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MIR: Material Info

The Material Information Affecting this Property

Friday 08th November 2024



REDOUBT CLOSE, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

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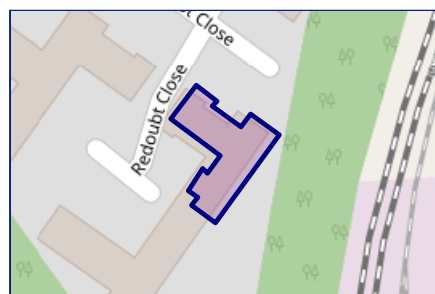


Freehold Title Plan



HD252285

Leasehold Title Plan



HD615633

Start Date: 19/12/2022
End Date: 29/09/2172
Lease Term: 150 years from 29 September 2022
Term Remaining: 147 years



Property

| | | | |
|-------------------------|---|------------------------|----------------------------------|
| Type: | Flat / Maisonette | Tenure: | Leasehold |
| Bedrooms: | 1 | Start Date: | 19/12/2022 |
| Floor Area: | 452 ft ² / 42 m ² | End Date: | 29/09/2172 |
| Plot Area: | 0.08 acres | Lease Term: | 150 years from 29 September 2022 |
| Year Built : | 1996-2002 | Term Remaining: | 147 years |
| Council Tax : | Band A | | |
| Annual Estimate: | £1,484 | | |
| Title Number: | HD615633 | | |

Local Area

| | |
|---------------------------|---------------------|
| Local Authority: | North hertfordshire |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | No Risk |
| • Surface Water | Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

| | | |
|-------------------|-------------------|---------------------|
| 14 mb/s | 80 mb/s | 1000 mb/s |
| | | |

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *59 Redoubt Close Hitchin SG4 0FR*

| | |
|----------------------------------|---|
| Reference - 11/02732/1DOC | |
| Decision: | Decided |
| Date: | 02nd November 2011 |
| Description: | Discharge of Conditions: 3 (Landscaping), 4 (2m high security fencing along foot of railway embankments), 5 (constructional details of replacement road bridge and bridge to afford access to the site for river maintenance equipment), 6 (carry out programme dealing with the treatment and disposal of any contamination present within the site) |

Redoubt Close, SG4

Energy rating

C

Valid until 04.02.2029

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

Additional EPC Data

| | |
|-------------------------------------|--|
| Property Type: | Flat |
| Build Form: | Mid-Terrace |
| Transaction Type: | Rental (private) |
| Energy Tariff: | Dual |
| Main Fuel: | Electricity (not community) |
| Main Gas: | No |
| Floor Level: | 1st |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, as built, insulated (assumed) |
| Walls Energy: | Good |
| Roof: | (another dwelling above) |
| Main Heating: | Electric storage heaters |
| Main Heating Controls: | Automatic charge control |
| Hot Water System: | Electric immersion, off-peak |
| Hot Water Energy Efficiency: | Average |
| Lighting: | Low energy lighting in all fixed outlets |
| Floors: | (another dwelling below) |
| Total Floor Area: | 42 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

Lease 150 years
Service charge £1629.67

Listed Building Information

Not applicable

Electricity Supply

Yes - EDF

Gas Supply

No

Central Heating

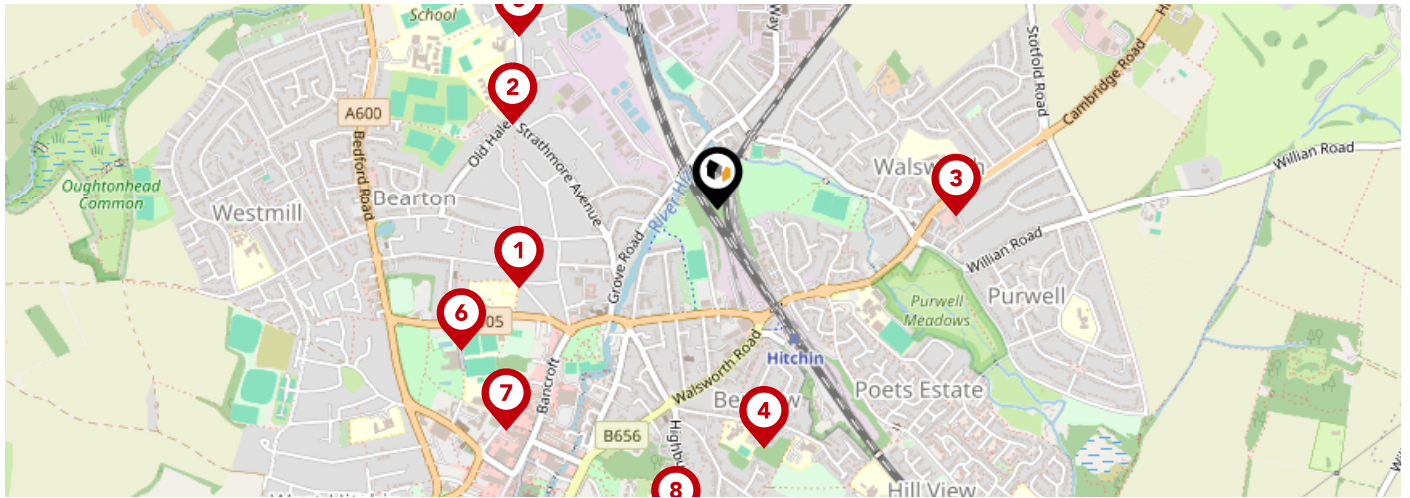
Not specified

Water Supply

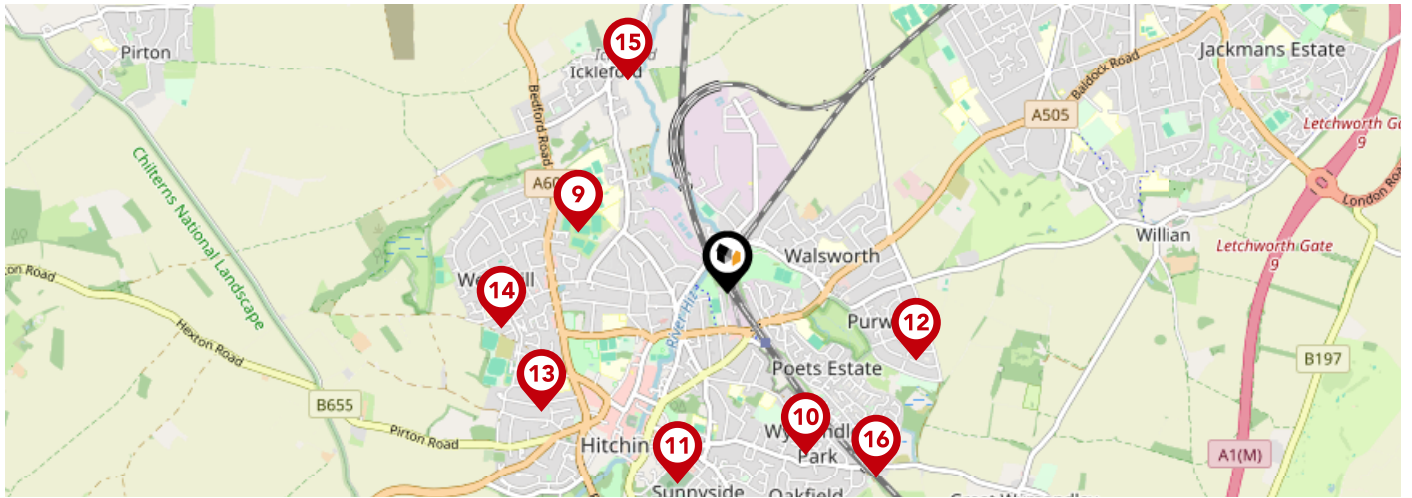
Yes - Affinity

Drainage

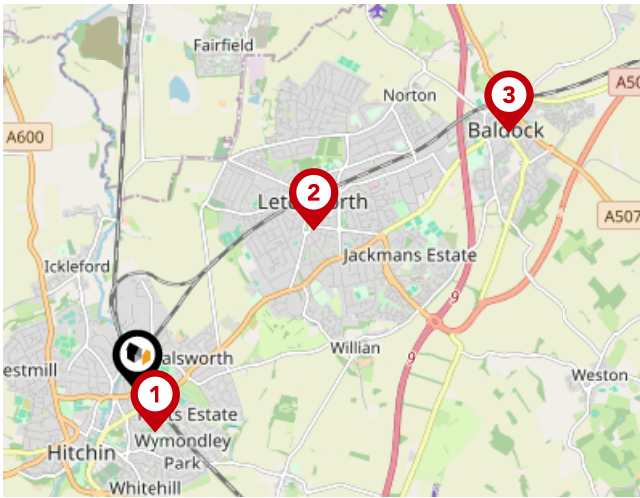
Yes



| | | Nursery | Primary | Secondary | College | Private |
|----------|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.49 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.51 | <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:0.54 | <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:0.56 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.6 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.67 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.7 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.73 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

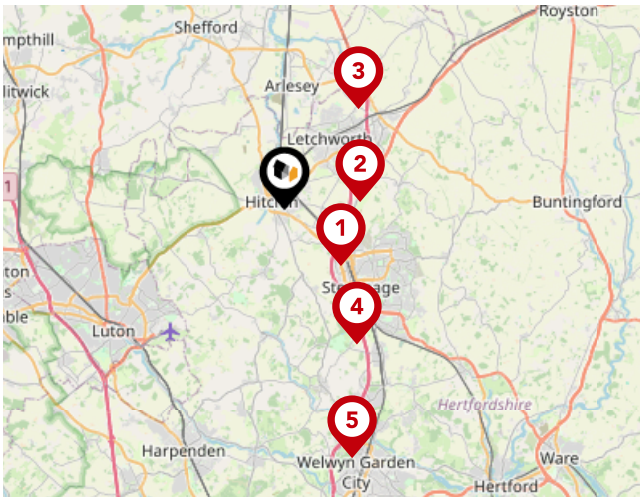


| | | Nursery | Primary | Secondary | College | Private |
|--|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.73 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.83 | <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: 204 Distance:0.9 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.01 | <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: 218 Distance:1.04 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:1.07 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



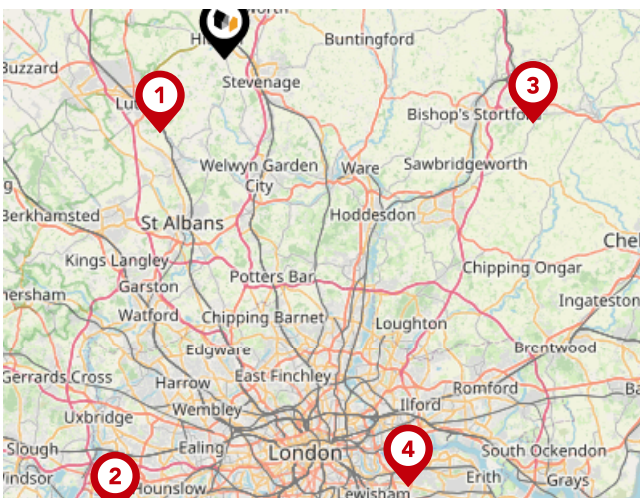
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------|------------|
| 1 | Hitchin Rail Station | 0.4 miles |
| 2 | Letchworth Rail Station | 2.19 miles |
| 3 | Baldock Rail Station | 4.15 miles |



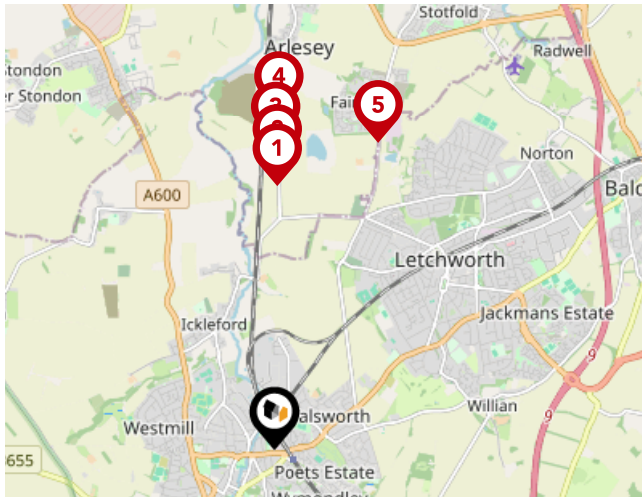
Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-----------|------------|
| 1 | A1(M) J8 | 2.88 miles |
| 2 | A1(M) J9 | 2.72 miles |
| 3 | A1(M) J10 | 4.57 miles |
| 4 | A1(M) J7 | 5.54 miles |
| 5 | A1(M) J6 | 9.37 miles |



Airports/HELIPADS

| Pin | Name | Distance |
|-----|------------------|-------------|
| 1 | Luton Airport | 7.15 miles |
| 2 | Heathrow Airport | 34.41 miles |
| 3 | Stansted Airport | 23.09 miles |
| 4 | Silvertown | 34.29 miles |



Bus Stops/Stations

| Pin | Name | Distance |
|-----|-------------------|------------|
| 1 | Fountain Cottage | 2.41 miles |
| 2 | The Cemetery | 2.58 miles |
| 3 | Jubilee Crescent | 2.79 miles |
| 4 | London Row | 3.08 miles |
| 5 | Dickens Boulevard | 2.97 miles |

Important - Please read

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Country Properties

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country properties

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Valuation Office
Agency



Royal Mail