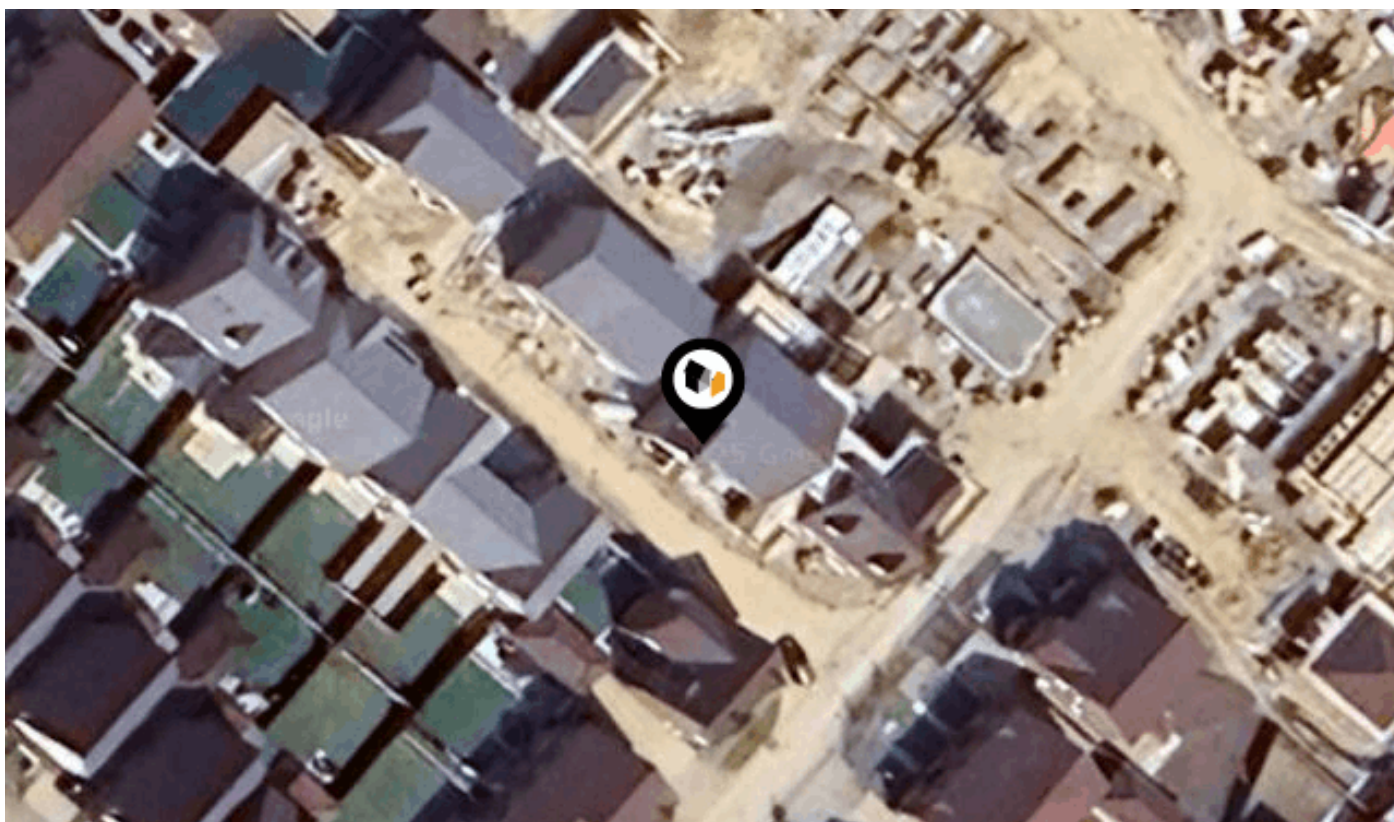




MIR: Material Info

The Material Information Affecting this Property

Wednesday 05th February 2025



BROCKETT DRIVE, HITCHIN, SG4

Price Estimate : £675,500

Country Properties

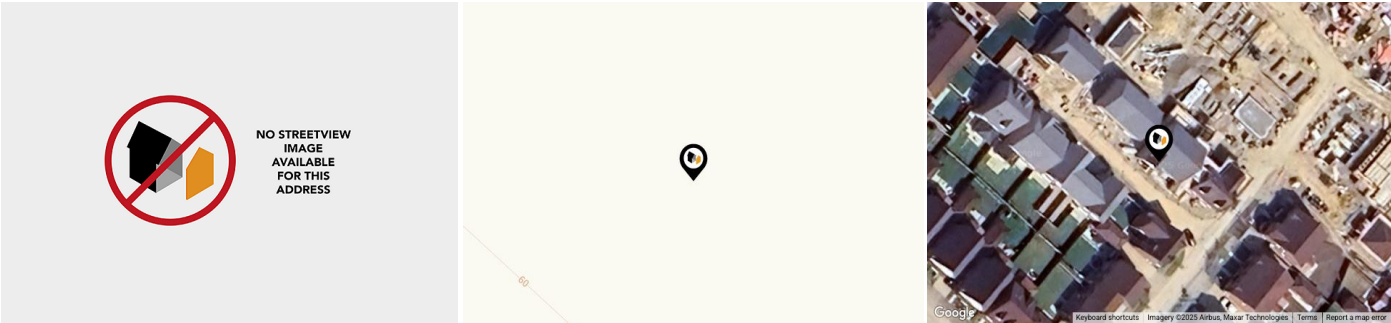
6 Brand Street Hitchin SG5 1HX

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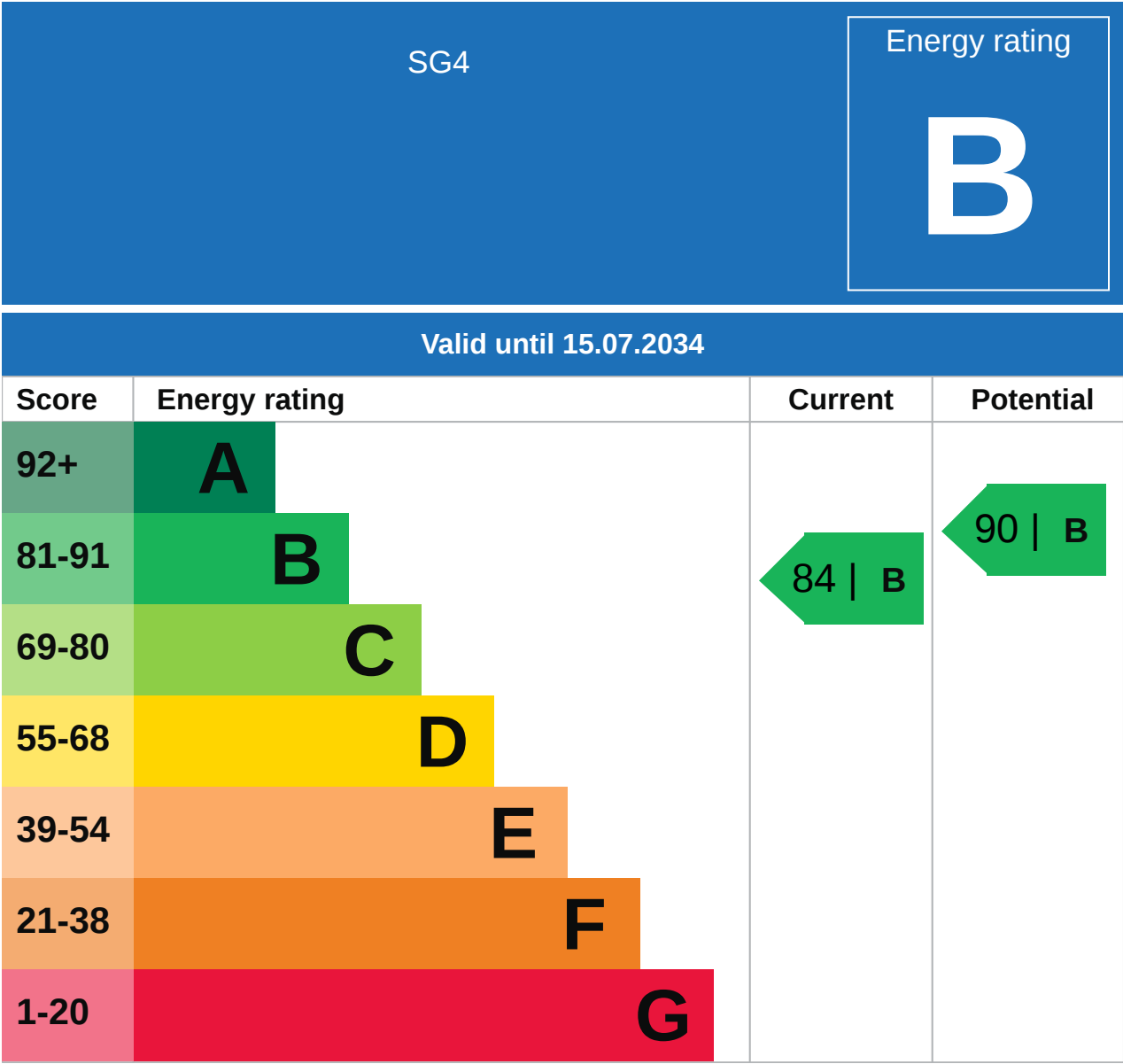
Property

Type:	Detached	Price Estimate:	£675,500
Floor Area:	1,872 ft ² / 174 m ²		

Local Area

Local Authority:	Hertfordshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	4 mb/s	80 mb/s	1000 mb/s
• Surface Water	Very Low			

Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		
						
						



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Gas: mains gas
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.27 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system, waste water heat recovery
Hot Water Energy Efficiency:	Very Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m-Â°K
Total Floor Area:	174 m ²

Building Safety

Not Specified

Accessibility / Adaptations

Not Specified

Restrictive Covenants

Some restrictions were placed on the extensions you could do to the property without Cala (property developer)'s approval, within the first 5 years of ownership.

Rights of Way (Public & Private)

Not Specified

Construction Type

Standard Brick

Property Lease Information

FREEHOLD:

The estate has a community run management company with small service charges, £150 GBP per year.

Listed Building Information

Not Listed

Stamp Duty

Not specified

Other

Not specified

Other

Not specified

Electricity Supply

YES - BRITISH GAS

Gas Supply

YES - BRITISH GAS

Central Heating

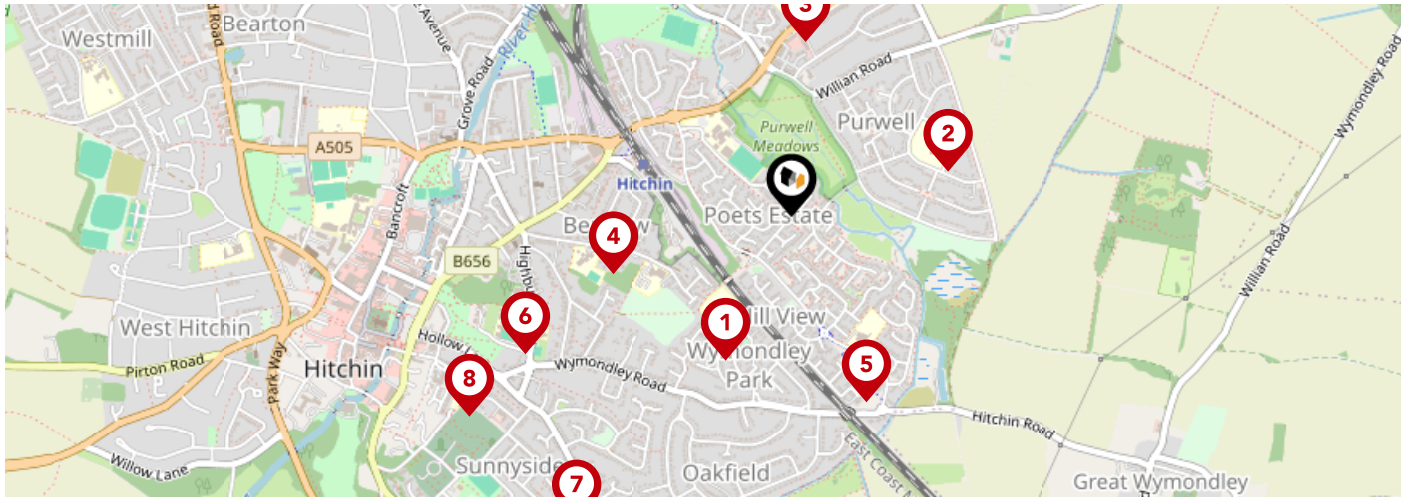
YES - GCH

Water Supply

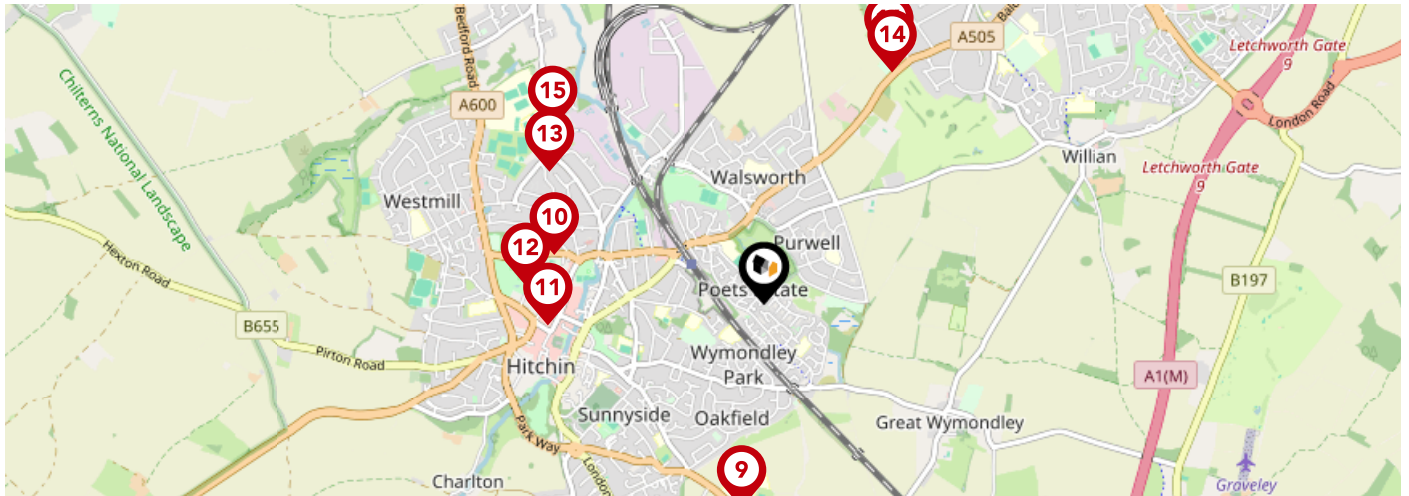
YES - AFFINITY WATER









Drainage

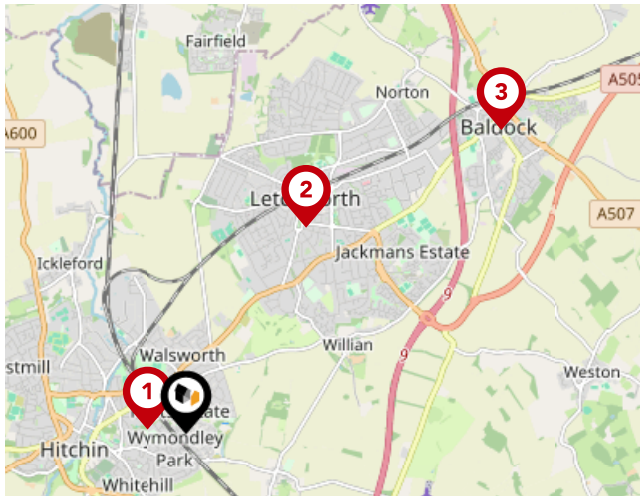
MAINS



		Nursery	Primary	Secondary	College	Private
1	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

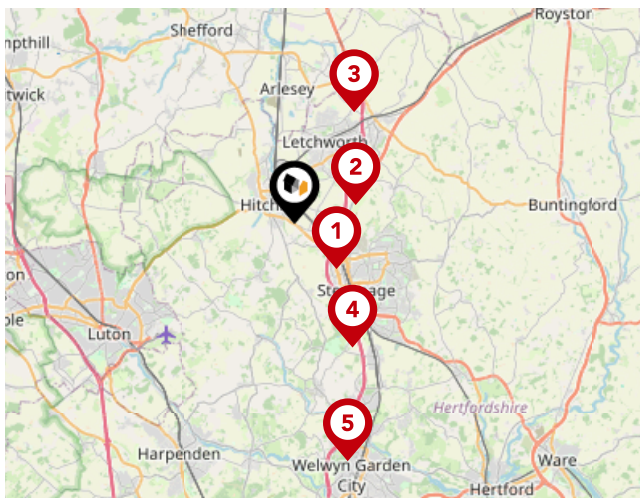


		Nursery	Primary	Secondary	College	Private
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.99	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.1	<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:1.15	<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:1.21	<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:1.26	<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:1.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



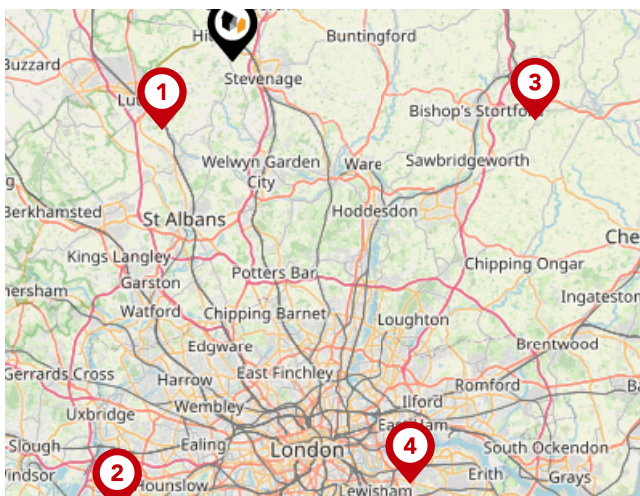
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.35 miles
2	Letchworth Rail Station	2.19 miles
3	Baldock Rail Station	4.01 miles



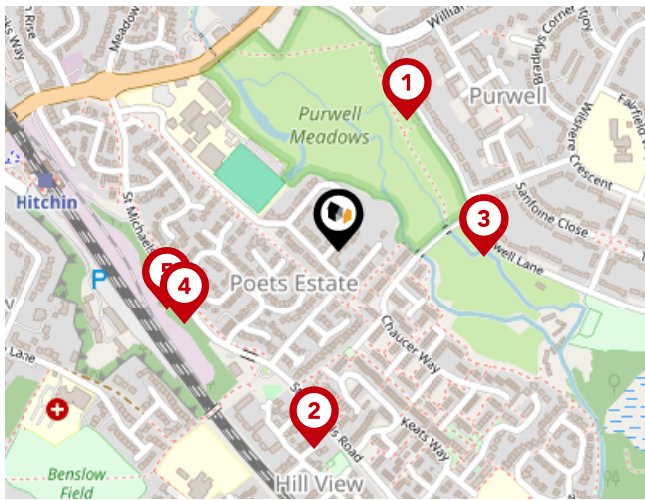
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.23 miles
2	A1(M) J9	2.31 miles
3	A1(M) J10	4.65 miles
4	A1(M) J7	4.95 miles
5	A1(M) J6	8.85 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	7.2 miles
2	Heathrow Airport	34.13 miles
3	Stansted Airport	22.51 miles
4	Silvertown	33.71 miles



Bus Stops/Stations

Pin	Name	Distance
1	Meadows	0.17 miles
2	Gibson Close	0.23 miles
3	Chaucer Way	0.17 miles
4	Coleridge Close	0.19 miles
5	Coleridge Close	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

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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