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## MIR: Material Info

The Material Information Affecting this Property

Friday 14<sup>th</sup> February 2025



**ALLWOODS PLACE, HITCHIN, SG4**

### Country Properties

6 Brand Street Hitchin SG5 1HX

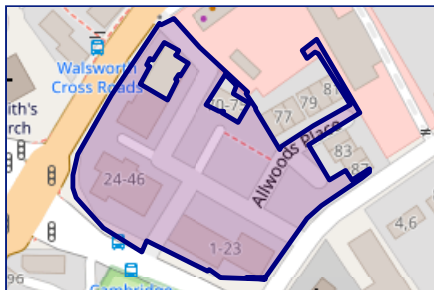
01462 452951

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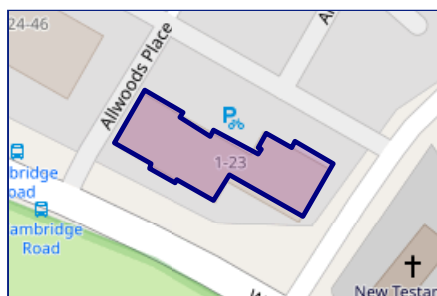


## Freehold Title Plan



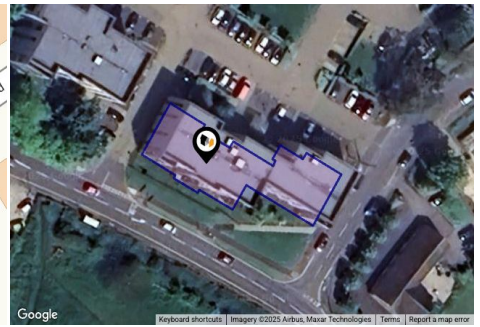
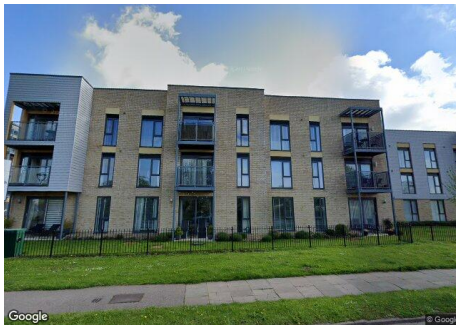
**HD345019**

## Leasehold Title Plan



**HD567984**

Start Date: 24/09/2017  
End Date: 01/01/2141  
Lease Term: 125 years from 1 January 2016  
Term Remaining: 115 years



## Property

**Type:** Flat / Maisonette  
**Bedrooms:** 2  
**Floor Area:** 645 ft<sup>2</sup> / 60 m<sup>2</sup>  
**Plot Area:** 0.15 acres  
**Year Built :** 2017  
**Council Tax :** Band B  
**Annual Estimate:** £1,731  
**Title Number:** HD567984

**Tenure:** Leasehold  
**Start Date:** 24/09/2017  
**End Date:** 01/01/2141  
**Lease Term:** 125 years from 1 January 2016  
**Term Remaining:** 115 years

## Local Area

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

**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)

**8** **80** **1000**  
 mb/s mb/s mb/s



**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**



Planning records for: **80 Allwoods Place Hitchin Hertfordshire SG4 0BQ**

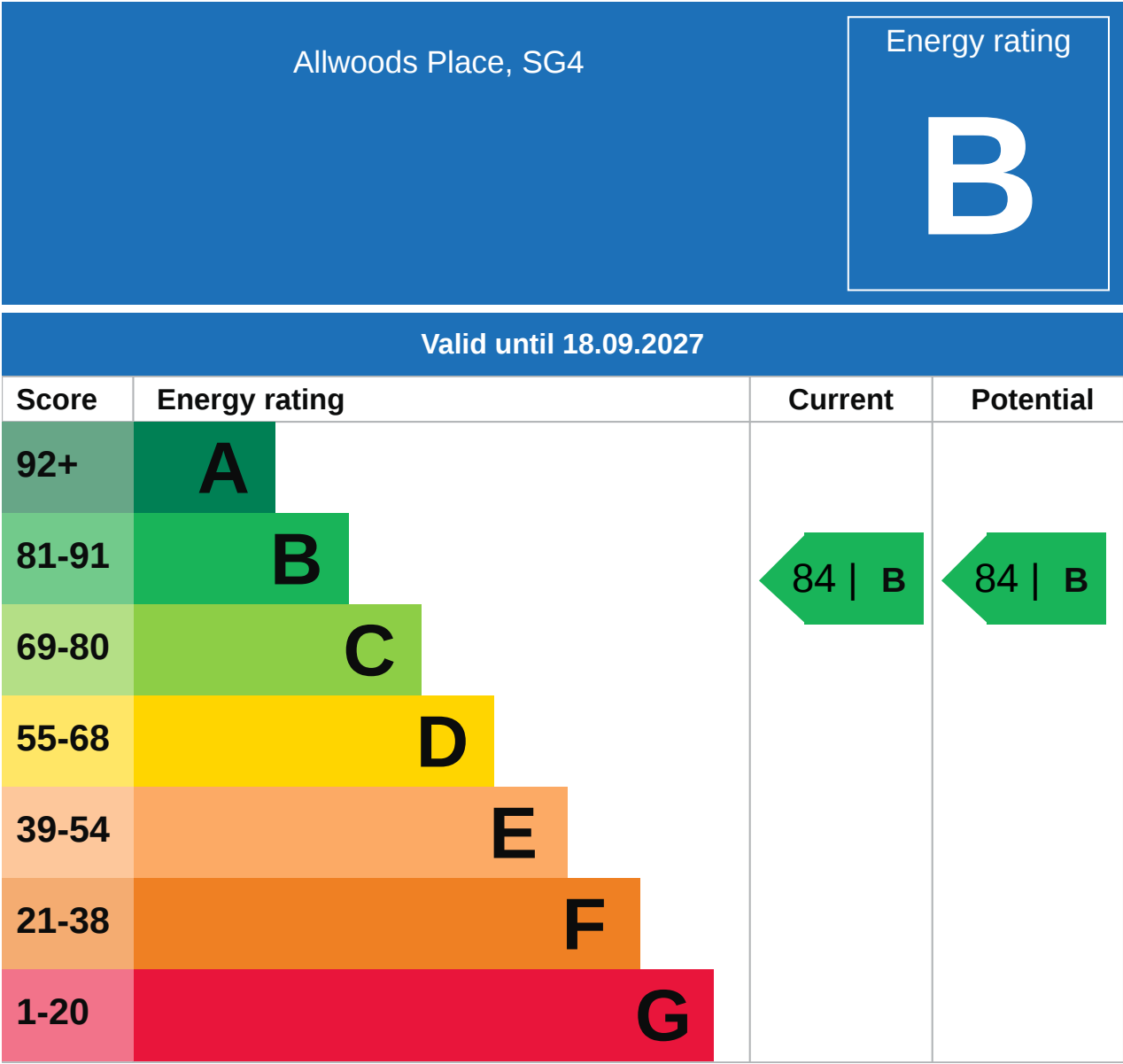
Reference - 23/00682/DOC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 22nd March 2023</p>
<p><b>Description:</b> Condition 3-Details and/or samples of materials (as discharge of condition relating to planning permission 22/03105/S73 granted 30.01.2023)</p>
Reference - 23/00544/FPH
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 29th March 2023</p>
<p><b>Description:</b> Insertion of front ground floor window following removal of garage doors to facilitate garage conversion to lounge (part retrospective)</p>
Reference - 23/01321/FPH
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 06th June 2023</p>
<p><b>Description:</b> Retention and completion of the removal of the garage doors and replacement part wall and part window to facilitate garage conversion to habitable accommodation.</p>
Reference - 23/00688/LDCP
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 22nd March 2023</p>
<p><b>Description:</b> Installation of wall mounted electric vehicle (EV) charger measuring approximately 100mmx150mmx75mm</p>

Planning records for: **84 Allwoods Place Hitchin Hertfordshire SG4 0BQ**

Reference - 21/02241/TPO	
Decision:	Decided
Date:	22nd July 2021
Description:	Walnut - To reduce by 1.2m height & 1.5m width. Remove epicormic growth from trunk.

Planning records for: **85 Allwoods Place Hitchin Hertfordshire SG4 0BQ**

Reference - 19/01777/FPH	
Decision:	Decided
Date:	29th July 2019
Description:	Single storey rear extension and insertion of 2nd floor window to side elevation and ancillary works.



## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Floor Level:</b>	Mid floor
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.21 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	(other premises above)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(other premises below)
<b>Total Floor Area:</b>	60 m <sup>2</sup>

## Building Safety

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None specified

## Accessibility / Adaptations

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None specified

## Restrictive Covenants

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None specified

## Rights of Way (Public & Private)

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None specified

## Construction Type

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Standard brick



## Property Lease Information

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Lease remaining 117 years  
Service charge £1300 per annum  
Ground rent £250 per annum

## Listed Building Information

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Not applicable

## Stamp Duty

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Ask agent

## Electricity Supply

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Yes - British Gas

## Gas Supply

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Yes - British Gas

## Central Heating

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Yes

## Water Supply

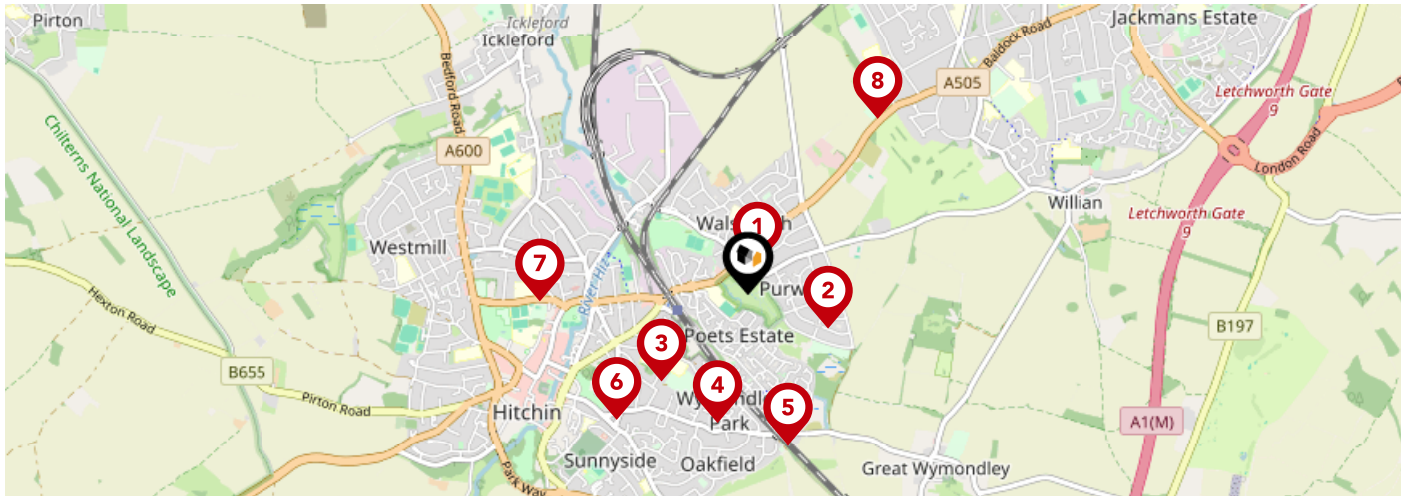
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Yes - Anglian

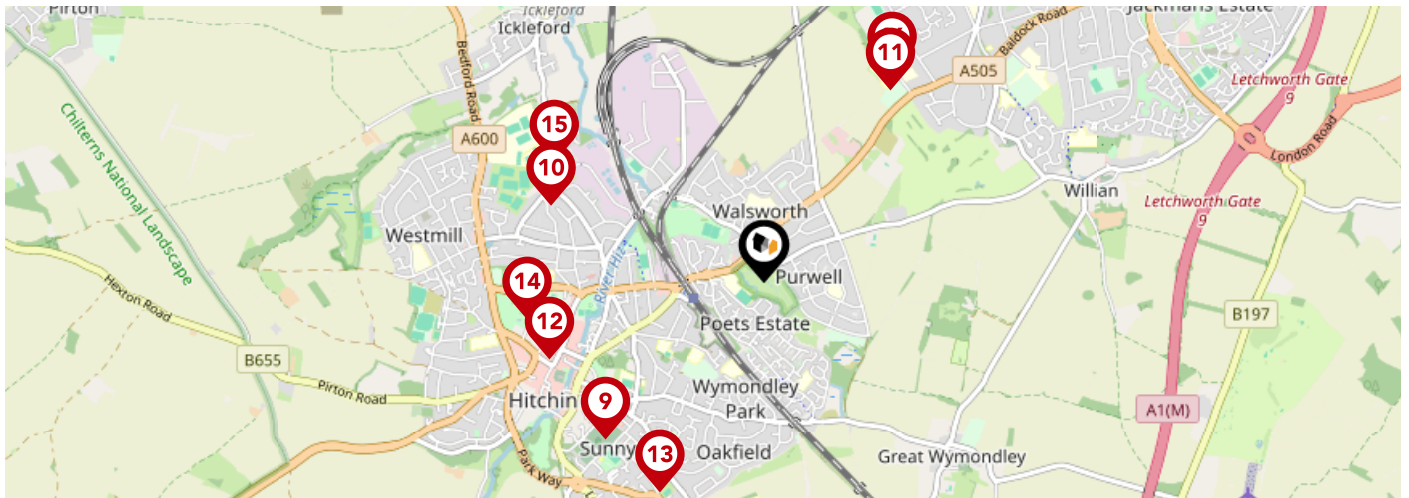
## Drainage









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Yes



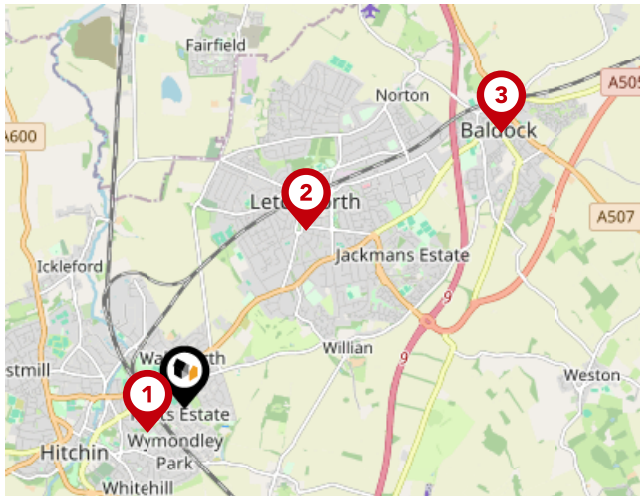
		Nursery	Primary	Secondary	College	Private
1	<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<b>Purwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 167   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:0.96	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	<b>North Herts Education Support Centre</b> Ofsted Rating: Outstanding   Pupils: 1   Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance: 1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance: 1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Highfield School</b> Ofsted Rating: Good   Pupils: 998   Distance: 1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance: 1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance: 1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wilshire-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance: 1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance: 1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas More Roman Catholic Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance: 1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

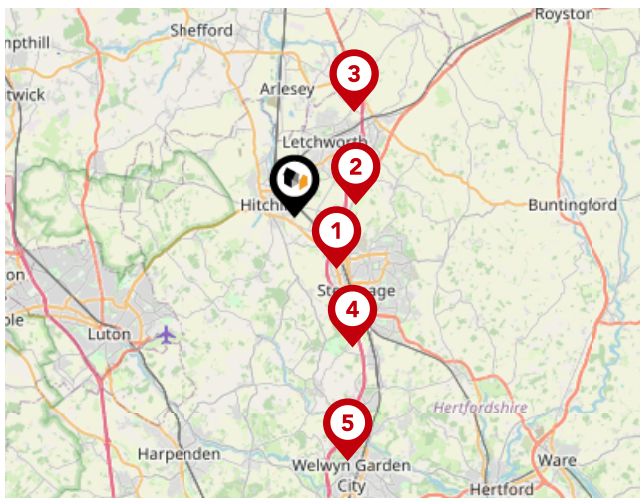
# Area

## Transport (National)



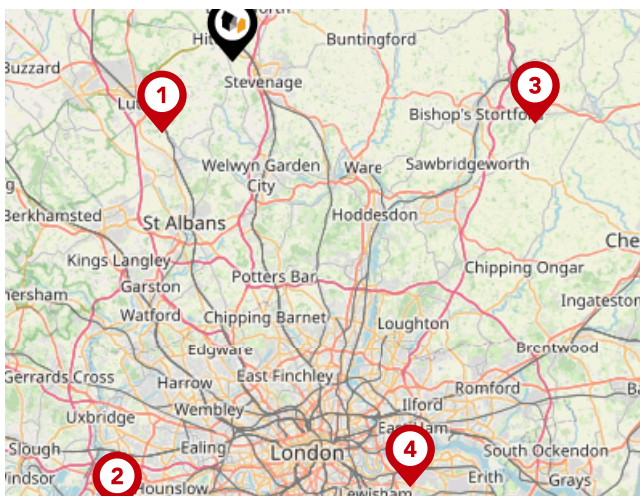
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.4 miles
2	Letchworth Rail Station	1.97 miles
3	Baldock Rail Station	3.84 miles



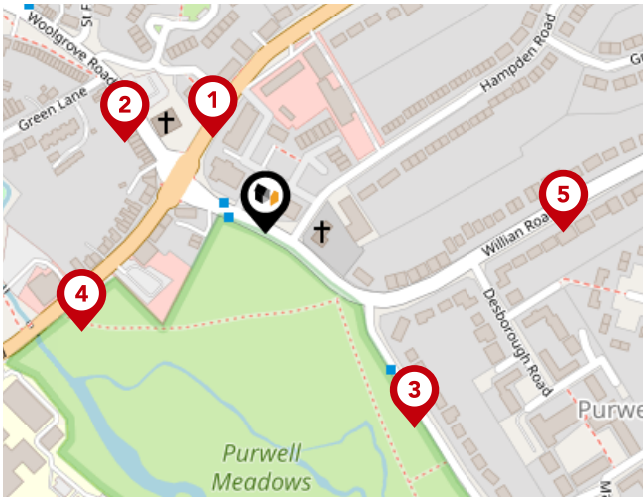
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.43 miles
2	A1(M) J9	2.25 miles
3	A1(M) J10	4.43 miles
4	A1(M) J7	5.19 miles
5	A1(M) J6	9.1 miles



### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	7.37 miles
2	Heathrow Airport	34.39 miles
3	Stansted Airport	22.57 miles
4	Silvertown	33.95 miles



Bus Stops/Stations

Pin	Name	Distance
1	Walsworth Cross Roads	0.06 miles
2	Green Lane	0.1 miles
3	Meadows	0.14 miles
4	Walsworth Cross Roads	0.12 miles
5	Desborough Road	0.17 miles

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## **Important - Please read**

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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.



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Valuation Office  
Agency

