

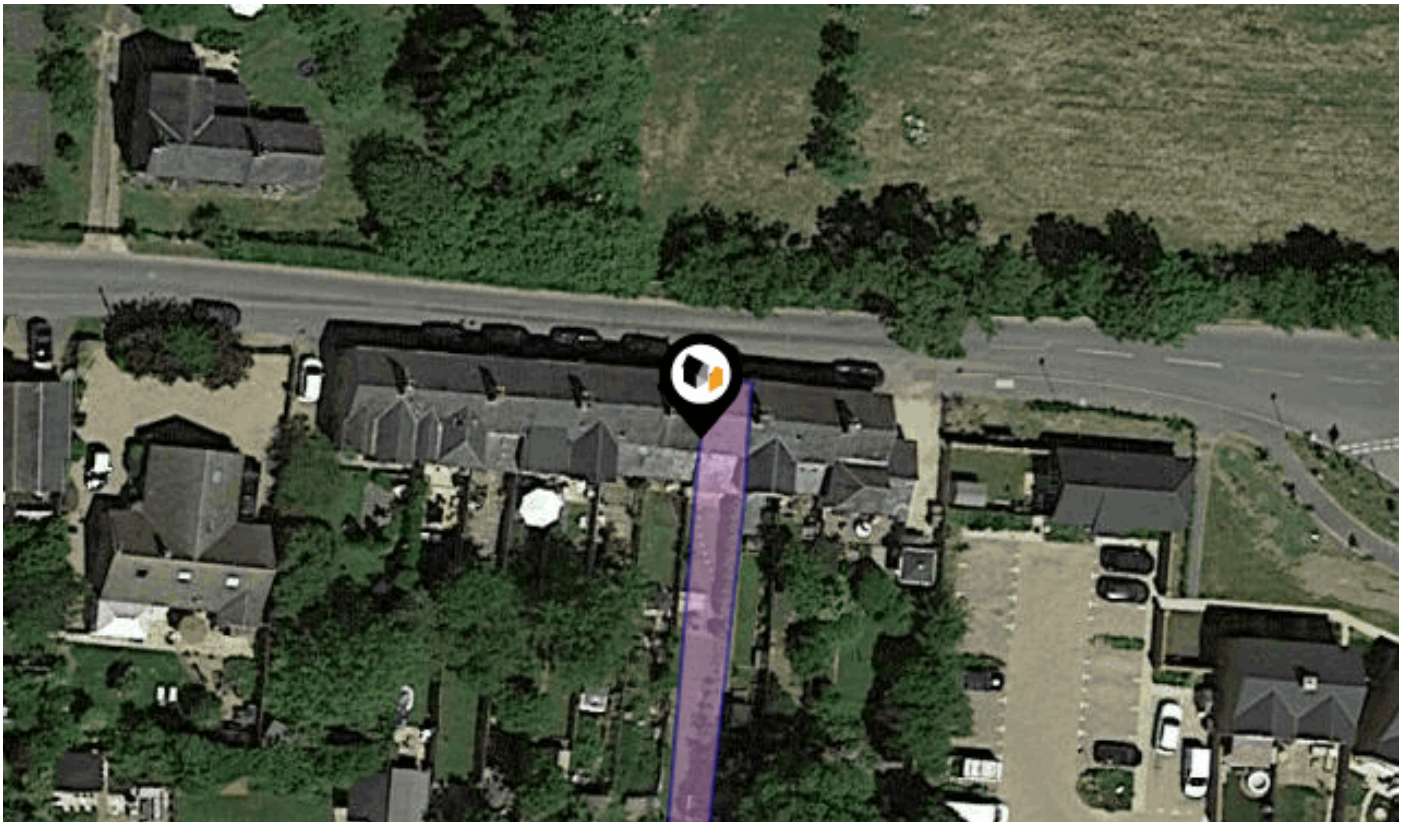


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MIR: Material Info

The Material Information Affecting this Property

Monday 07th October 2024



HOLWELL ROAD, PIRTON, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	559 ft ² / 52 m ²		
Plot Area:	0.04 acres		
Year Built :	1930-1949		
Council Tax :	Band C		
Annual Estimate:	£1,979		
Title Number:	HD211573		

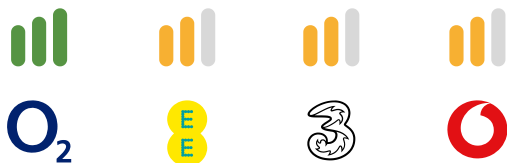
Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	35 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *1 Holwell Road Pirton SG5 3QU*

Reference - 79/01865/1
Decision: Decided
Date: 05th August 1979
Description: Erection of single storey side extension for double garage playroom and store and erection of front entrance porch
Reference - 74/00301/1
Decision: Decided
Date: 01st April 1974
Description: Demolish existing bakery/house, erect 1 No. dwellinghouse with double garage
Reference - 74/01072/1
Decision: Decided
Date: 17th December 1974
Description: Construction of 1st floor extension at rear of existing dwelling and formation of parking area for two cars
Reference - 87/01069/1
Decision: Decided
Date: 30th June 1987
Description: Erection of side conservatory extension

Planning records for: **3 Holwell Road Pirton SG5 3QU**

Reference - 76/00233/1	
Decision:	Decided
Date:	20th February 1976
Description:	Single storey side extension

Planning records for: **6 Holwell Road Pirton Hitchin Herts SG5 3QU**

Reference - 94/00589/1HH	
Decision:	Decided
Date:	11th May 1994
Description:	Two storey rear extension (as amended by plans received on 10.6.94)

Planning records for: **8 Holwell Road Pirton Hitchin Hertfordshire SG5 3QU**

Reference - 17/02415/1HH	
Decision:	Decided
Date:	09th October 2017
Description:	Two storey rear extension following demolition of existing single storey rear extension.

Planning records for: **12 Holwell Road Pirton Hitchin SG5 3QU**

Reference - 13/02499/1HH	
Decision:	Decided
Date:	28th October 2013
Description:	Two storey rear extension

Planning records for: *12 Holwell Road Pirton Hitchin Hertfordshire SG5 3QU*

Reference - 24/00627/TCA	
Decision:	Decided
Date:	19th March 2024
Description:	Ash - Trim overhanging branches back to boundary

Planning records for: *20 Holwell Road Pirton Hitchin SG5 3QU*

Reference - 14/03115/1HH	
Decision:	Decided
Date:	22nd December 2014
Description:	First floor rear extension

Planning records for: *24 Holwell Road Pirton SG5 3QU*

Reference - 91/00411/1	
Decision:	Decided
Date:	17th April 1991
Description:	Two storey rear and single storey side extension

Reference - 89/01619/1	
Decision:	Decided
Date:	03rd November 1989
Description:	Two storey rear and single storey side extension.

Pirton, SG5

Energy rating

D

Valid until 11.08.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 67% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	52 m ²

Building Safety

None specified

Accessibility / Adaptations

Bi-folding doors to rear - 2020
Rent replacement double glazed windows - 2018

Restrictive Covenants

None specified

Rights of Way (Public & Private)

Rear garden access for neighbours - although no access is used

Construction Type

Standard Brick

Property Lease Information

Freehold

Listed Building Information

Not listed

Other

None specified

Other

None specified

Other

None specified

Electricity Supply

Yes - Supplier unknown to vendor

Gas Supply

Yes - Supplier unknown to vendor

Central Heating

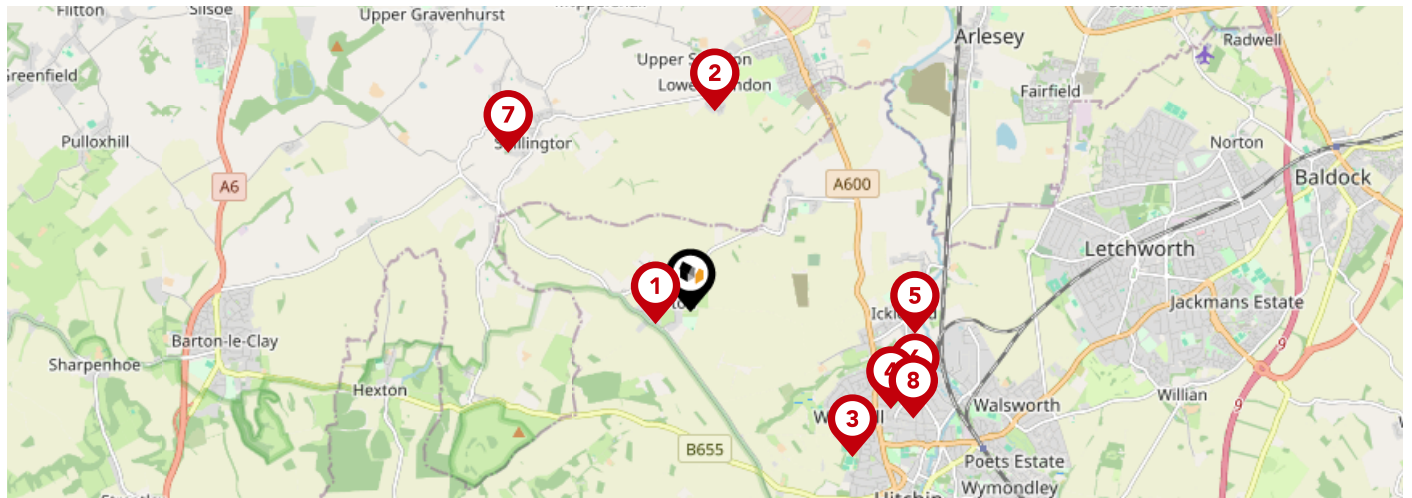
Yes - GCH

Water Supply

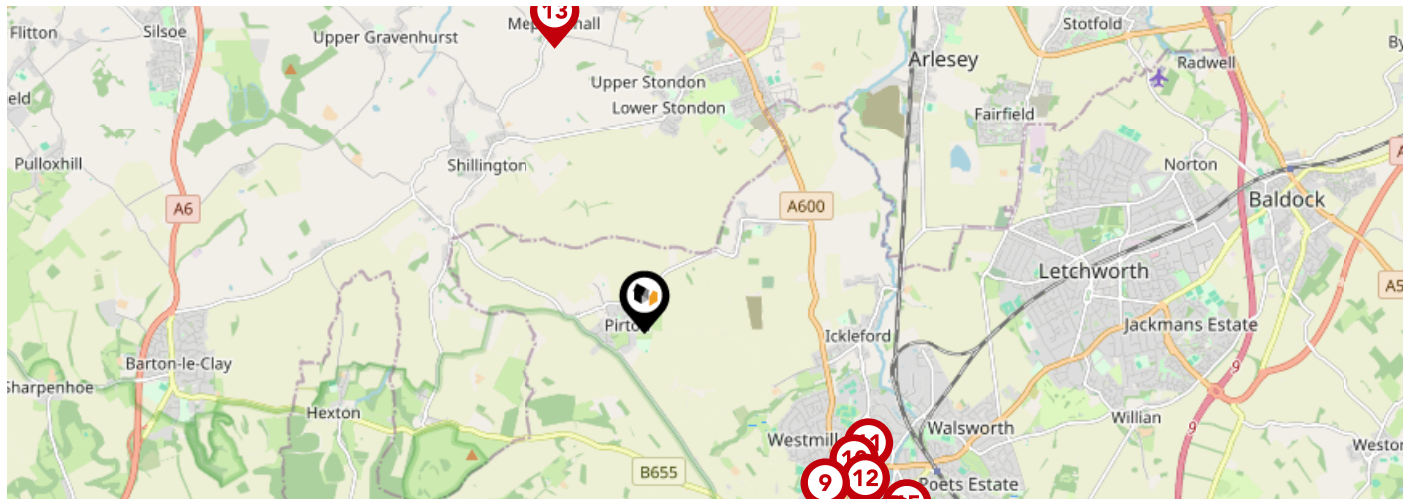
Yes - Supplier unknown to vendor

Drainage

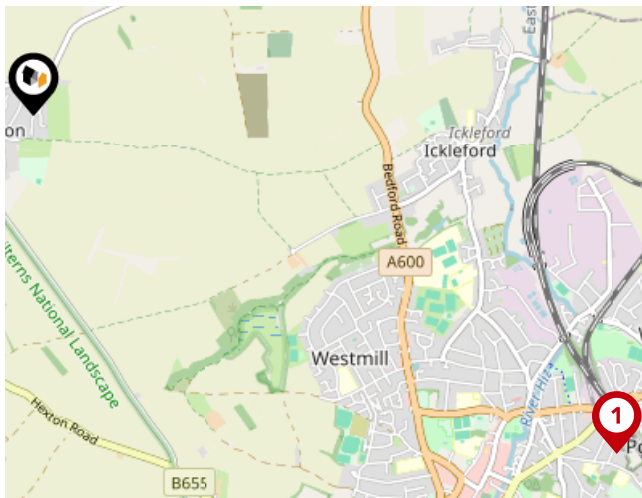
Mains



		Nursery	Primary	Secondary	College	Private
	Pirton School Ofsted Rating: Requires improvement Pupils: 150 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stondon Lower School Ofsted Rating: Good Pupils: 147 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:1.98	<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:2.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:2.06	<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:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shillington Lower School Ofsted Rating: Good Pupils: 126 Distance:2.22	<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:2.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

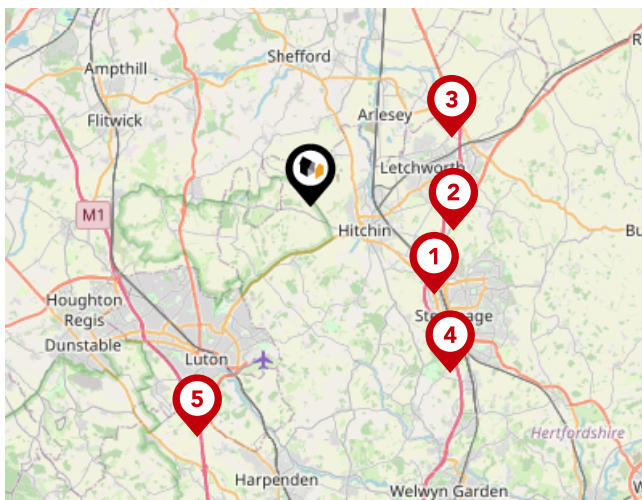


		Nursery	Primary	Secondary	College	Private
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:2.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:2.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:2.45	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:2.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Meppershall Church of England Academy Ofsted Rating: Good Pupils: 212 Distance:2.73	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:3.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Offley Endowed Primary School and Nursery Ofsted Rating: Good Pupils: 165 Distance:3.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



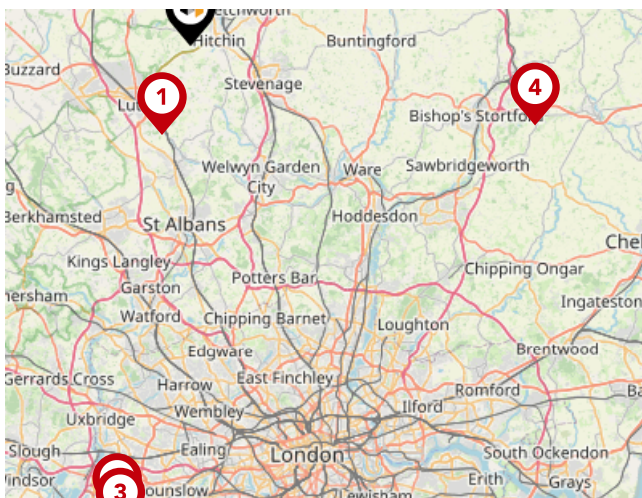
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	3.07 miles
2	Arlesey Rail Station	4.31 miles
3	Letchworth Rail Station	4.12 miles



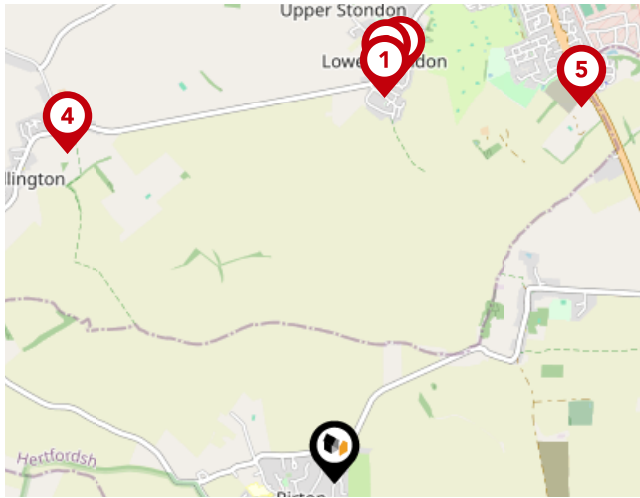
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	5.55 miles
2	A1(M) J9	5.26 miles
3	A1(M) J10	5.77 miles
4	A1(M) J7	7.92 miles
5	M1 J10	9.38 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.94 miles
2	Heathrow Airport	35.07 miles
3	Heathrow Airport Terminal 4	36.03 miles
4	Stansted Airport	25.79 miles



Bus Stops/Stations

Pin	Name	Distance
1	Post Office	1.78 miles
2	Stondon Lower School	1.85 miles
3	Mount Pleasant Farm	1.88 miles
4	Marquis Hill	1.94 miles
5	Loganberry Way	2.06 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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