

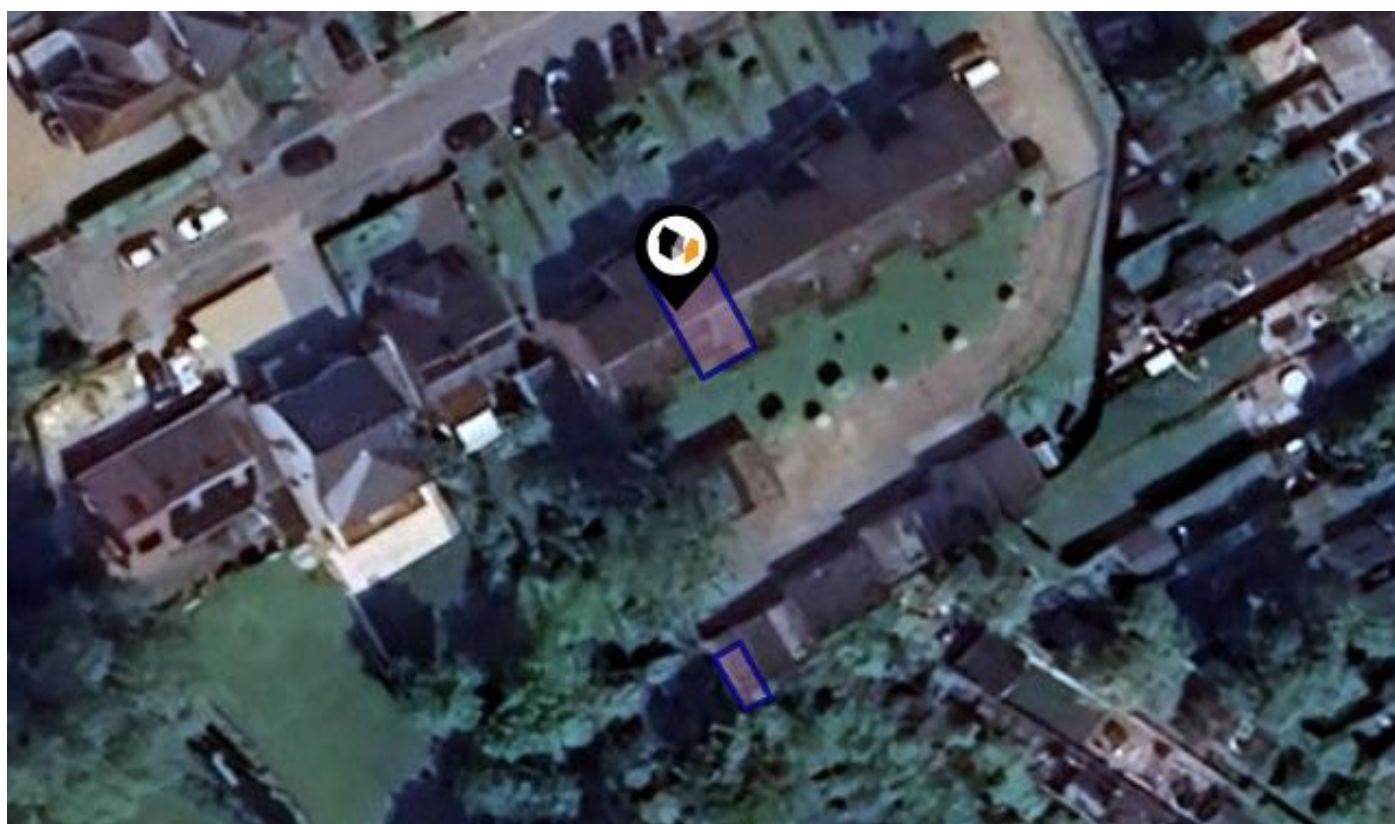


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MIR: Material Info

The Material Information Affecting this Property

Friday 24th January 2025



GREEN LANE COURT, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

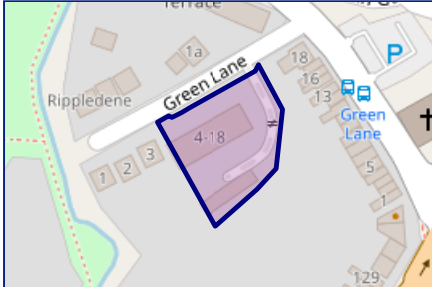
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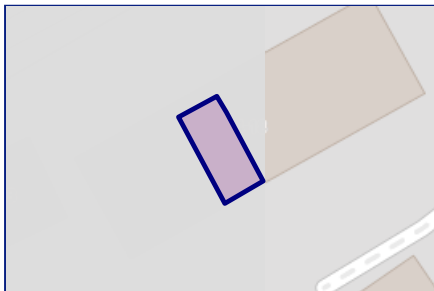


Freehold Title Plan



HD278076

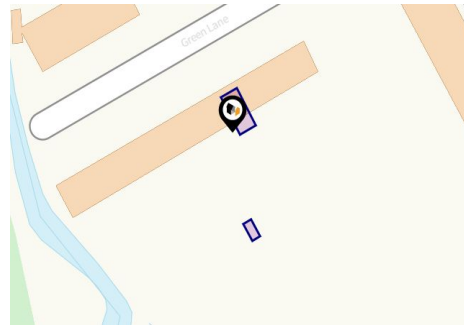
Leasehold Title Plan



HD469696

Start Date: 18/05/2007
End Date: 25/12/2972
Lease Term: 999 years from 25 December 1973
Term Remaining: 948 years

street-view-image



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1	Start Date:	18/05/2007
Floor Area:	516 ft ² / 48 m ²	End Date:	25/12/2972
Plot Area:	0.01 acres	Lease Term:	999 years from 25 December 1973
Year Built :	1967-1975	Term	948 years
Council Tax :	Band A	Remaining:	
Annual Estimate:	£1,484		
Title Number:	HD469696		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

11 mb/s	80 mb/s	9000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



HITCHIN, SG4

Energy rating

F

Valid until 21.01.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F	24 F	
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	(another dwelling above)
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, electric
Main Heating Energy:	Very poor
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Very poor
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	48 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

947 years remaining

Service charge £250 per annum

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Electricity Supply

Yes - Ovo

Gas Supply

No

Central Heating

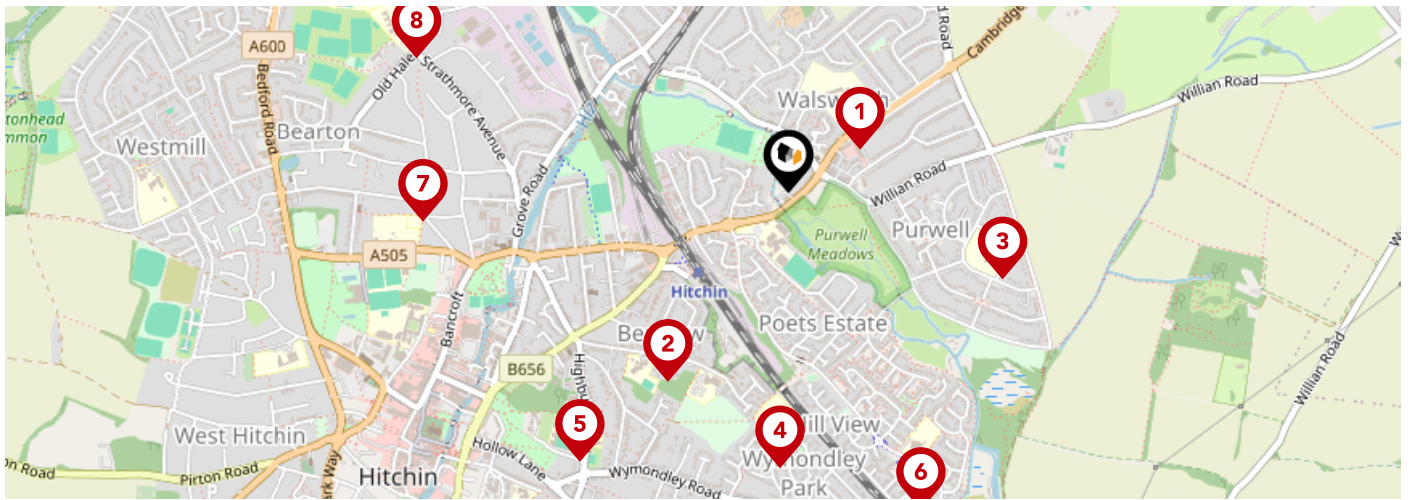
Electric radiators

Water Supply

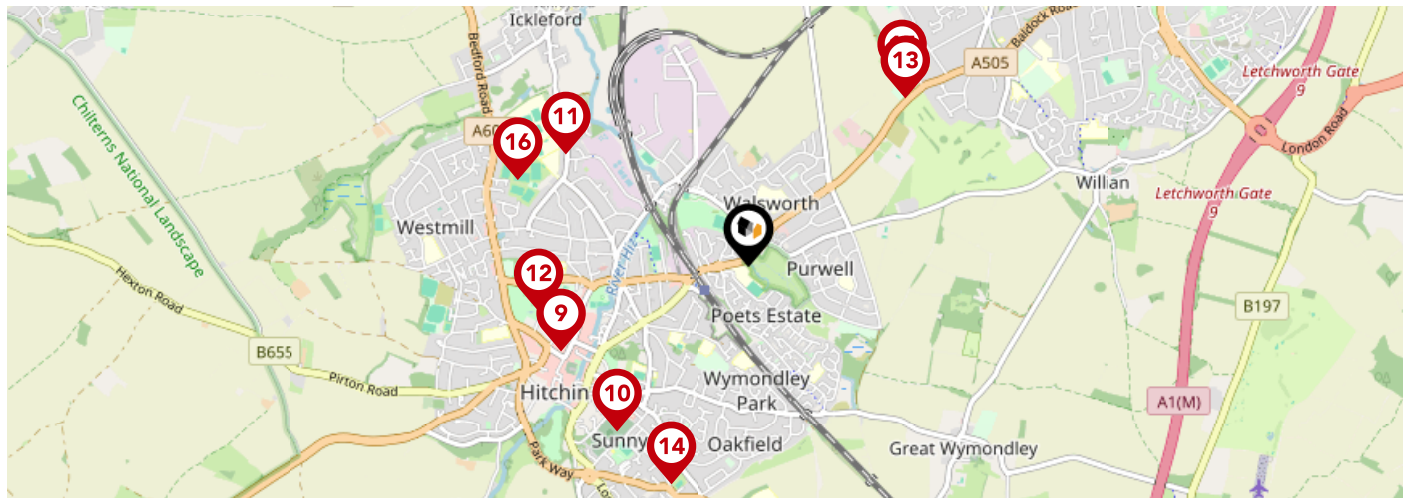
Yes - Affinity

Drainage

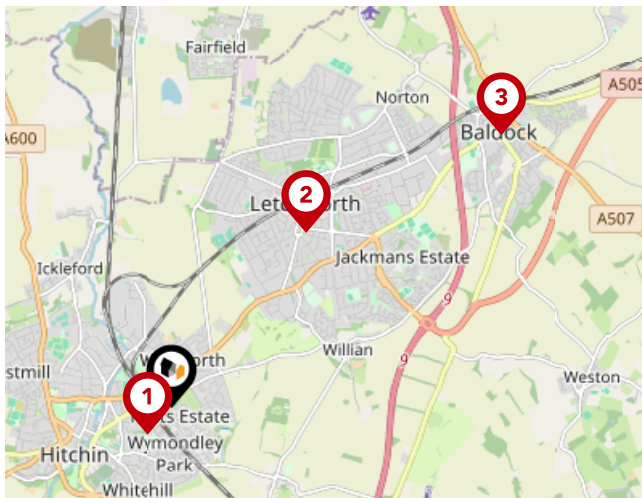
Yes - Affinity



		Nursery	Primary	Secondary	College	Private
1	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.84	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

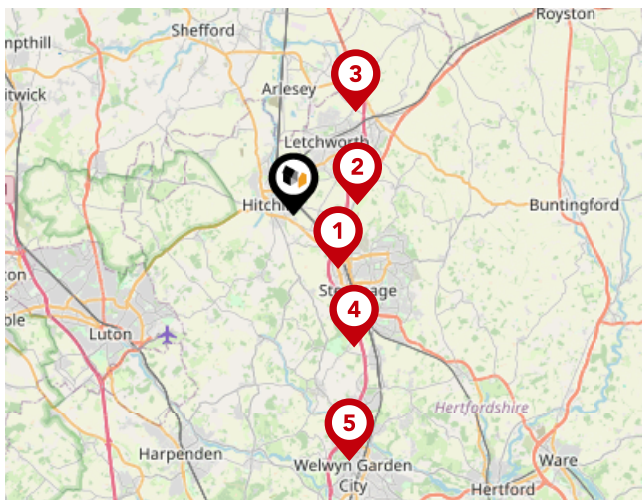


		Nursery	Primary	Secondary	College	Private
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.97	<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: 154 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Herts Education Support Centre Ofsted Rating: Outstanding Pupils: 1 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Highfield School Ofsted Rating: Good Pupils: 998 Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



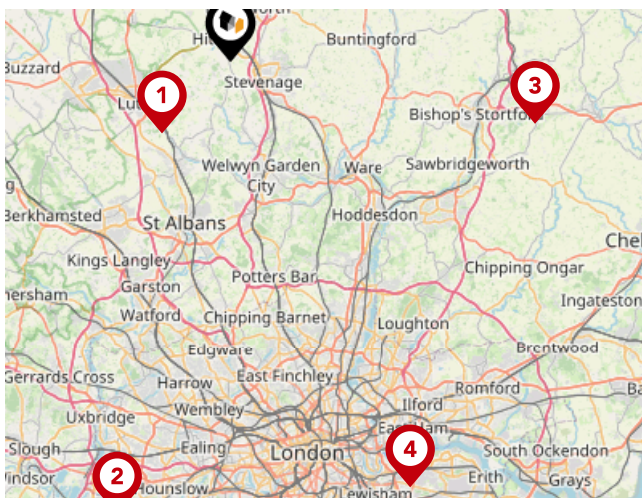
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.33 miles
2	Letchworth Rail Station	2.02 miles
3	Baldock Rail Station	3.91 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.54 miles
2	A1(M) J9	2.36 miles
3	A1(M) J10	4.46 miles
4	A1(M) J7	5.27 miles
5	A1(M) J6	9.17 miles

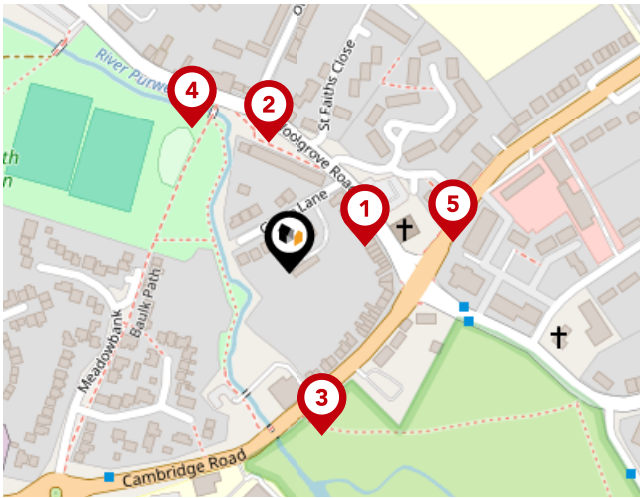


Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	7.32 miles
2	Heathrow Airport	34.39 miles
3	Stansted Airport	22.7 miles
4	Silvertown	34.03 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Green Lane	0.05 miles
2	Orchard Road	0.08 miles
3	Walsworth Cross Roads	0.09 miles
4	Orchard Road	0.1 miles
5	Walsworth Cross Roads	0.09 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

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Valuation Office
Agency



Royal Mail