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MIR: Material Info

The Material Information Affecting this Property

Wednesday 27th November 2024



JOHNSON PLACE, 65, WALSWORTH ROAD, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

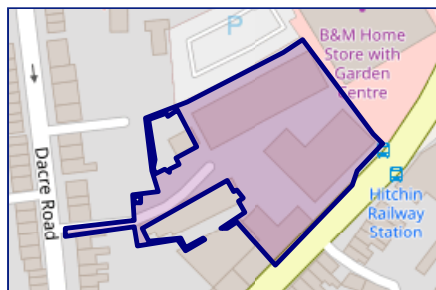
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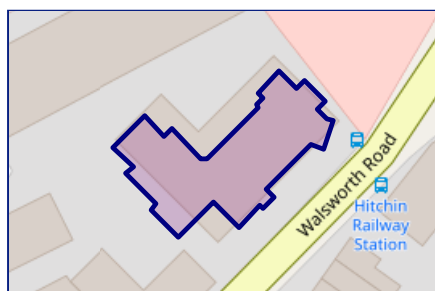


Freehold Title Plan



HD260234

Leasehold Title Plan



HD494470

Start Date: 26/05/2009
End Date: 01/01/2133
Lease Term: 125 years from 01/01/2008
Term Remaining: 108 years



Property

| | | | |
|-------------------------|-----------------------------------------|------------------------|---------------------------|
| Type: | Flat / Maisonette | Tenure: | Leasehold |
| Bedrooms: | 2 | Start Date: | 26/05/2009 |
| Floor Area: | 882 ft ² / 82 m ² | End Date: | 01/01/2133 |
| Plot Area: | 0.21 acres | Lease Term: | 125 years from 01/01/2008 |
| Year Built : | 2009 | Term Remaining: | 108 years |
| Council Tax : | Band C | | |
| Annual Estimate: | £1,979 | | |
| Title Number: | HD494470 | | |

Local Area

| | |
|---------------------------|---------------------|
| Local Authority: | North hertfordshire |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | No Risk |
| • Surface Water | Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 16 mb/s | 80 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *43 Johnson Place 65 Walsworth Road Hitchin SG4 9FJ*

| | |
|----------------------------------|------------------------------------------------------------------------------|
| Reference - 12/01369/1DOC | |
| Decision: | Decided |
| Date: | 11th June 2012 |
| Description: | Confirmation of discharge of 18 conditions for application number 06/02187/1 |

65, Walsworth Road, SG4

Energy rating

C

Valid until 04.12.2026

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 79 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

| | |
|-------------------------------------|--------------------------------------------|
| Property Type: | Flat |
| Build Form: | Semi-Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Dual |
| Main Fuel: | Electricity (not community) |
| Main Gas: | No |
| Floor Level: | 1st |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | (another dwelling above) |
| Main Heating: | Room heaters, electric |
| Main Heating Controls: | Appliance thermostats |
| Hot Water System: | Electric immersion, off-peak |
| Hot Water Energy Efficiency: | Poor |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | (another dwelling below) |
| Total Floor Area: | 82 m ² |

Building Safety

Not Specified

Accessibility / Adaptations

Not Specified

Restrictive Covenants

Not Specified

Rights of Way (Public & Private)

Not Specified

Construction Type

Standard Brick

Property Lease Information

Lease information:

Leasehold - LEase Remaiing - 200 years (Original lease 125 years plus 90 year lease extension)

Current annual ground rent- £0 (peppercorn if requested)

Current annual service charge - Between £1,600 - £1,800 paid to P&R Management Services

Listed Building Information

Not listed

Other

Not Specified

Other

Not Specified

Other

Not Specified

Electricity Supply

YES - Supplier Unknown

Gas Supply

NO - None in property

Central Heating

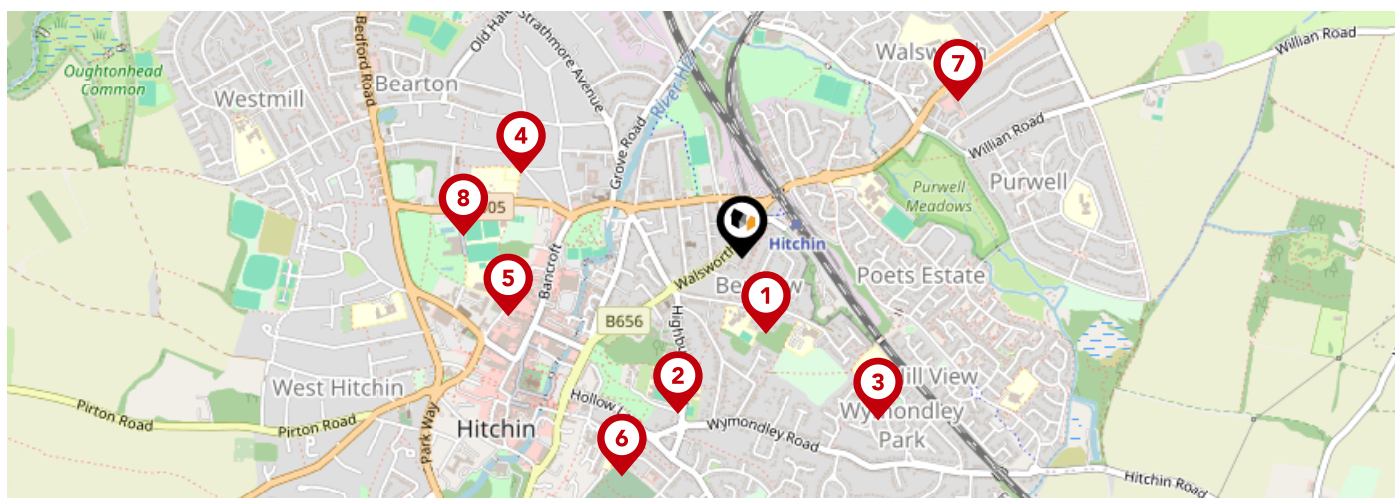
YES

Water Supply

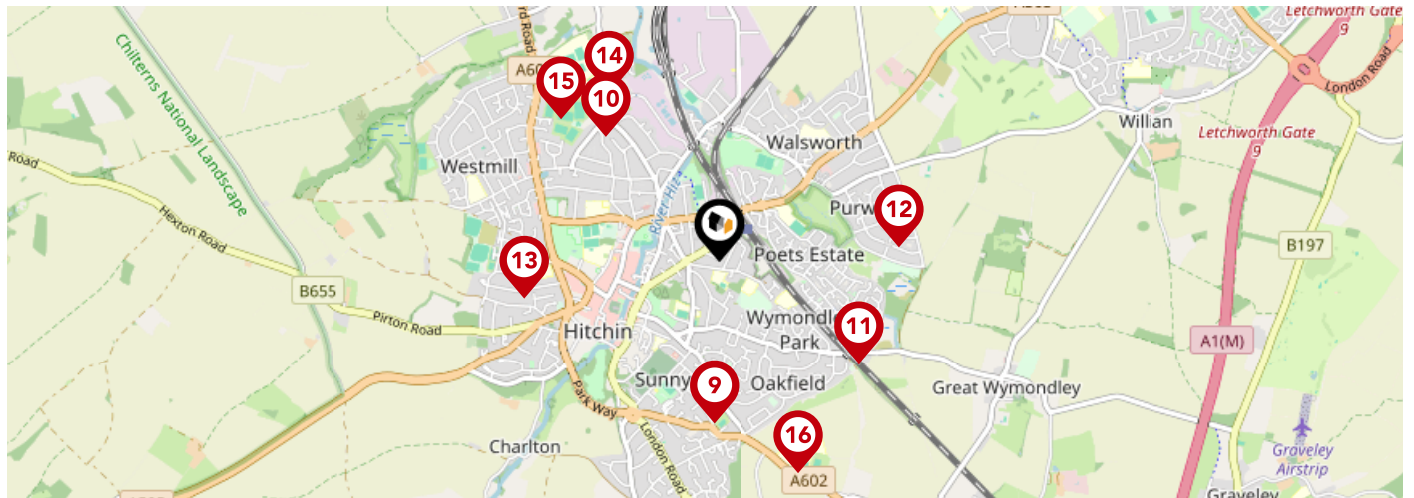
YES - Supplier Unknown

Drainage

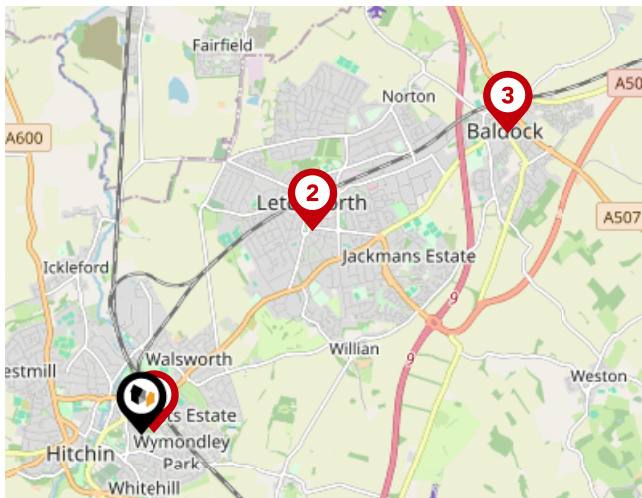
YES - Mains



| | Nursery | Primary | Secondary | College | Private |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>1 St Andrew's Church of England Voluntary Aided Primary School, Hitchin</p> <p>Ofsted Rating: Outstanding Pupils: 252 Distance:0.18</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>2 Hitchin Girls' School</p> <p>Ofsted Rating: Outstanding Pupils: 1355 Distance:0.38</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>3 William Ransom Primary School</p> <p>Ofsted Rating: Outstanding Pupils: 422 Distance:0.48</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>4 York Road Nursery School</p> <p>Ofsted Rating: Outstanding Pupils: 107 Distance:0.54</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>5 Hitchin Boys' School</p> <p>Ofsted Rating: Outstanding Pupils: 1317 Distance:0.55</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>6 Highbury Infant School and Nursery</p> <p>Ofsted Rating: Good Pupils: 204 Distance:0.57</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>7 Highover Junior Mixed and Infant School</p> <p>Ofsted Rating: Good Pupils: 428 Distance:0.61</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>8 Wilshere-Dacre Junior Academy</p> <p>Ofsted Rating: Good Pupils: 267 Distance:0.64</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

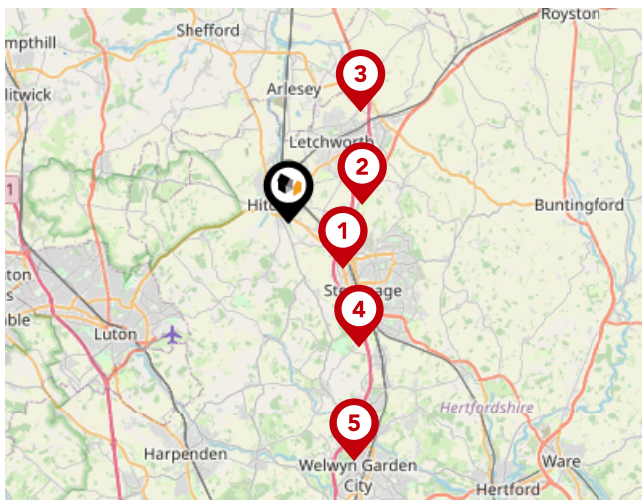


| | | Nursery | Primary | Secondary | College | Private |
|--|----------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.74 | <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:0.77 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.78 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.82 | <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: 420 Distance:0.91 | <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:0.92 | <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:0.98 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.03 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



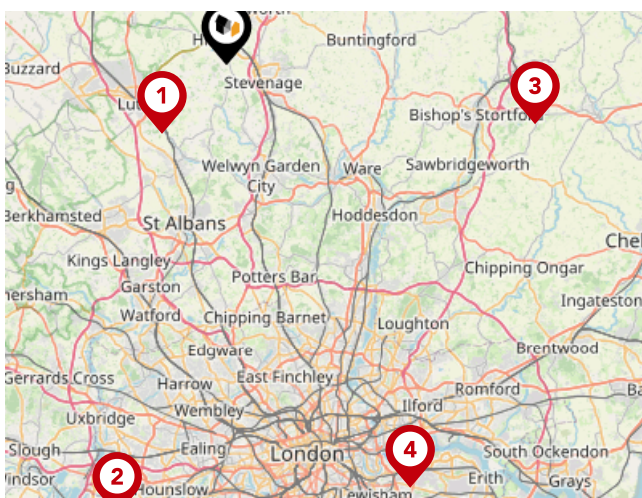
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Hitchin Rail Station | 0.11 miles |
| 2 | Letchworth Rail Station | 2.43 miles |
| 3 | Baldock Rail Station | 4.33 miles |



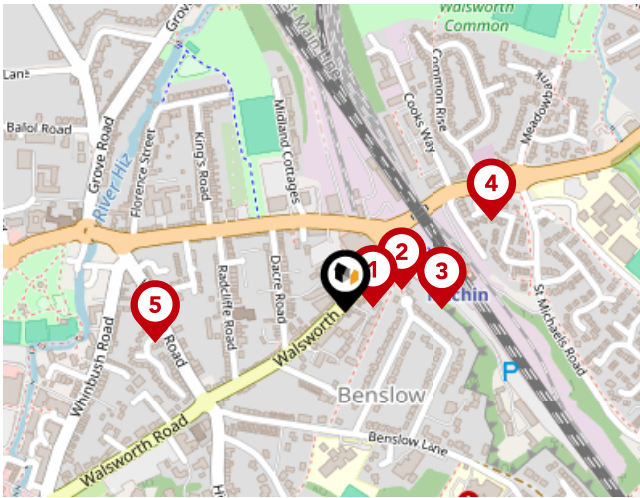
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-----------|------------|
| 1 | A1(M) J8 | 2.59 miles |
| 2 | A1(M) J9 | 2.74 miles |
| 3 | A1(M) J10 | 4.85 miles |
| 4 | A1(M) J7 | 5.19 miles |
| 5 | A1(M) J6 | 9 miles |



Airports/HELIPADS

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Luton Airport | 6.9 miles |
| 2 | Heathrow Airport | 34.06 miles |
| 3 | Stansted Airport | 22.97 miles |
| 4 | Silvertown | 33.92 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Hitchin Railway Station | 0.03 miles |
| 2 | Hitchin Railway Station | 0.07 miles |
| 3 | Hitchin Railway Station | 0.11 miles |
| 4 | North Herts College | 0.2 miles |
| 5 | Convent Close | 0.22 miles |

Important - Please read

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Country Properties

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Valuation Office
Agency



Royal Mail