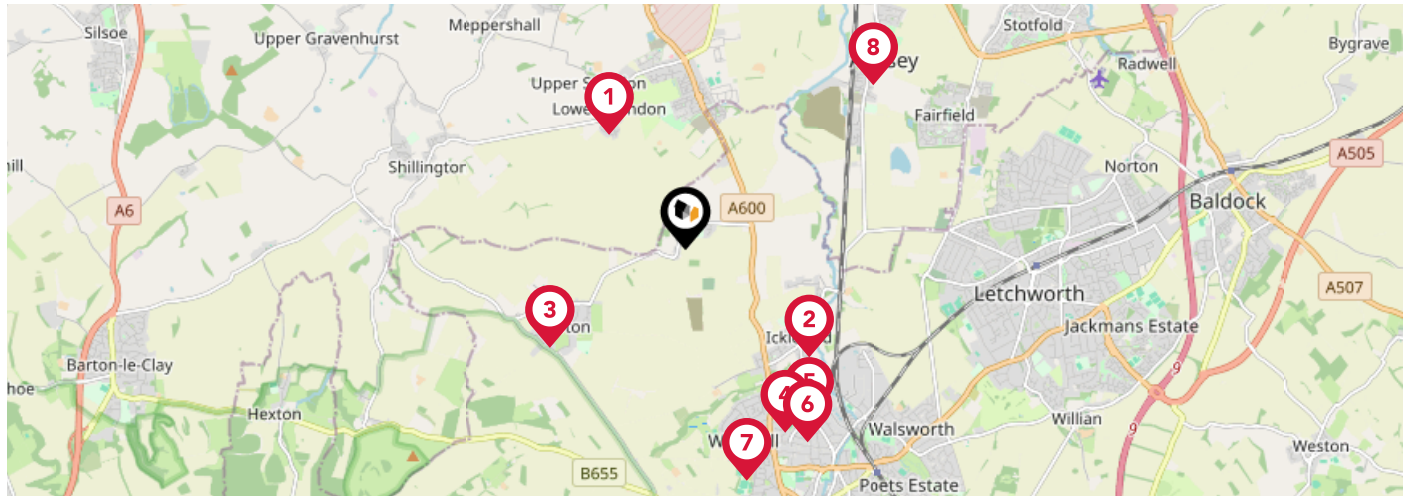
Gas boiler with radiators throughout. Five working open fires and one wood burner. Underfloor heating in teh conservatory.

Water Supply

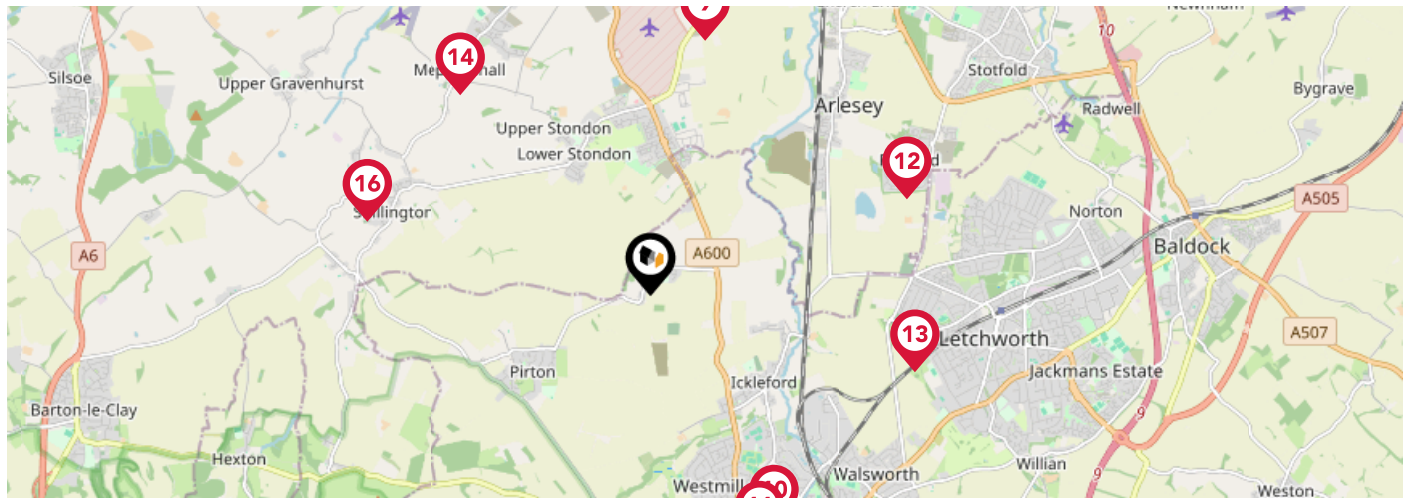
Affinity Water

Drainage

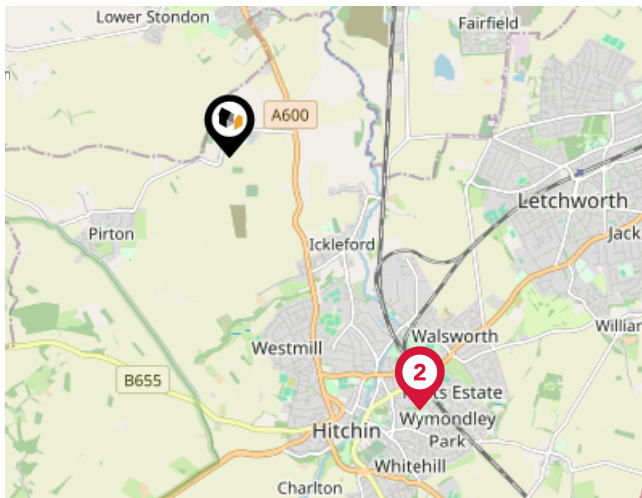
Mains Drainage



		Nursery	Primary	Secondary	College	Private
1	Stondon Lower School Ofsted Rating: Good Pupils: 141 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Ickleford Primary School Ofsted Rating: Good Pupils: 208 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Pirton School Ofsted Rating: Good Pupils: 127 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Priory School Ofsted Rating: Good Pupils: 1206 Distance:1.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 211 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 225 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 228 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Gothic Mede Academy Ofsted Rating: Good Pupils: 317 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

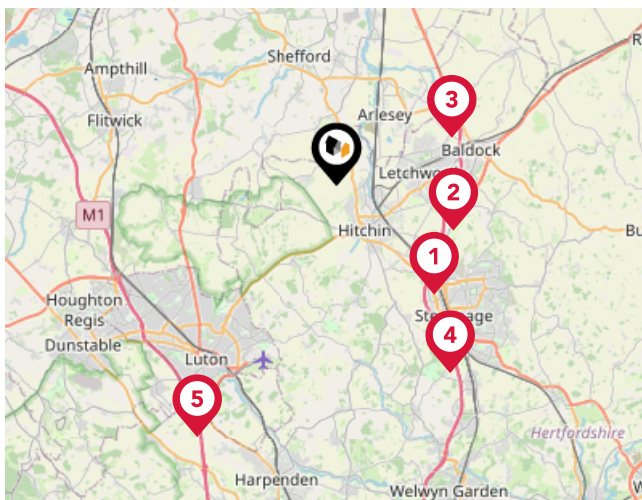


		Nursery	Primary	Secondary	College	Private
	Derwent Lower School Ofsted Rating: Good Pupils: 167 Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 131 Distance:2.41	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 266 Distance:2.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fairfield Park Lower School Ofsted Rating: Outstanding Pupils: 453 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fearnhill School Ofsted Rating: Requires Improvement Pupils: 475 Distance:2.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meppershall Church of England Academy Ofsted Rating: Special Measures Pupils: 113 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 422 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shillington Lower School Ofsted Rating: Good Pupils: 146 Distance:2.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



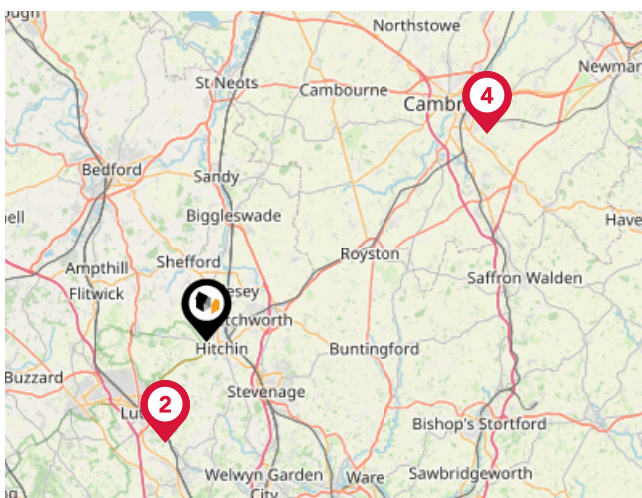
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	2.88 miles
2	Hitchin Rail Station	2.9 miles
3	Arlesey Rail Station	3.16 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	5.38 miles
2	A1(M) J9	4.57 miles
3	A1(M) J10	4.61 miles
4	A1(M) J7	8.02 miles
5	M1 J10	10.5 miles

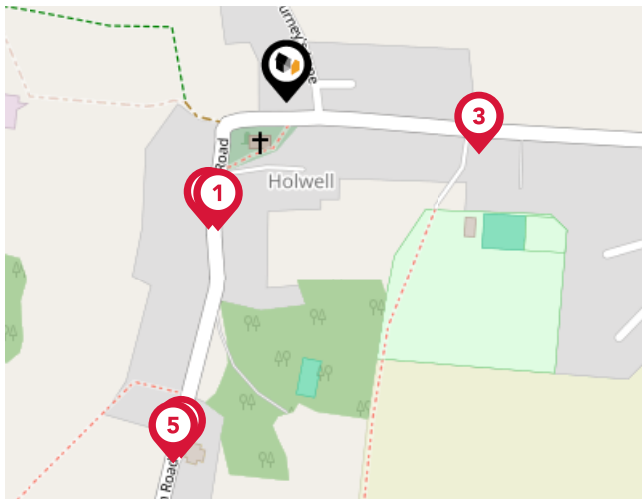


Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	7.99 miles
2	London Luton Airport	8.03 miles
3	Cambridge Airport	25.38 miles
4	Cambridge Airport	25.39 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Peter's Church	0.08 miles
2	St Peter's Church	0.09 miles
3	Post Office	0.11 miles
4	Rectory	0.21 miles
5	Rectory	0.22 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



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