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MIR: Material Info

The Material Information Affecting this Property

Friday 04th October 2024



KIMPTON ROAD, PETERS GREEN, LUTON, LU2

Country Properties

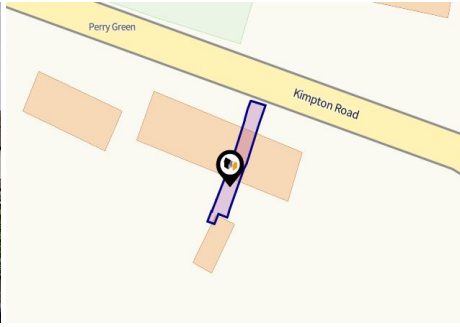
6 Brand Street Hitchin SG5 1HX

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	570 ft ² / 53 m ²		
Plot Area:	0.03 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,226		
Title Number:	HD224609		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Meadow Way Kimpton Road Kimpton LU2 9QW*

Reference - 79/00138/1
Decision: Decided
Date: 17th January 1979
Description: Erection of first floor side extension, single storey rear extension and detached double garage
Reference - 05/01669/1HH
Decision: Decided
Date: 09th November 2005
Description: Two storey and single storey side extensions, single storey rear extension and rear conservatory. Front canopy and bay window.
Reference - 87/00102/1
Decision: Decided
Date: 20th January 1987
Description: Erection of first floor front and single storey side extensions, detached double garage and formation of additional vehicular access.
Reference - 24/00755/OP
Decision: Decided
Date: 15th April 2024
Description: Erection of two detached dwellings with access from Kimpton Road (all matters reserved except means of access).

Planning records for: *The Hollies Kimpton Road Peters Green Luton LU2 9QW*

Reference - 15/02912/1HH
Decision: Decided
Date: 16th November 2015
Description: Single storey rear extension

Reference - 88/01185/1
Decision: Decided
Date: 04th July 1988
Description: First floor rear extension

Reference - 89/00917/1
Decision: Decided
Date: 06th June 1989
Description: Erection of 2.7m high fence around tennis court.

Planning records for: *2 Kimpton Road Peters Green Luton LU2 9QW*

Reference - 12/00260/1HH
Decision: Decided
Date: 06th February 2012
Description: First floor and single storey rear extensions

Planning records for: *6 Perry Green Cottages Kimpton Road Peters Green Luton LU2 9QW*

Reference - 10/00445/1HH
Decision: Decided
Date: 03rd March 2010
Description: Two storey side and single storey rear extension following demolition of existing garage and rear conservatory
Reference - 78/00450/1
Decision: Decided
Date: 01st April 1978
Description: Erection of two storey and single storey side extension
Reference - 91/01315/1
Decision: Decided
Date: 05th November 1991
Description: Rear conservatory

Kimpton Road, Peters Green, LU2

Energy rating

E

Valid until 11.07.2032

Score	Energy rating	Current	Potential
92+	A		114 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 82% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	53 m ²

Building Safety

None specified

Accessibility / Adaptations

Conservatory added

Restrictive Covenants

Covenants to maintain the 5 feet high closed boarded fence - speak to agent for further information

Rights of Way (Public & Private)

A right in favour of number 5 Perry Green Cottages to access for the purposes of maintaining and upkeep of number 5 with ancillary rights of overhang in respect of any existing pipes, windows etc - speak to agent for further information

The surrender of a pedestrian right of way across the rear of numbers 5 and 6.

Construction Type

Standard brick

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Electricity Supply

Eon

Gas Supply

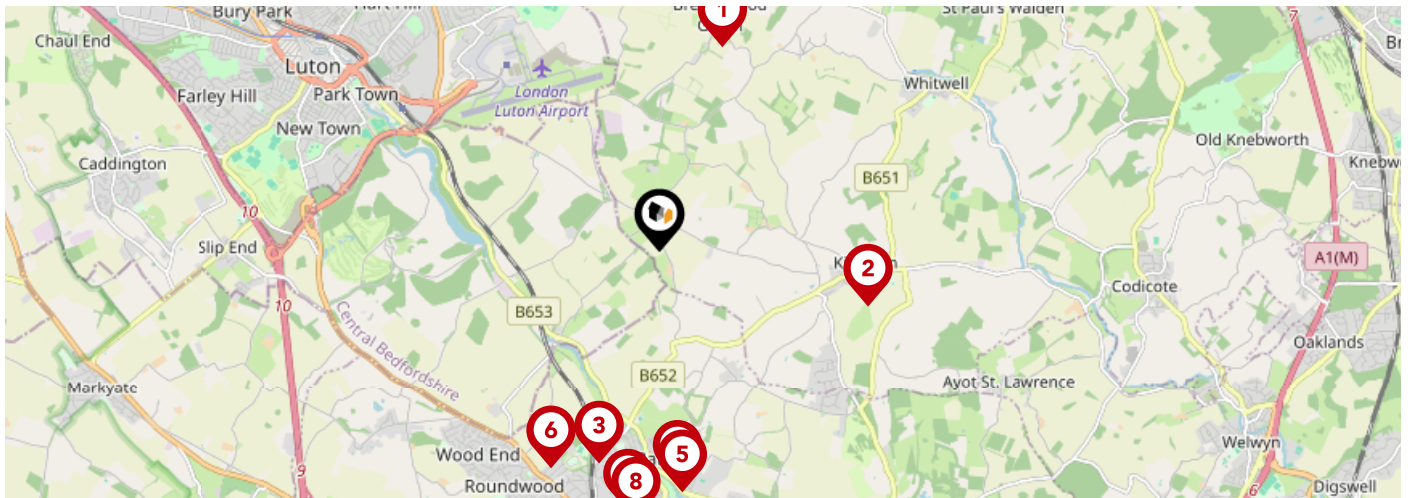
Not applicable

Water Supply

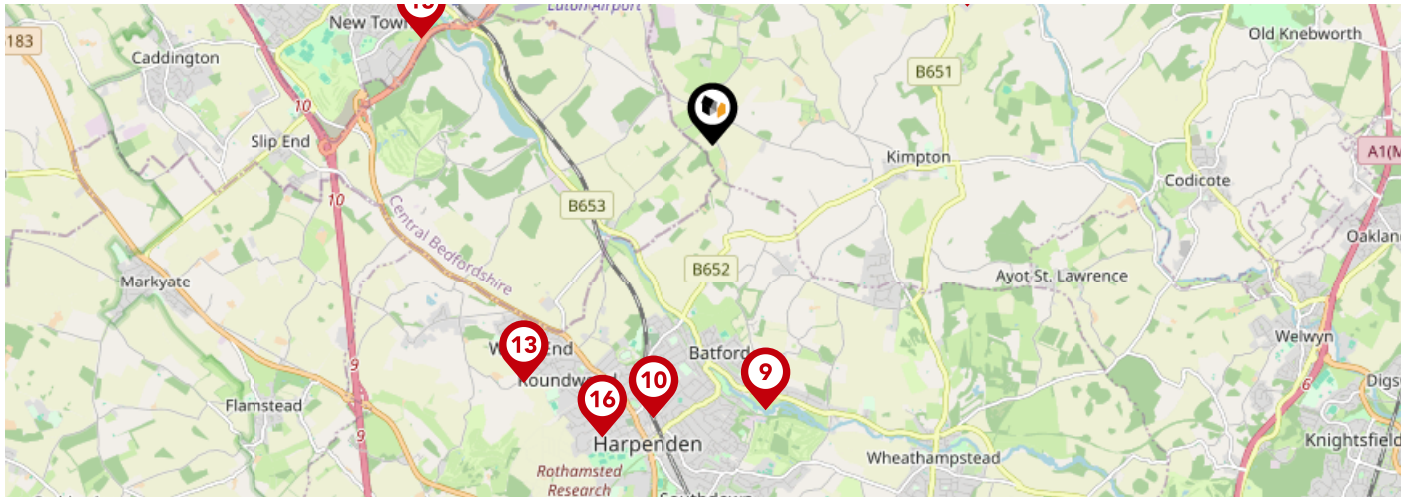
Affinity

Drainage

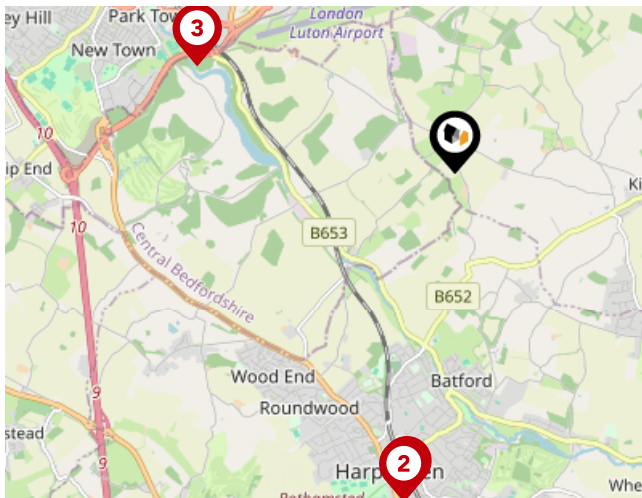
Affinity



		Nursery	Primary	Secondary	College	Private
1	Breachwood Green Junior Mixed and Infant School Ofsted Rating: Good Pupils: 92 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kimpton Primary School Ofsted Rating: Good Pupils: 162 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	The Lea Primary School and Nursery Ofsted Rating: Good Pupils: 236 Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Sauncey Wood Primary School Ofsted Rating: Good Pupils: 193 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Batford Nursery School Ofsted Rating: Outstanding Pupils: 82 Distance:2.21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The King's School Ofsted Rating: Not Rated Pupils: 171 Distance:2.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Manland Primary School Ofsted Rating: Good Pupils: 201 Distance:2.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Sir John Lawes School Ofsted Rating: Outstanding Pupils: 1347 Distance:2.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

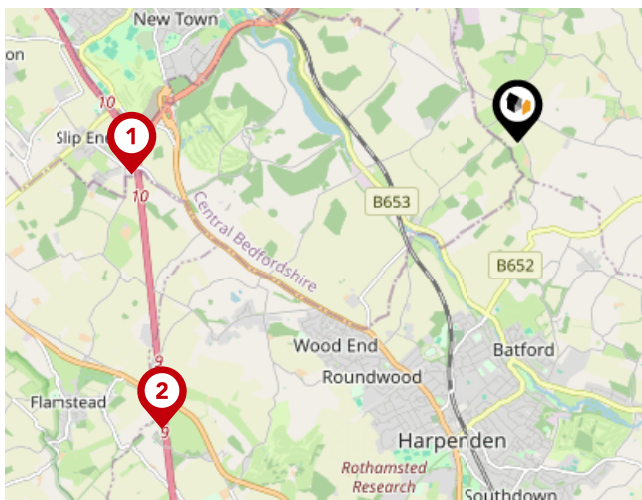


		Nursery	Primary	Secondary	College	Private
	Katherine Warrington School Ofsted Rating: Good Pupils: 923 Distance:2.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St George's School Ofsted Rating: Outstanding Pupils: 1384 Distance:2.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wigmore Primary Ofsted Rating: Good Pupils: 604 Distance:2.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Paul's Walden Primary School Ofsted Rating: Good Pupils: 70 Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wood End School Ofsted Rating: Outstanding Pupils: 452 Distance:2.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crawley Green Infant School Ofsted Rating: Outstanding Pupils: 267 Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Linden Academy Ofsted Rating: Requires improvement Pupils: 475 Distance:2.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Hilda's School Ofsted Rating: Not Rated Pupils: 144 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



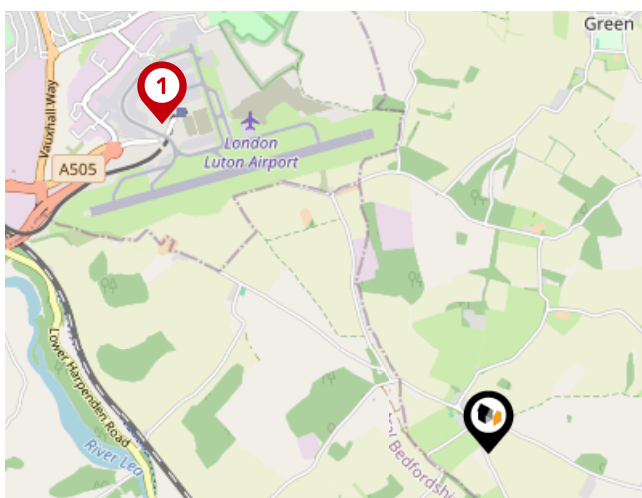
National Rail Stations

Pin	Name	Distance
1	Harpenden Rail Station	3.02 miles
2	Harpenden Rail Station	3.04 miles
3	Luton Airport Parkway Rail Station	2.56 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J10	3.54 miles
2	M1 J9	4.18 miles
3	M1 J8	7.08 miles
4	A1(M) J5	6.49 miles
5	M1 J11	6.01 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	2.13 miles
2	Heathrow Airport	26.96 miles
3	Heathrow Airport Terminal 4	27.91 miles
4	Stansted Airport	25.86 miles

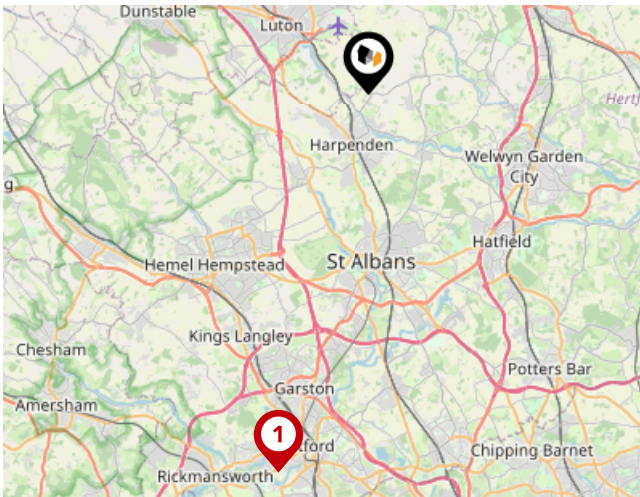
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Laburnum Farm	0.52 miles
2	Hambro Close	1.42 miles
3	Viaduct Cottages	1.42 miles
4	Chiltern Green Road	1.5 miles
5	Holiday Inn Express	2.02 miles



Local Connections

Pin	Name	Distance
1	Watford Underground Station	14.25 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

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