

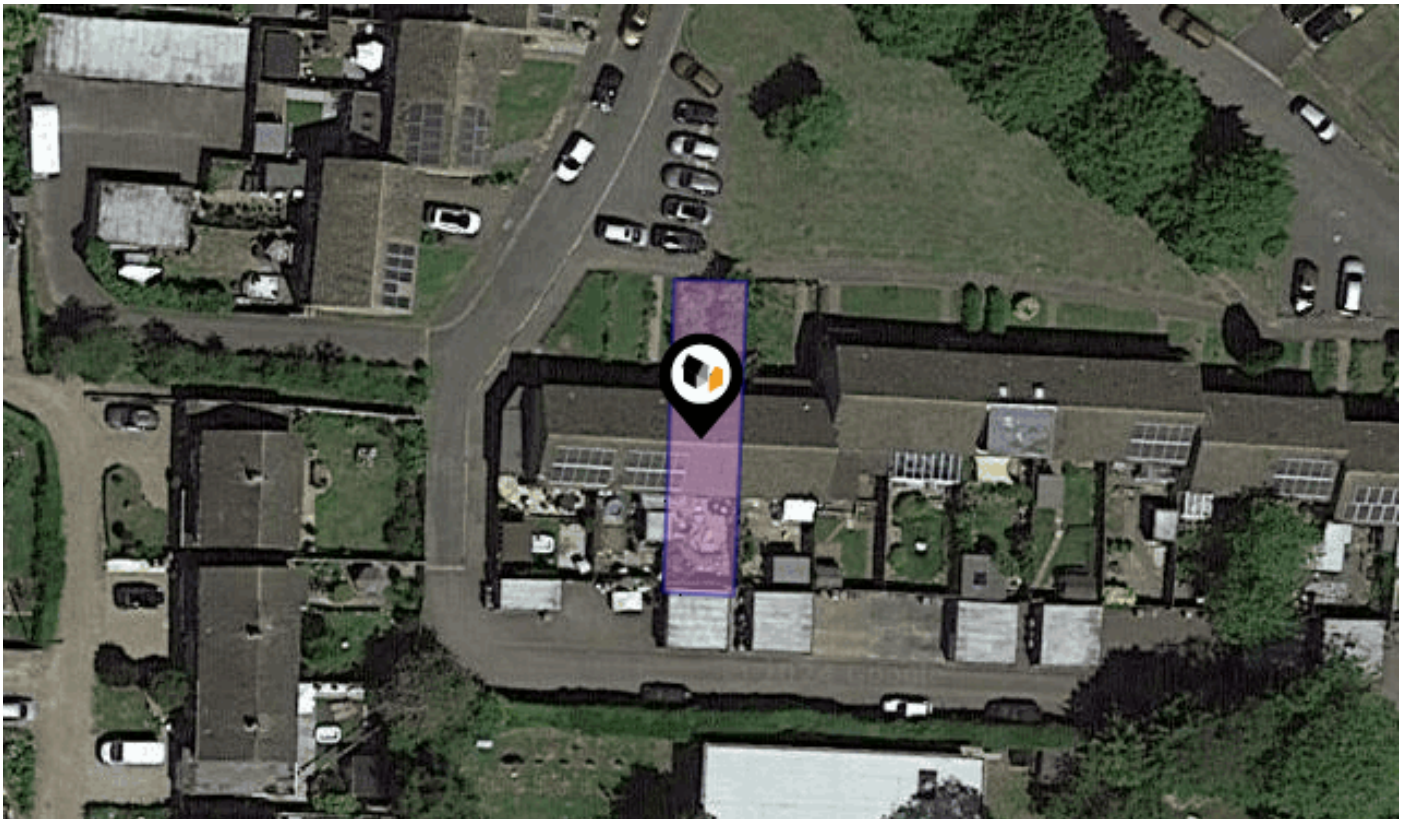


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 16th October 2024



ORCHARD WAY, BREACHWOOD GREEN, HITCHIN, SG4

Country Properties

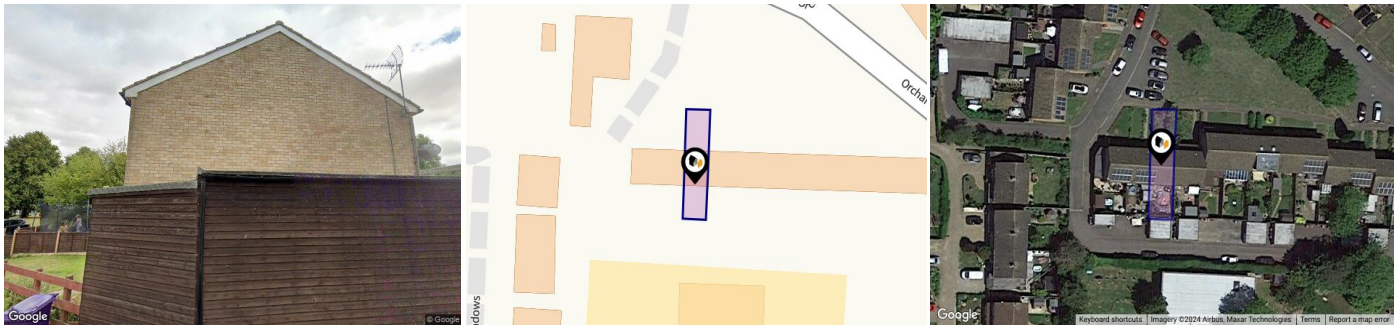
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	925 ft ² / 86 m ²		
Plot Area:	0.04 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£1,979		
Title Number:	HD254962		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Keepers Cottage Orchard Way Breachwood Green SG4 8NT*

Reference - 88/02006/1
Decision: Decided
Date: 05th November 1988
Description: Side extension for double garage.
Reference - 97/00827/1HH
Decision: Decided
Date: 11th July 1997
Description: Single storey link to existing sunroom and conversion of garage to provide elderly persons accommodation (as amended by drawing 1742/1 A3:2B and amplified by letter and drawing 1742/1 A3:3 received 18.8.97)
Reference - 77/00795/1
Decision: Decided
Date: 20th May 1977
Description: Outline application for the erection of two detached houses
Reference - 79/00795/1
Decision: Decided
Date: 20th April 1978
Description: Development of land rear of Orchard Way, Breachwood Green.

Planning records for: *Keepers Cottage Orchard Way Breachwood Green SG4 8NT*

Reference - 88/02007/1LB	
Decision:	Decided
Date:	05th November 1988
Description:	Listed Building Consent for side extension for double garage.

Reference - 97/00828/1LB	
Decision:	Decided
Date:	11th July 1997
Description:	Single storey link to existing sunroom and conversion of garage to provide disabled persons accommodation (as amended by drawing 1742/1/A3:2B and amplified by letter and drawing 1742/1/A3:3 received 18.8.97)

Reference - 79/01881/1	
Decision:	Decided
Date:	14th November 1979
Description:	Erection of front entrance porch

Planning records for: *4 Orchard Way Breachwood Green Hitchin SG4 8NT*

Reference - 16/01550/1PUD	
Decision:	Decided
Date:	11th July 2016
Description:	Rear conservatory

Planning records for: **5 Orchard Way Breachwood Green SG4 8NT**

Reference - 88/00782/1	
Decision:	Decided
Date:	04th May 1988
Description:	Erection of two storey rear and single storey front extensions.

Planning records for: **39 Orchard Way Breachwood Green SG4 8NT**

Reference - 89/01720/1	
Decision:	Decided
Date:	27th November 1989
Description:	Single storey front extension.

Reference - 01/02016/1HH	
Decision:	Decided
Date:	09th January 2002
Description:	Single storey front extension

Planning records for: **52 Orchard Way Breachwood Green SG4 8NT**

Reference - 83/01389/1	
Decision:	Decided
Date:	30th August 1983
Description:	Erection of two storey side extension and formation of additional vehicular access

Planning records for: **53 Orchard Way Breachwood Green SG4 8NT**

Reference - 88/00223/1	
Decision:	Decided
Date:	12th February 1988
Description:	Erection of two and single storey side and front extension.

Planning records for: **55 Orchard Way Breachwood Green (Kings Walden Parish) SG4 8NT**

Reference - 85/00316/1	
Decision:	Decided
Date:	15th March 1985
Description:	Single storey side extension.

Reference - 88/00224/1	
Decision:	Decided
Date:	12th February 1988
Description:	Erection of first floor and single storey side extension.

Planning records for: **Keepers Cottage 2A Orchard Way Breachwood Green Hitchin Hertfordshire SG4 8NT**

Reference - 24/00130/PCH	
Decision:	Registered
Date:	02nd January 2024
Description:	Purchase Notice for Keepers Cottage, 2A Orchard Way, Breachwood Green

Planning records for: *Keepers Cottage 2A Orchard Way Breachwood Green Hitchin Hertfordshire SG4 8NT*

Reference - 23/02418/LBC
Decision: Decided
Date: 16th October 2023
Description: Replace 16no. existing single-glazed timber-framed windows with white Upvc double-glazed windows

Reference - 23/00939/FULH
Decision: Decided
Date: 16th October 2023
Description: Use of existing outbuilding as incidental granny annex

Breachwood Green, HITCHIN, SG4

Energy rating

C

Valid until 09.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	86 m ²

Building Safety

None Specified

Accessibility / Adaptations

None Specified

Restrictive Covenants

None Specified

Rights of Way (Public & Private)

None Specified

Construction Type

Standard Brick

Property Lease Information

Freehold

Listed Building Information

Not listed

Other

Not specified

Other

Not specified

Other

Not specified

Electricity Supply

YES - Supplier unknown

Gas Supply

YES - Supplier unknown

Central Heating

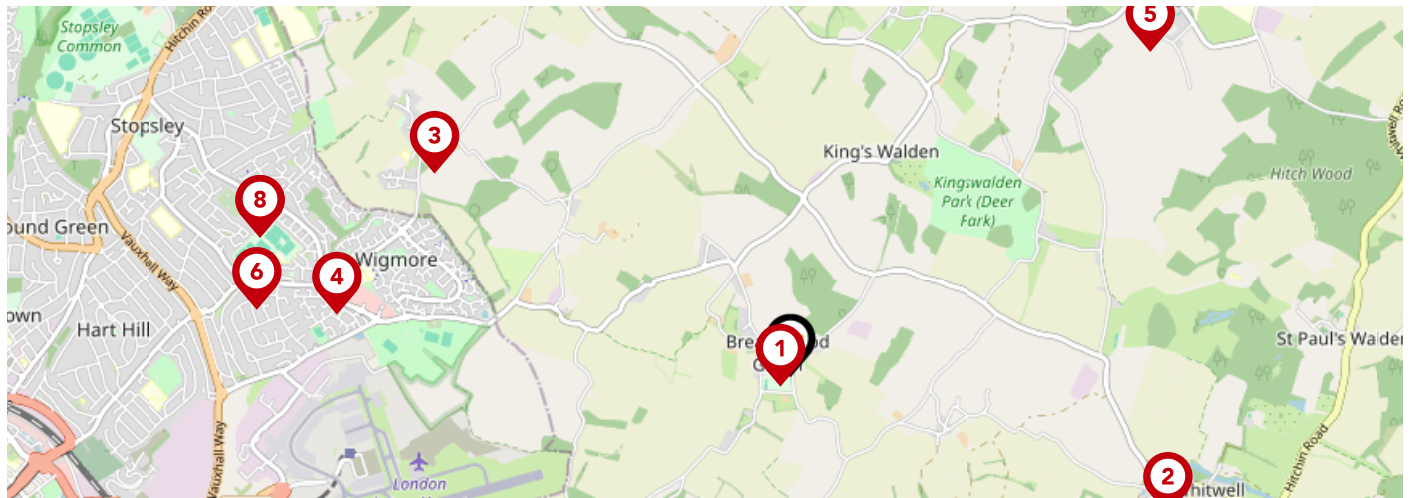
GCH

Water Supply

YES - Supplier unknown

Drainage

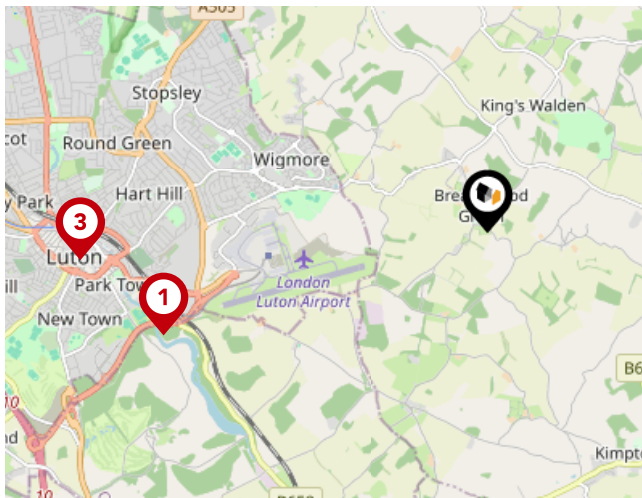
Yes Mains



	Nursery	Primary	Secondary	College	Private
1 Breachwood Green Junior Mixed and Infant School Ofsted Rating: Good Pupils: 92 Distance:0.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 St Paul's Walden Primary School Ofsted Rating: Good Pupils: 70 Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Cockernhoe Endowed CofE Primary School Ofsted Rating: Requires improvement Pupils: 78 Distance:1.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Wigmore Primary Ofsted Rating: Good Pupils: 604 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Preston Primary School Ofsted Rating: Good Pupils: 67 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Queen Elizabeth School Ofsted Rating: Good Pupils: 1186 Distance:2.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Somerles Junior School Ofsted Rating: Good Pupils: 241 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Somerles Infant School and Early Childhood Education Centre Ofsted Rating: Outstanding Pupils: 286 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

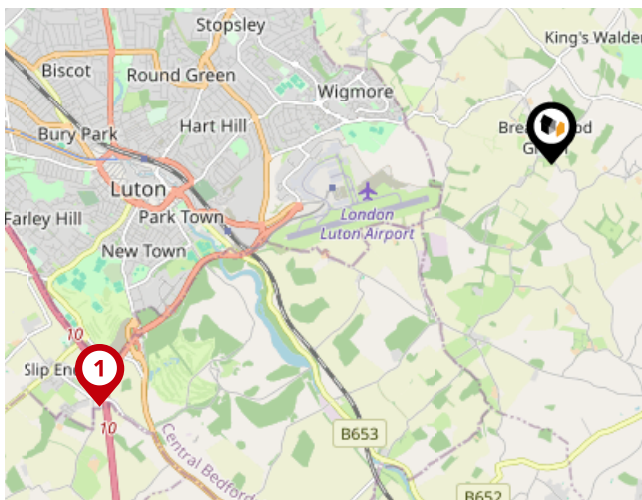


		Nursery	Primary	Secondary	College	Private
	Kimpton Primary School Ofsted Rating: Good Pupils: 162 Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Putteridge Primary School Ofsted Rating: Good Pupils: 618 Distance:2.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Putteridge High School Ofsted Rating: Good Pupils: 1197 Distance:2.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Crawley Green Infant School Ofsted Rating: Outstanding Pupils: 267 Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wenlock CofE Academy Ofsted Rating: Not Rated Pupils: 350 Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lady Zia Wernher School Ofsted Rating: Outstanding Pupils: 198 Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ramridge Primary School Ofsted Rating: Good Pupils: 468 Distance:2.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sacred Heart Primary School Ofsted Rating: Good Pupils: 407 Distance:3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



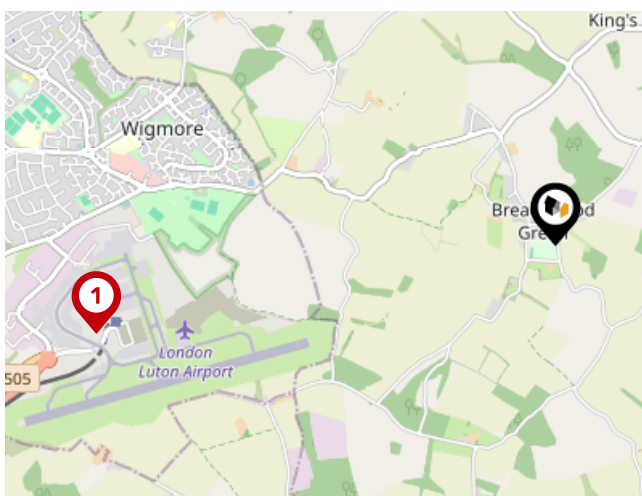
National Rail Stations

Pin	Name	Distance
1	Luton Airport Parkway Rail Station	3.11 miles
2	Harpenden Rail Station	5.01 miles
3	Luton Rail Station	3.74 miles



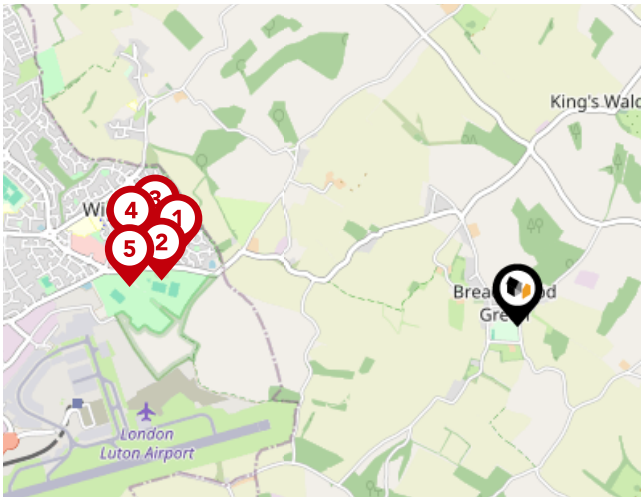
Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J10	4.69 miles
2	M1 J9	5.96 miles
3	A1(M) J8	5.48 miles
4	A1(M) J7	5.14 miles
5	A1(M) J6	6.41 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	2.14 miles
2	Heathrow Airport	28.96 miles
3	Heathrow Airport Terminal 4	29.91 miles
4	Stansted Airport	25.16 miles



Bus Stops/Stations

Pin	Name	Distance
1	Reedsdale	1.58 miles
2	Bowbrook Vale	1.64 miles
3	Cutlers Green	1.7 miles
4	Colwell Court	1.8 miles
5	Laxton Close	1.78 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Valuation Office
Agency



Royal Mail