

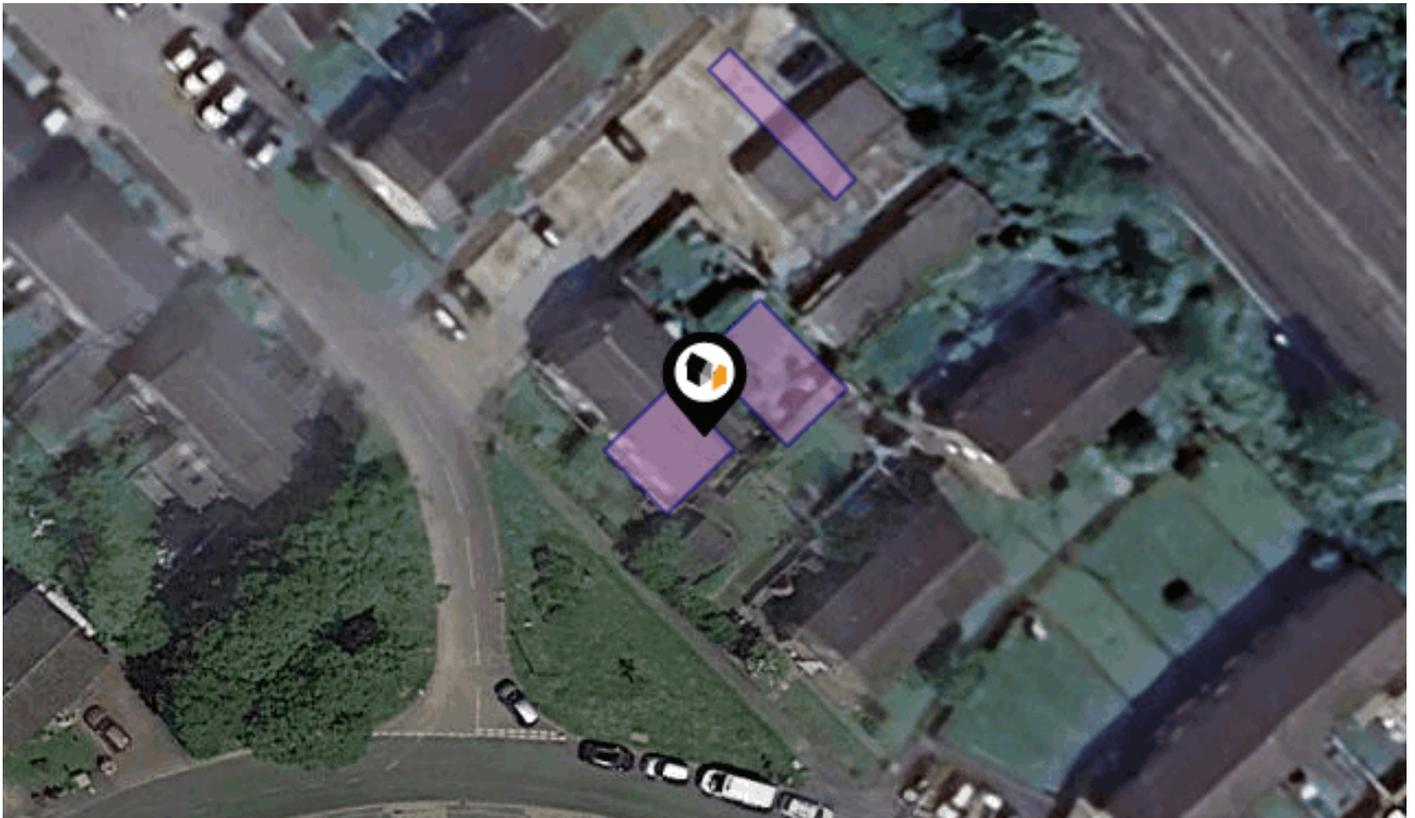


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MIR: Material Info

The Material Information Affecting this Property

Monday 20th January 2025



HOLDBROOK, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

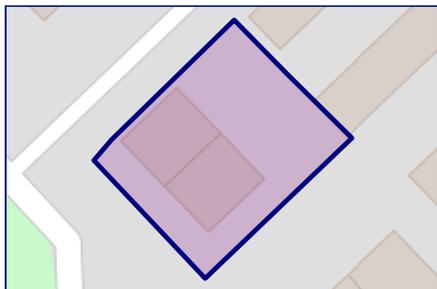
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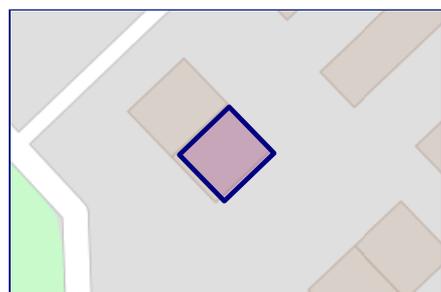


Freehold Title Plan



HD121863

Leasehold Title Plan



HD481401

Start Date: 03/04/2008
End Date: 28/09/2106
Lease Term: from 25 December 1971 to 28 September 2106
Term Remaining: 81 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	03/04/2008
Plot Area:	0.04 acres	End Date:	28/09/2106
Year Built :	1976-1982	Lease Term:	from 25 December 1971 to 28 September 2106
Council Tax :	Band B	Term Remaining:	81 years
Annual Estimate:	£1,731		
Title Number:	HD481401		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	48 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *1 Holdbrook Hitchin SG4 9QW*

Reference - 87/00894/1	
Decision:	Decided
Date:	01st June 1987
Description:	Erection of two storey side and single storey front and rear extension

Reference - 05/00456/1HH	
Decision:	Decided
Date:	24th March 2005
Description:	Single storey front extension and two storey side extension

Planning records for: *7 Holdbrook Hitchin SG4 9QW*

Reference - 15/01572/1HH	
Decision:	Decided
Date:	11th June 2015
Description:	Single storey front extension

Planning records for: *9 Holdbrook Hitchin SG4 9QW*

Reference - 03/00539/1HH	
Decision:	Decided
Date:	31st March 2003
Description:	Two storey rear extension. Single storey front, side and rear extensions (as amended by drawing no. 2003/LB/02 Rev A and 2003/LB/04 Rev A received 30/05/2003)

Planning records for: *10 Holdbrook Hitchin SG4 9QW*

Reference - 77/00263/1
Decision: Decided
Date: 02nd March 1977
Description: Re-positioning of garden fence
Reference - 83/00530/1
Decision: Decided
Date: 06th April 1983
Description: Erection of first floor side extension
Reference - 77/01382/1
Decision: Decided
Date: 13th October 1977
Description: Erection of single storey side and rear extension
Reference - 16/02691/1HH
Decision: Decided
Date: 24th October 2016
Description: Part two storey, part first floor side extension

Planning records for: *11 Holdbrook Hitchin SG4 9QW*

Reference - 91/00646/1DC	
Decision:	Decided
Date:	02nd July 1991
Description:	Replacement single storey rear extension

Planning records for: *15 Holdbrook Hitchin SG4 9QW*

Reference - 07/01982/1HH	
Decision:	Decided
Date:	10th August 2007
Description:	First floor extensions to front and rear, two storey side extension, following alteration of existing garage

Reference - 07/02709/1HH	
Decision:	Decided
Date:	09th November 2007
Description:	Two storey side and first floor rear extension

Planning records for: *19 Holdbrook Hitchin Hertfordshire SG4 9QW*

Reference - 22/02797/FP	
Decision:	Decided
Date:	07th November 2022
Description:	Installation of ground mounted 30 panel solar PV array

Planning records for: *19 Holdbrook Hitchin Hertfordshire SG4 9QW*

Reference - 22/02778/FPH	
Decision:	Decided
Date:	07th November 2022
Description:	Two storey side extension, part two storey and part single storey rear extension following demolition of existing garage.

Planning records for: *20 Holdbrook Hitchin SG4 9QW*

Reference - 91/00866/1	
Decision:	Decided
Date:	24th July 1991
Description:	Single storey rear extension

Reference - 06/00364/1HH	
Decision:	Decided
Date:	07th March 2006
Description:	Front entrance porch. Single storey side and rear extensions with continuation of mono-pitched roof to existing rear extension.

Reference - 82/01291/1	
Decision:	Decided
Date:	23rd September 1982
Description:	Erection of two storey side extension

Planning records for: **24 Holdbrook Hitchin SG4 9QW**

Reference - 82/00490/1
Decision: Decided
Date: 20th April 1982
Description: Erection of single storey rear extension.

Reference - 16/01318/1HH
Decision: Decided
Date: 31st May 2016
Description: Single storey front extension

Planning records for: **32 Holdbrook Hitchin SG4 9QW**

Reference - 12/01151/1HH
Decision: Decided
Date: 14th May 2012
Description: Two storey side and single storey rear extensions

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

Leasehold:

81 Years remaining

Ground Rent of £250 per annum payable to Fable Estates Ltd

Building Insurance - £247.66 paid annually

Listed Building Information

Not Specified

Stamp Duty

Not Specified

Other

Not Specified

Other

Not Specified

Electricity Supply

YES - Supplier Unknown

Gas Supply

YES - Supplier Unknown

Central Heating

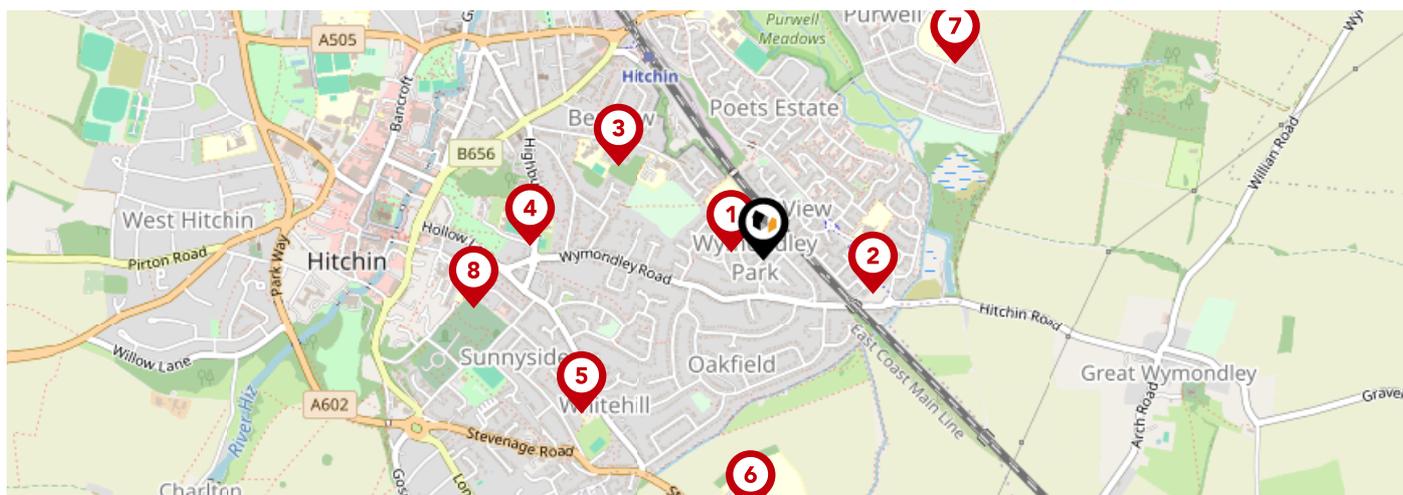
YES - GCH

Water Supply

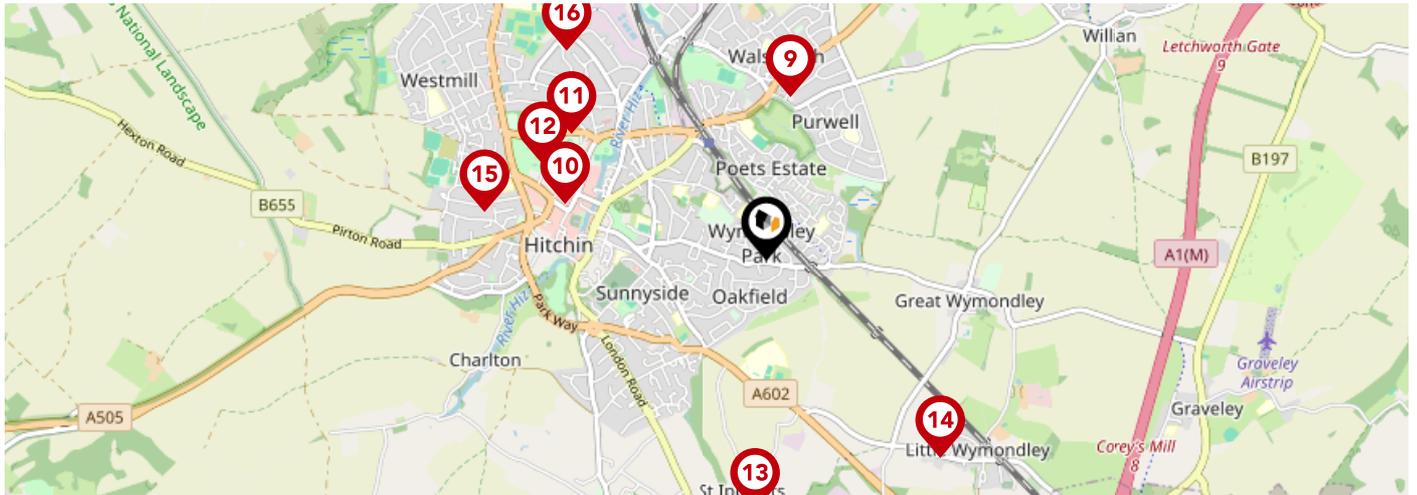
YES - Supplier Unknown

Drainage

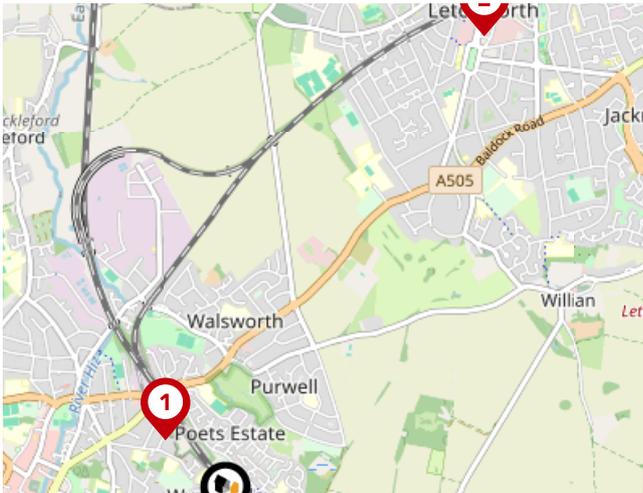
Mains



	Nursery	Primary	Secondary	College	Private
<p>1 William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.07</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.39</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.53</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.58</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.06</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.11</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.32</p>	<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	0.48 miles
2	Letchworth Rail Station	2.53 miles
3	Stevenage Rail Station	3.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.05 miles
2	A1(M) J9	2.52 miles
3	A1(M) J7	4.67 miles
4	A1(M) J10	5 miles
5	A1(M) J6	8.52 miles

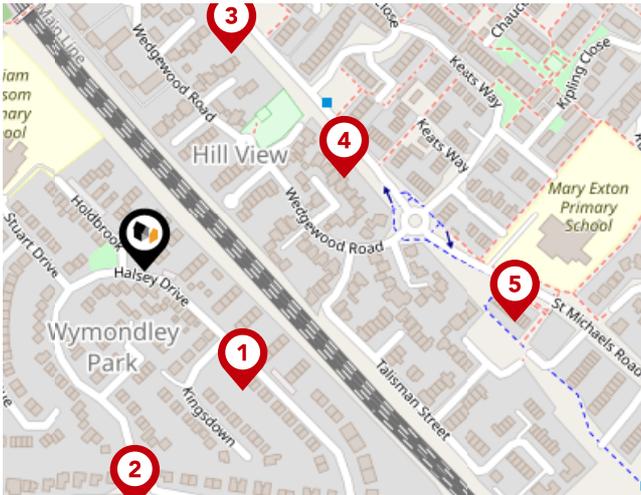


Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.9 miles
2	Heathrow Airport	33.78 miles
3	Stansted Airport	22.52 miles
4	Silvertown	33.42 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Kingsdown	0.09 miles
2	Wymondley Road	0.14 miles
3	Gibson Close	0.13 miles
4	Hardy Close	0.12 miles
5	Mary Exton School	0.21 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



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