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MIR: Material Info

The Material Information Affecting this Property

Monday 22nd July 2024



LITTLE LANE, PIRTON, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

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Property

| | | | |
|-------------------------|--|----------------|----------|
| Type: | Detached | Tenure: | Freehold |
| Bedrooms: | 4 | | |
| Floor Area: | 1,689 ft ² / 157 m ² | | |
| Plot Area: | 0.1 acres | | |
| Year Built : | 1996-2002 | | |
| Council Tax : | Band G | | |
| Annual Estimate: | £3,710 | | |
| Title Number: | HD415048 | | |

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|------------------|-------------------|------------------|
| 6 mb/s | 45 mb/s | - mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Poppyfields Little Lane Pirton Hitchin SG5 3QR*

| | |
|-------------------------------|--|
| Reference - 00/00362/1 | |
| Decision: | Decided |
| Date: | 07th March 2000 |
| Description: | Detached dwelling with detached single garage (as amended by letter and drawing 3099 02, 03 & 04 received 19.6.00) |

Planning records for: *3 Little Lane Pirton SG5 3QR*

| | |
|-------------------------------|---|
| Reference - 78/01081/1 | |
| Decision: | Decided |
| Date: | 17th July 1978 |
| Description: | Erection of detached bungalow with detached double garage and formation of new vehicular access |

Planning records for: *The Bungalow Little Lane Pirton Hertfordshire SG5 3QR*

| | |
|---------------------------------|---|
| Reference - 22/02401/FPH | |
| Decision: | Decided |
| Date: | 08th September 2022 |
| Description: | Extensions and alterations to existing roof including insertion of three front dormer windows and one rear rooflight to facilitate loft conversion to create habitable space at first floor level. Two storey side extension and single storey rear extension following demolition of existing conservatory and outbuilding. Front open sided porch and external rendering. Erection of detached double garage. |

| | |
|---------------------------------|---|
| Reference - 23/00844/FPH | |
| Decision: | Decided |
| Date: | 11th April 2023 |
| Description: | Raised roof height and insertion of dormer windows to front and rear roofslopes to create habitable space at first floor level, open sided porch following demolition of existing conservatory and utility room. Alterations to fenestration and external finish on all elevations. |

Planning records for: *The Bungalow Little Lane Pirton Hitchin Hertfordshire SG5 3QR*

| Reference - 23/00840/PRAP | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 11th April 2023 |
| Description: | Installation of roof mounted solar panels |

| Reference - 23/00840/PRAP | |
|---------------------------|---|
| Decision: | Decided |
| Date: | 11th April 2023 |
| Description: | Installation of roof mounted solar panels |

Planning records for: *Warwick House Little Lane Pirton Hitchin SG5 3QR*

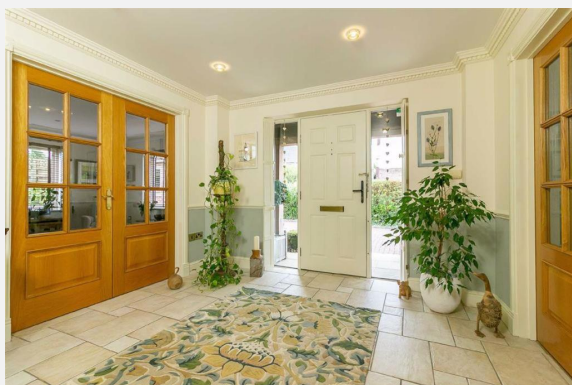
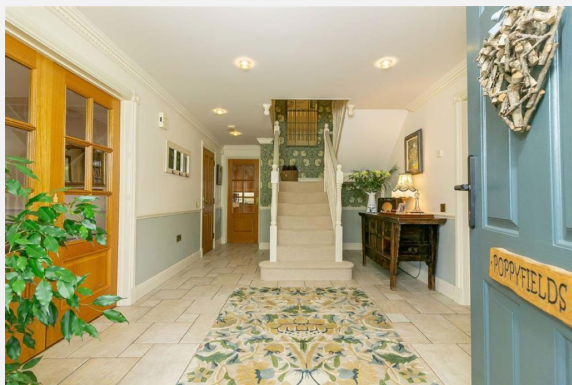
| Reference - 03/01074/1HH | |
|--------------------------|-------------------|
| Decision: | Decided |
| Date: | 25th June 2003 |
| Description: | Rear conservatory |

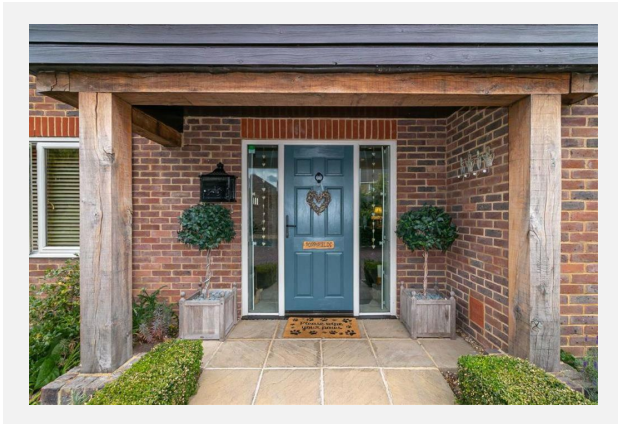
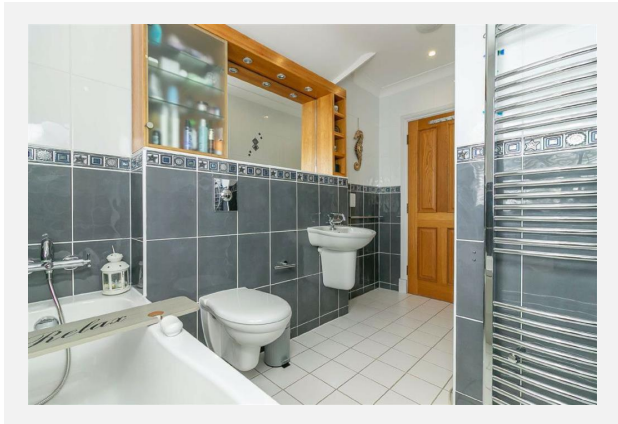
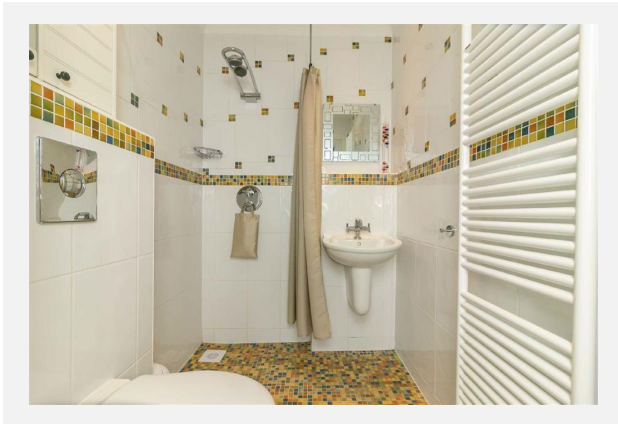
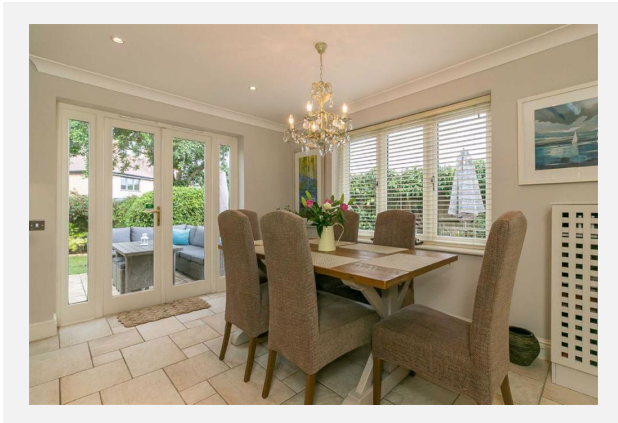
Planning records for: *East Croft Little Lane Pirton Hitchin SG5 3QR*

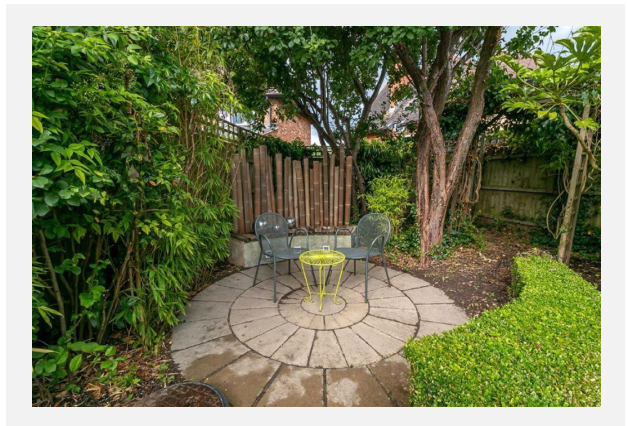
| Reference - 94/00841/1HH | |
|--------------------------|---|
| Decision: | Decided |
| Date: | 07th July 1994 |
| Description: | Single storey side extension incorporating garage following demolition of existing garage |

Planning records for: *West Lodge Little Lane Pirton Hitchin SG5 3QR*

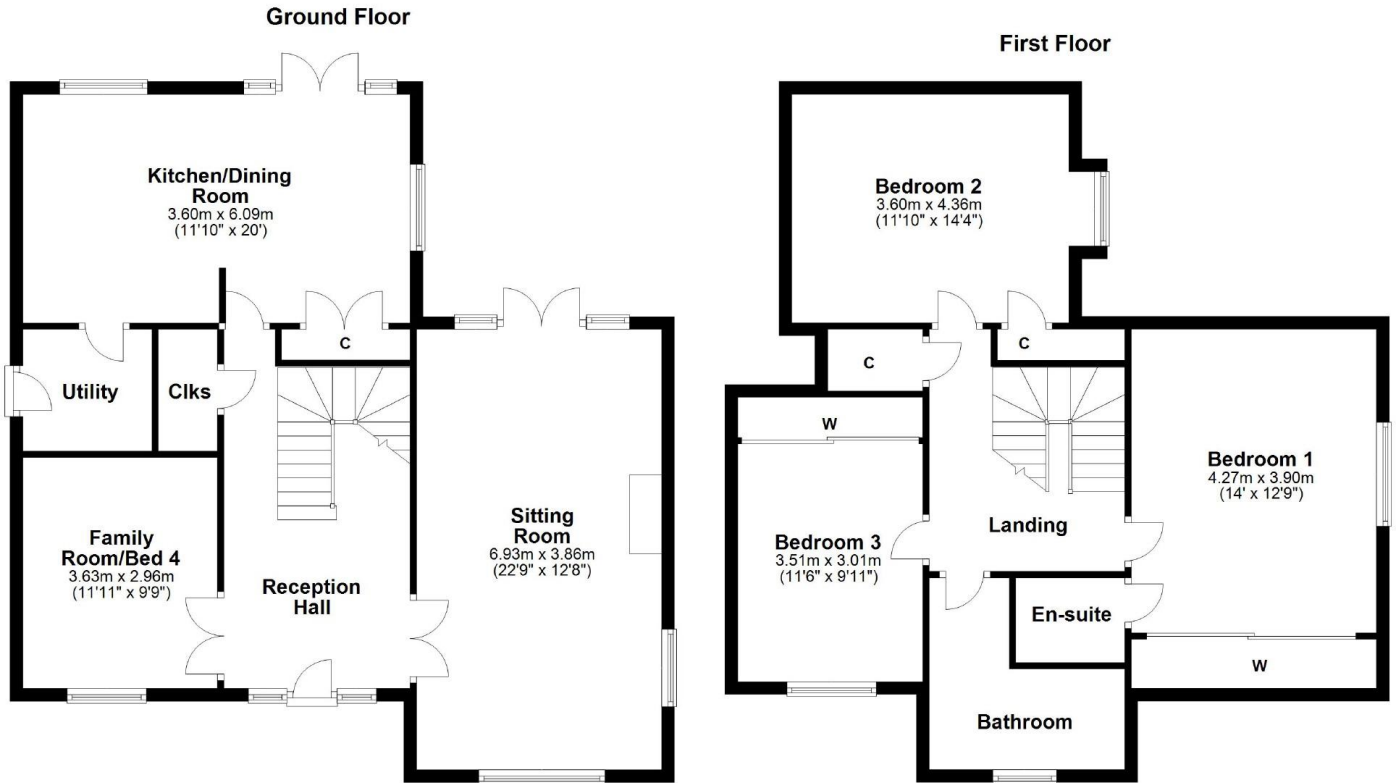
| | |
|---------------------------------|---|
| Reference - 14/01000/1HH | |
| Decision: | Decided |
| Date: | 16th April 2014 |
| Description: | Single storey rear extension following demolition of existing rear conservatory |







LITTLE LANE, PIRTON, HITCHIN, SG5



Poppyfields, Little Lane, Pirton

Little Lane, Pirton, SG5

Energy rating

C

Valid until 01.07.2030

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 c | 79 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | House |
| Build Form: | Detached |
| Transaction Type: | Marketed sale |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 0 |
| Open Fireplace: | 1 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | Roof room(s), insulated (assumed) |
| Roof Energy: | Good |
| Main Heating: | Boiler and underfloor heating, 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: | Suspended, limited insulation (assumed) |
| Total Floor Area: | 157 m ² |

Building Safety

Not specified

Accessibility / Adaptations

Not specified

Restrictive Covenants

None

Rights of Way (Public & Private)

None

Construction Type

Standard brick

Property Lease Information

Freehold

Listed Building Information

not listed

Other

none

Other

none

Other

none

Electricity Supply

OVO

Gas Supply

OVO

Central Heating

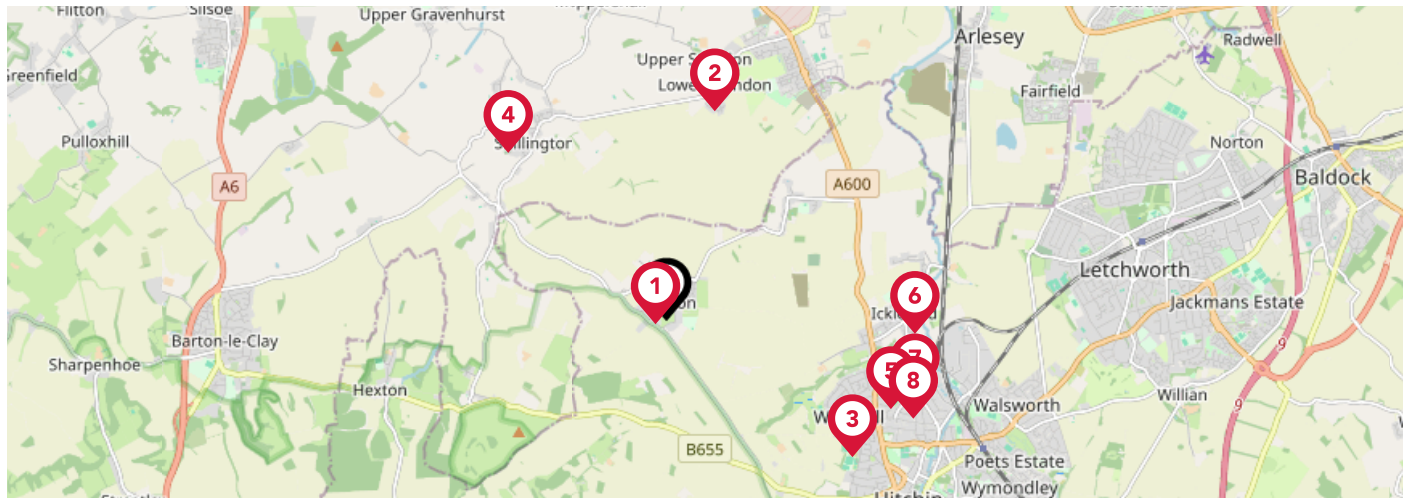
GCH / OVO

Water Supply

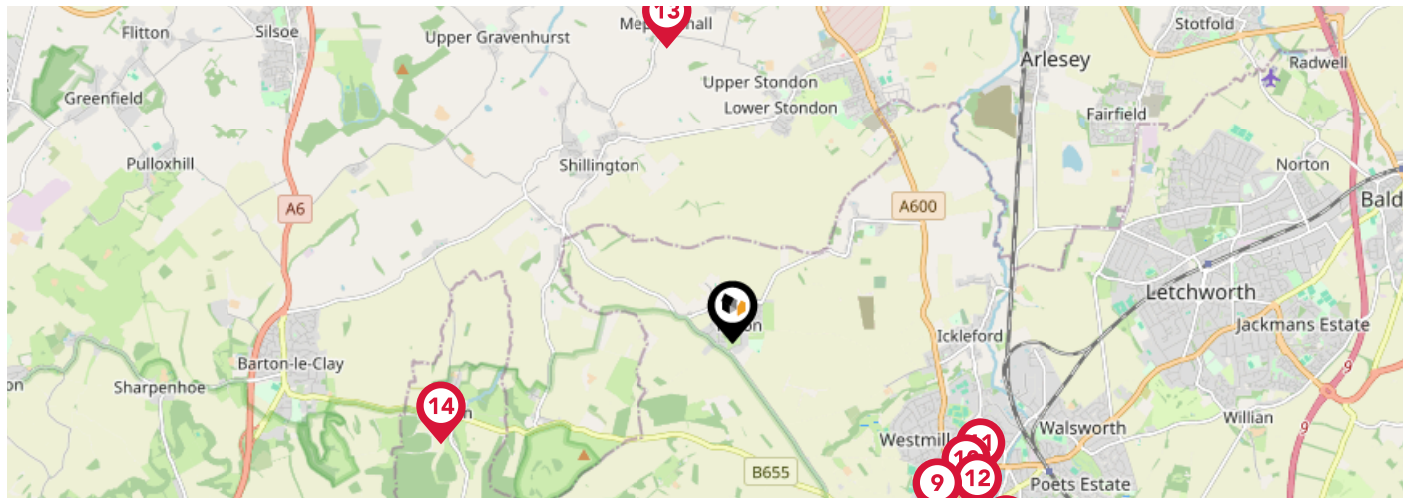
Affinity water

Drainage

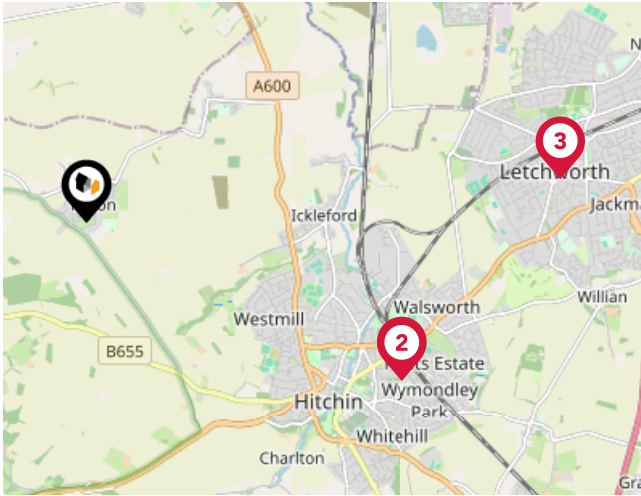
Mains



| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Pirton School Ofsted Rating: Good Pupils: 127 Distance:0.1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Stondon Lower School Ofsted Rating: Good Pupils: 141 Distance:1.97 | <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: 228 Distance:2.1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Shillington Lower School Ofsted Rating: Good Pupils: 146 Distance:2.11 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | The Priory School Ofsted Rating: Good Pupils: 1206 Distance:2.2 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ickleford Primary School Ofsted Rating: Good Pupils: 208 Distance:2.28 | <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: 211 Distance:2.37 | <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: 225 Distance:2.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

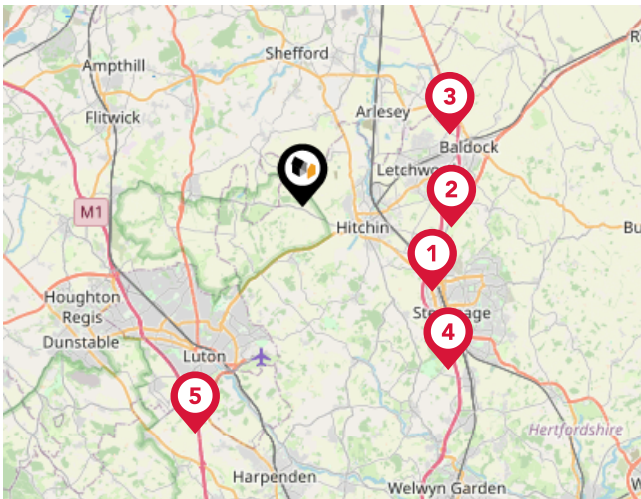


| | Nursery | Primary | Secondary | College | Private |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 422 Distance:2.48 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 266 Distance:2.56 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| York Road Nursery School Ofsted Rating: Outstanding Pupils: 131 Distance:2.6 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1164 Distance:2.74 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Meppershall Church of England Academy Ofsted Rating: Special Measures Pupils: 113 Distance:2.76 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Hexton Junior Mixed and Infant School Ofsted Rating: Good Pupils: 33 Distance:2.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Offley Endowed Primary School and Nursery Ofsted Rating: Good Pupils: 131 Distance:2.99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 224 Distance:3.17 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



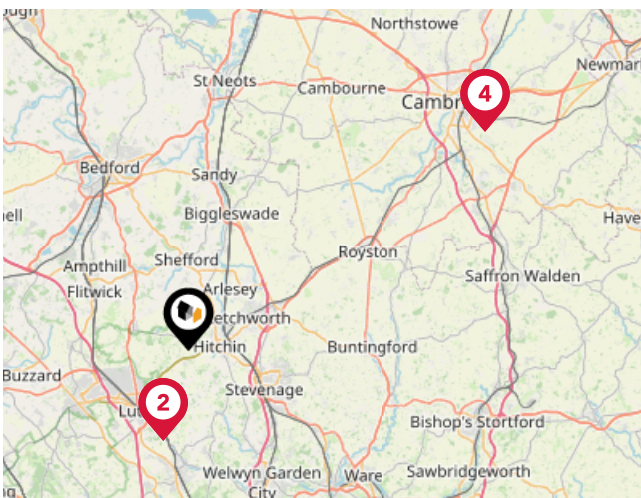
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Hitchin Rail Station | 3.22 miles |
| 2 | Hitchin Rail Station | 3.23 miles |
| 3 | Letchworth Rail Station | 4.35 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-----------|------------|
| 1 | A1(M) J8 | 5.69 miles |
| 2 | A1(M) J9 | 5.47 miles |
| 3 | A1(M) J10 | 6.01 miles |
| 4 | A1(M) J7 | 8 miles |
| 5 | M1 J10 | 9.21 miles |

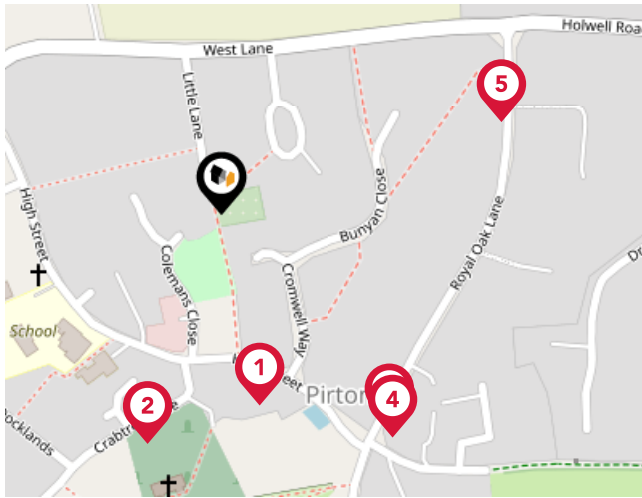


Airports/Helipads

| Pin | Name | Distance |
|-----|----------------------|-------------|
| 1 | London Luton Airport | 6.79 miles |
| 2 | London Luton Airport | 6.83 miles |
| 3 | Cambridge Airport | 26.82 miles |
| 4 | Cambridge Airport | 26.82 miles |

Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------|------------|
| 1 | Post Office | 0.11 miles |
| 2 | War Memorial | 0.14 miles |
| 3 | High Street | 0.15 miles |
| 4 | High Street | 0.16 miles |
| 5 | West Lane | 0.17 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



Royal Mail