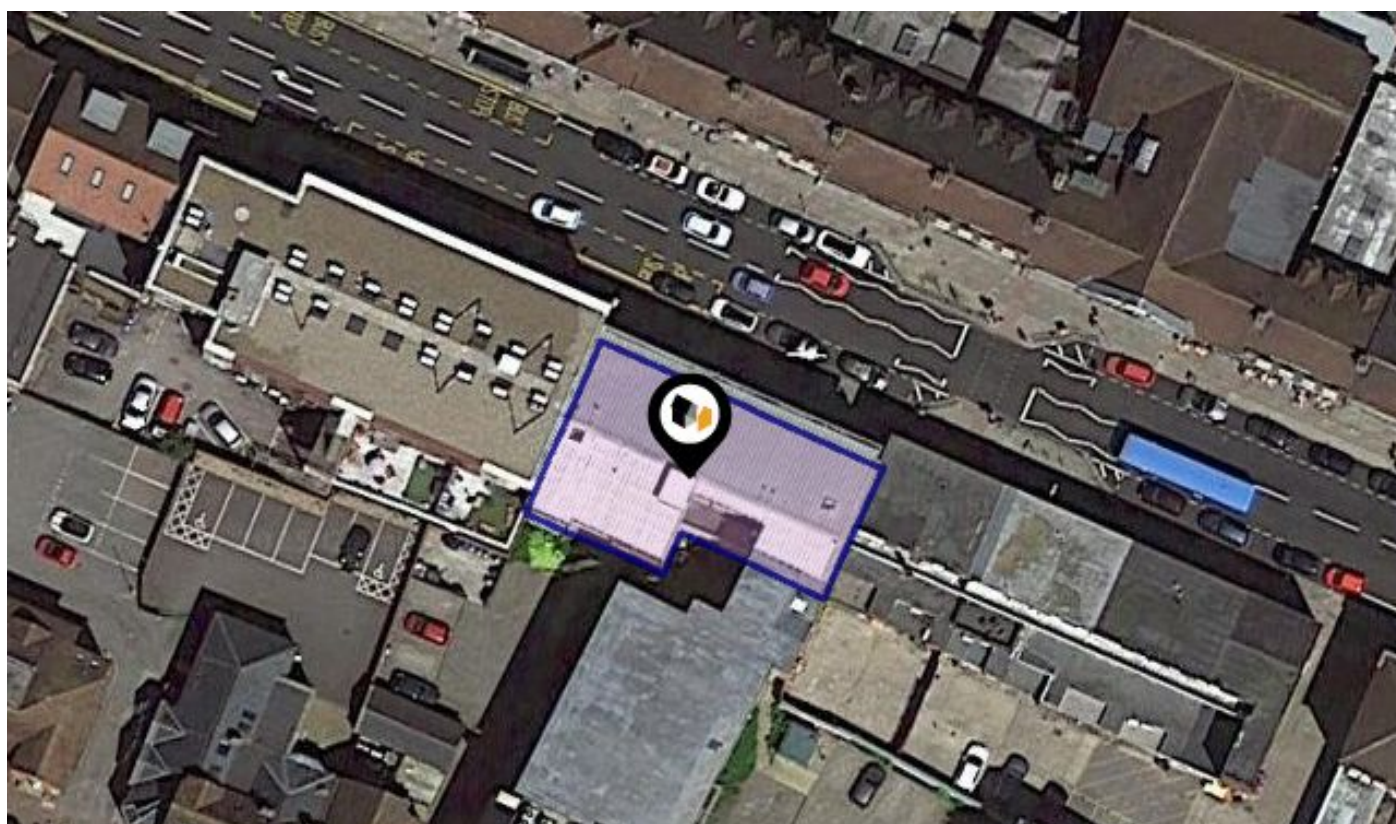




MIR: Material Info

The Material Information Affecting this Property

Wednesday 29th January 2025



THE GRANGE, PORTMILL LANE, HITCHIN, SG5

Price Estimate : £258,000

Country Properties

6 Brand Street Hitchin SG5 1HX

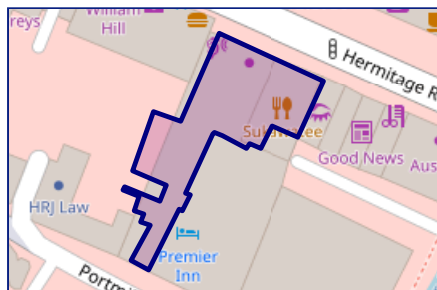
01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

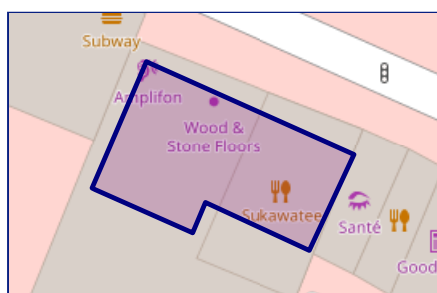


Freehold Title Plan



HD555706

Leasehold Title Plan



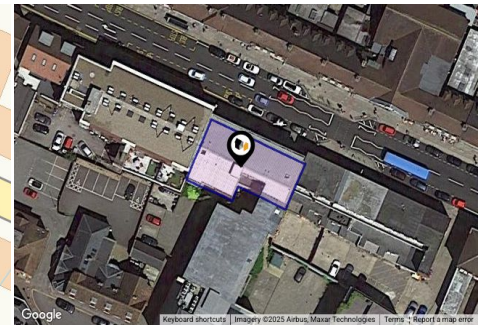
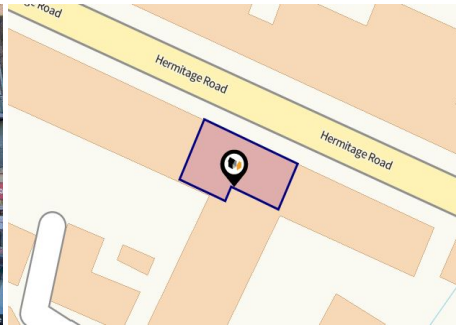
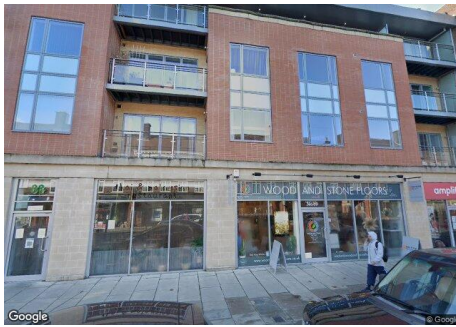
HD546943

Start Date: 25/08/2015

End Date: 25/08/2140

Lease Term: 125 years from and including 26 August 2015 and to and including 25 August 2140

Term Remaining: 115 years



Property

Type:	Flat / Maisonette	Price Estimate:	£258,000
Bedrooms:	1	Tenure:	Leasehold
Floor Area:	516 ft ² / 48 m ²	Start Date:	25/08/2015
Plot Area:	0.09 acres	End Date:	25/08/2140
Year Built :	2015	Lease Term:	125 years from and including 26 August 2015 and to and including 25 August 2140
Council Tax :	Band B	Term Remaining:	115 years
Annual Estimate:	£1,731		
Title Number:	HD546943		

Local Area

Local Authority:	North hertfordshire
Conservation Area:	Hitchin
Flood Risk:	
<ul style="list-style-type: none"> Rivers & Seas Surface Water 	No Risk High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

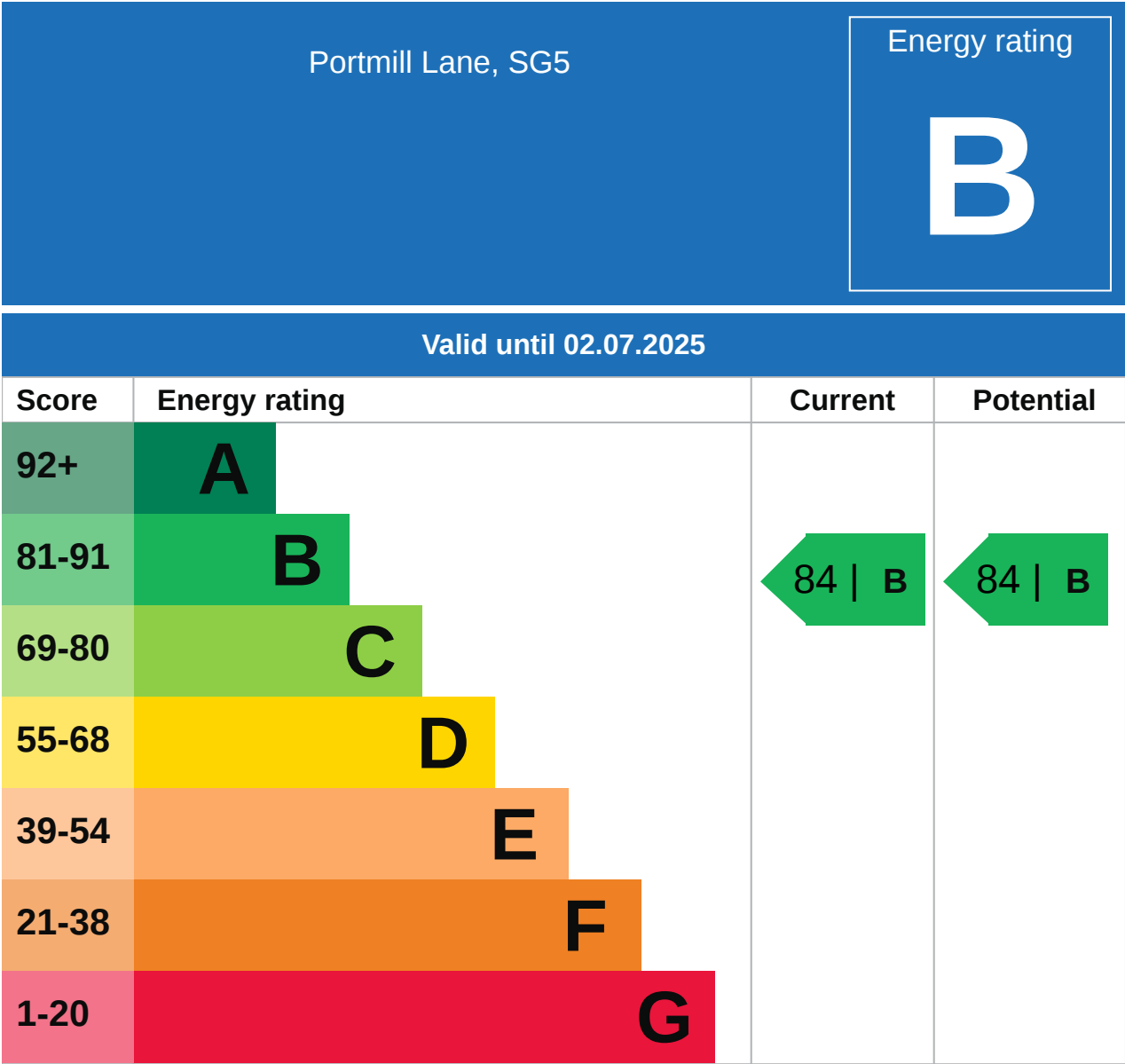
18 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:





Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Mid floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m ² K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	48 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 INFO:

Lease lenght remaining - 115 Years

Ground Rent - £300

Service Charge - £2,482.37

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

Not specified

Other

Not specified

Electricity Supply

YES - Supplier not specified

Gas Supply

Not specified by vendor

Central Heating

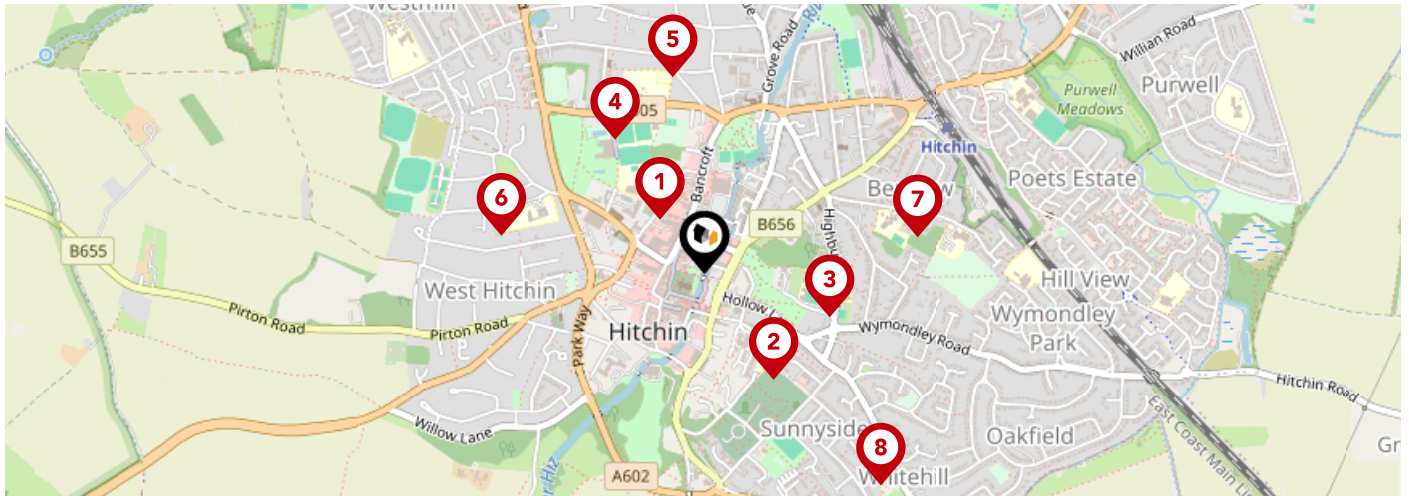
Yes - Type not specified by vendor

Water Supply

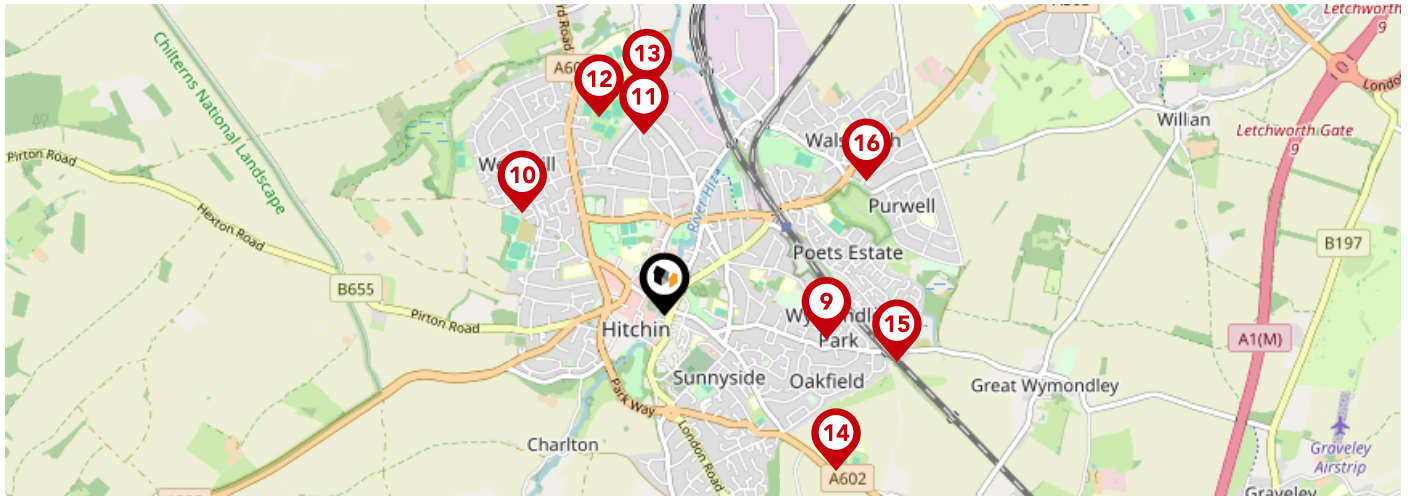
YES - MAINS









Drainage

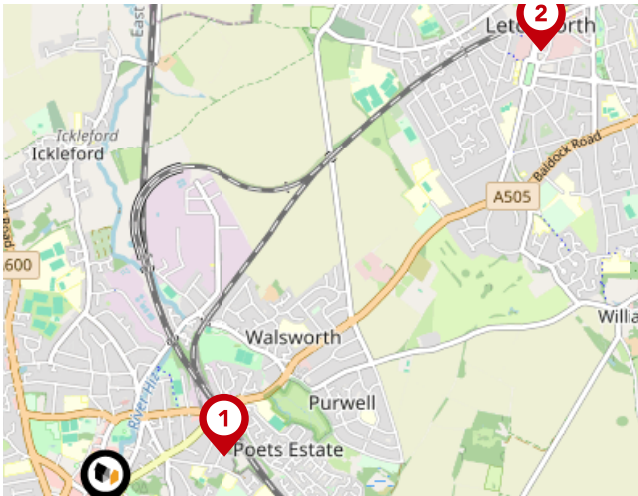
MAINS



		Nursery	Primary	Secondary	College	Private
1	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.46	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

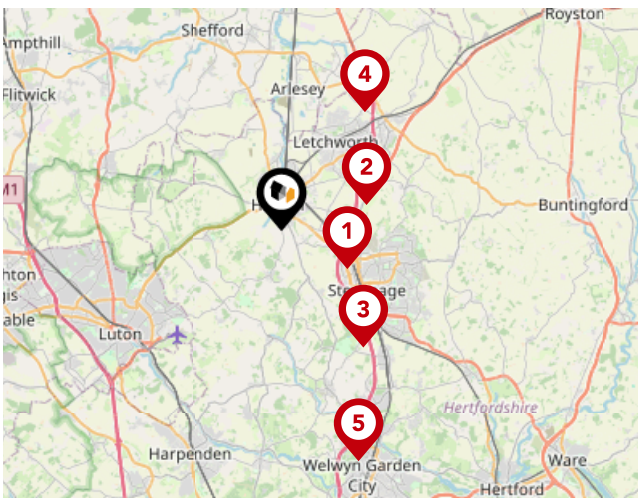


		Nursery	Primary	Secondary	College	Private
	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.8	<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:0.83	<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:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



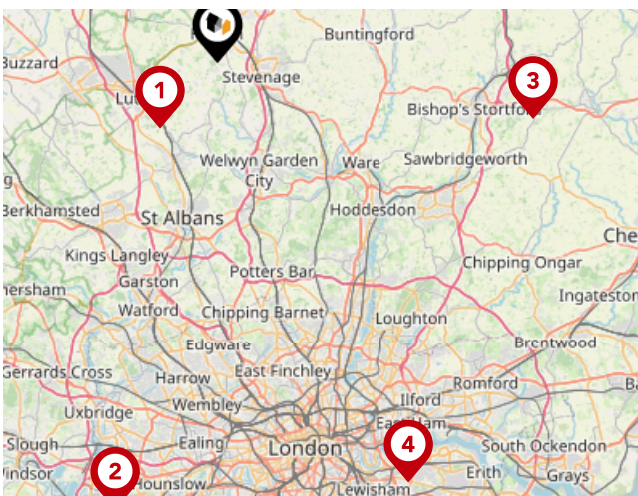
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.6 miles
2	Letchworth Rail Station	2.9 miles
3	Stevenage Rail Station	4.42 miles



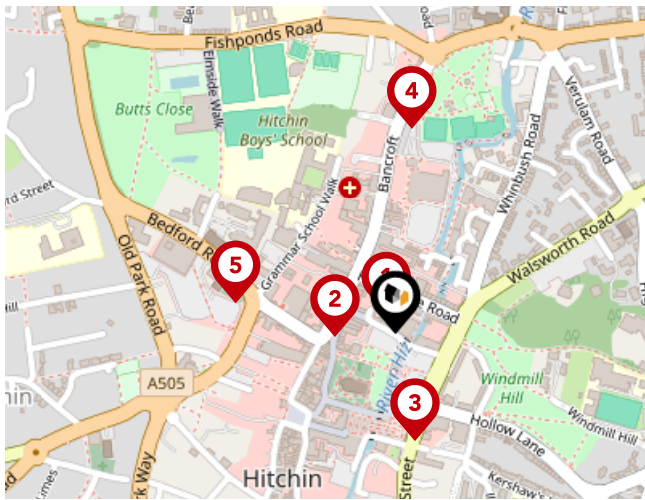
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.8 miles
2	A1(M) J9	3.23 miles
3	A1(M) J7	5.2 miles
4	A1(M) J10	5.31 miles
5	A1(M) J6	8.88 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.42 miles
2	Heathrow Airport	33.71 miles
3	Stansted Airport	23.35 miles
4	Silvertown	33.87 miles



Bus Stops/Stations

Pin	Name	Distance
1	Hermitage Road	0.02 miles
2	Bancroft	0.07 miles
3	St Mary's Square	0.12 miles
4	Bunyan Road	0.23 miles
5	Grammar School Walk	0.19 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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Valuation Office
Agency

