

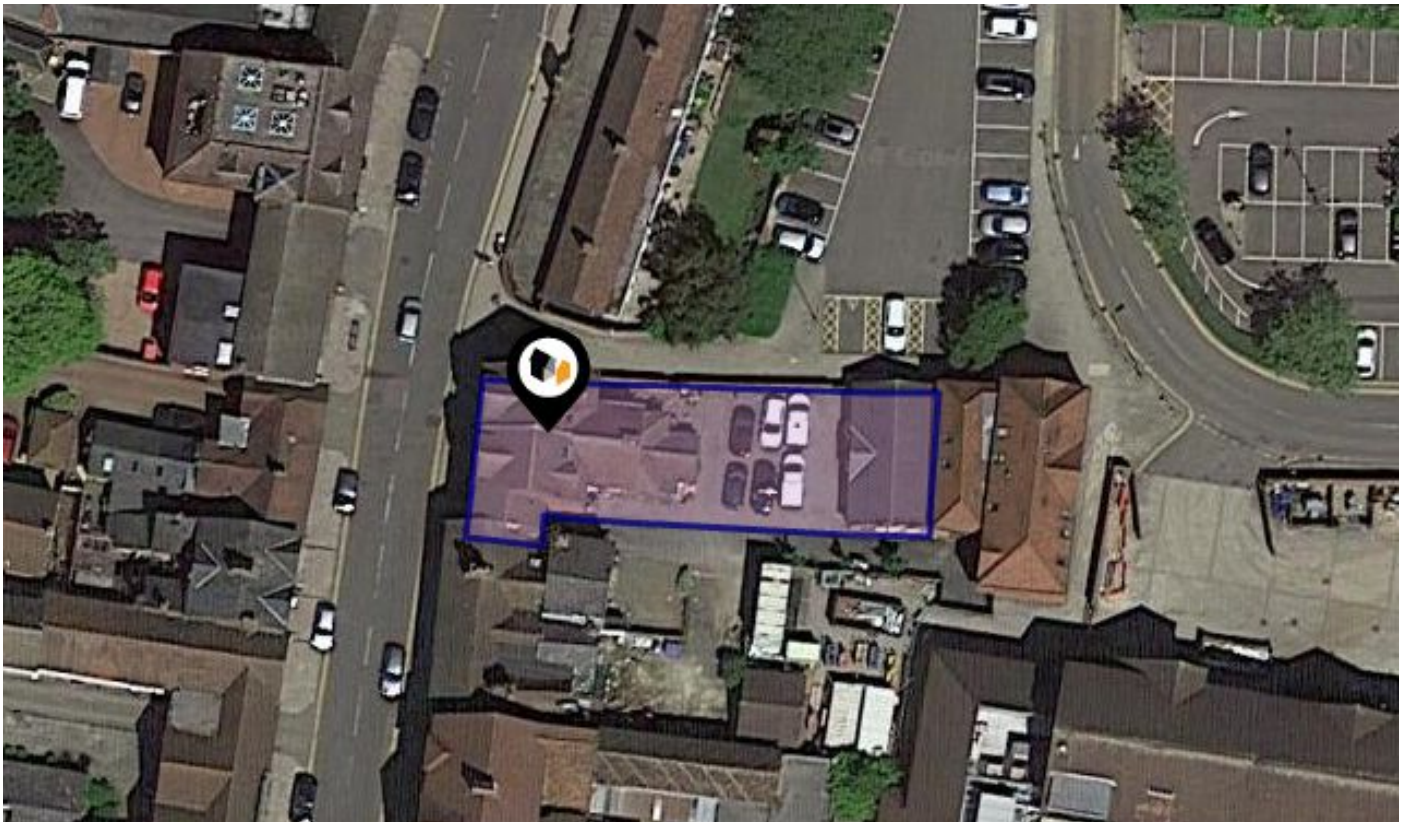


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 23rd October 2024



BANCROFT, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

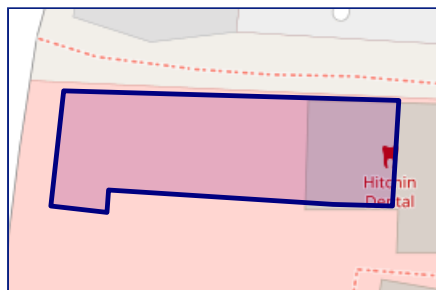
01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

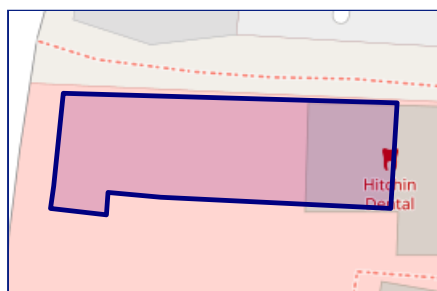


Freehold Title Plan



HD366735

Leasehold Title Plan



HD397080

Start Date: 30/10/2000
End Date: 25/12/2125
Lease Term: 125 years from 25 December 2000
Term Remaining: 101 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	30/10/2000
Floor Area:	1,033 ft ² / 96 m ²	End Date:	25/12/2125
Plot Area:	0.11 acres	Lease Term:	125 years from 25 December 2000
Year Built :	Before 1900	Term	101 years
Council Tax :	Band B	Remaining:	
Annual Estimate:	£1,731		
Title Number:	HD397080		

Local Area

Local Authority:	North hertfordshire
Conservation Area:	Hitchin
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **93A Bancroft Hitchin SG5 1NQ**

Reference - 14/01703/1DOC	
Decision:	Decided
Date:	01st June 2014
Description:	Details reserved by condition 6 (i) (external finish to all windows, external doors and shop fronts) of listed building consent ref no. 13/00670/1LB granted on 19 July 2013.

Reference - 14/01704/1DOC	
Decision:	Decided
Date:	01st June 2014
Description:	Details reserved by condition 6 (iv) (material, colour and profile of proposed rainwater goods) of listed building consent ref no. 13/00670/1LB granted on 19 July 2013.

Reference - 13/00821/1	
Decision:	Decided
Date:	25th April 2013
Description:	Two storey extension and alterations to existing building to create one retail unit (Class A3) at ground floor together with 1 x 1-bed and 1 x 2-bed flats at first floor. (Amended plan received 17/06/13).

Reference - 13/02298/1DOC	
Decision:	Decided
Date:	19th September 2013
Description:	Condition 6 - Programme of Archaeological Works (as discharge of condition attached to planning reference 13/00821/1 granted permission 19/07/2013)

Planning records for: **93A Bancroft Hitchin SG5 1NQ**

Reference - 13/01959/1
Decision: Decided
Date: 20th August 2013
Description: Removal of condition 6 of planning reference 13/00082/1 granted permission on 19/06/13
Reference - 14/01702/1DOC
Decision: Decided
Date: 01st June 2014
Description: Details reserved by condition 4 (window details) of listed building consent ref no. 13/00670/1LB granted on 19 July 2013.
Reference - 13/02274/1DOC
Decision: Decided
Date: 19th September 2013
Description: Condition 5 - Sample Materials (as discharge of condition attached to planning reference 13/00821/1 granted permission 19/07/2013)
Reference - 13/00670/1LB
Decision: Decided
Date: 25th April 2013
Description: Internal and external alterations to building to facilitate conversion from offices to residential use. Two storey rear extension to number 93A Bancroft. (Amended plan received 17/06/13).

Planning records for: *Unit 1 Rear Of 93-95 Bancroft Hitchin SG5 1NQ*

Reference - 07/02204/1AD
Decision: Decided
Date: 26th September 2007
Description: One internally illuminated fascia panel and one internally illuminated projecting sign (as amended by plan no. 70930/E received 29th October 2007)

Reference - 06/01089/1
Decision: Decided
Date: 12th July 2006
Description: Installation of new shop fronts to provide corporate frontage for 1 retail unit

Reference - 15/02083/1AD
Decision: Decided
Date: 03rd August 2015
Description: One internally illuminated folded aluminium projecting sign, two internal illuminated folded aluminium fascia signs, 10 internally applied window graphics signs.

Planning records for: *Rear Of 84-85 Bancroft Hitchin SG5 1NQ*

Reference - 09/01403/1
Decision: Decided
Date: 04th August 2009
Description: Change of use of second floor residential flat (Class C3) to office/administrative facilities ancillary to existing Dental Practice (Class D1)

Planning records for: *Rear Of 84-85 Bancroft Hitchin SG5 1NQ*

Reference - 12/02353/1	
Decision:	Decided
Date:	11th October 2012
Description:	Infil part of covered parking area to accommodate additional support facilities for Dental Practice.

Reference - 91/00091/1	
Decision:	Decided
Date:	06th March 1991
Description:	Erection of three storey office building with parking for 2 vehicles at ground floor following demolition of existing building.

Reference - 05/01196/1AD	
Decision:	Decided
Date:	17th August 2005
Description:	Indirectly illuminated lettering on front and side (east) elevations. Non-illuminated signboard on side (west) elevation

Reference - 88/02062/1	
Decision:	Decided
Date:	09th December 1988
Description:	Two storey office building following demolition of existing building.

Planning records for: *Rear Of 84-85 Bancroft Hitchin SG5 1NQ*

Reference - 13/01731/1AD	
Decision:	Decided
Date:	19th July 2013
Description:	Two advertisement banners

Reference - 09/00212/1	
Decision:	Decided
Date:	04th February 2009
Description:	Change of use of second floor from residential flat (Class C3) to office/administrative facilities ancillary to existing Dental Practice (Class D1)

Reference - 13/00109/1AD	
Decision:	Decided
Date:	17th January 2013
Description:	Two advertisement banners

Reference - 05/00429/1	
Decision:	Decided
Date:	01st April 2005
Description:	Use of ground & first floors as dental surgery as a variation of planning permission ref. 04/00636/1 granted 03.06.04. New entrance doors, canopy, side ground floor window and external entrance ramp (Amplified by agent's faxed letter received 08.06.05)

Planning records for: *Rear Of 84-85 Bancroft Hitchin SG5 1NQ*

Reference - 07/00653/1	
Decision:	Decided
Date:	08th March 2007
Description:	Two storey side extension to Dental Surgery following demolition of existing storage building

Planning records for: *90A Bancroft Hitchin SG5 1NQ*

Reference - 87/00445/1A	
Decision:	Decided
Date:	23rd March 1987
Description:	Non illuminated projecting hanging sign.

Reference - 85/00166/1	
Decision:	Decided
Date:	16th March 1985
Description:	Change of use of two ground floor rooms from retail to taxi booking office.

Planning records for: *96 Bancroft Hitchin Herts SG5 1NQ*

Reference - 97/01538/1LB	
Decision:	Decided
Date:	10th December 1997
Description:	Projecting swing sign illuminated by 2 spotlights (as amended by drawing received on 30.1.98)

Planning records for: **93 Bancroft Hitchin SG5 1NQ**

Reference - 84/01830/1
Decision: Decided
Date: 04th December 1984
Description: Non-illuminated double sided projecting sign.
Reference - 84/01561/1
Decision: Decided
Date: 16th October 1984
Description: Non illuminated sign and canopy over front entrance door
Reference - 99/01100/1LB
Decision: Decided
Date: 13th August 1999
Description: Two replacement ground floor front bay windows
Reference - 23/01124/LBC
Decision: Decided
Date: 12th May 2023
Description: Retention of community defibrillator on front elevation.

Planning records for: **93 Bancroft Hitchin SG5 1NQ**

Reference - 84/01560/1	
Decision:	Decided
Date:	16th October 1984
Description:	Replacement front entrance door with canvas canopy

Reference - 84/01658/1	
Decision:	Decided
Date:	01st November 1984
Description:	Internal alterations including partial demolition of walls

Reference - 84/00340/1	
Decision:	Decided
Date:	02nd March 1984
Description:	Change of use of ground floor from offices

Planning records for: **95 Bancroft Hitchin SG5 1NQ**

Reference - 90/01025/1LB	
Decision:	Decided
Date:	13th July 1990
Description:	First floor rear extension. (As amended by plan recieved 17th August 1990)

Planning records for: **95 Bancroft Hitchin SG5 1NQ**

Reference - 90/01024/1	
Decision:	Decided
Date:	13th July 1990
Description:	First floor rear extension (as amended by plan recieved 17th August 1990)

Planning records for: **84 Bancroft Hitchin SG5 1NQ**

Reference - 77/01619/1A	
Decision:	Decided
Date:	26th December 1977
Description:	Internally illuminated double sided projecting sign.

Reference - 79/01868/1A	
Decision:	Decided
Date:	04th November 1979
Description:	Internally illuminated double sided projecting sign.

Planning records for: **Pizza Piazza 87 Bancroft Hitchin SG5 1NQ**

Reference - 02/00649/1AD	
Decision:	Decided
Date:	23rd April 2002
Description:	Replacement fascia, front wall and indirectly illuminated projecting signs

Planning records for: **87 Bancroft Hitchin SG5 1NQ**

Reference - 88/00472/1A
Decision: Decided
Date: 31st March 1988
Description: Externally illuminated ground floor fascia board and 2 No. double sided projecting signs. (As amended by plans received 5.5.88).
Reference - 06/02093/1AD
Decision: Decided
Date: 26th October 2006
Description: Replacement non-illuminated fascia and wall signs, replacement externally illuminated oval hanging signs
Reference - 02/00647/1LB
Decision: Decided
Date: 23rd April 2002
Description: Internal alterations including removal of part of ground floor wall. Condensor unit on rear elevation. Replacement fascia, front wall and projecting signs on front elevation.
Reference - 05/00858/1AD
Decision: Decided
Date: 08th June 2005
Description: Replacement non-illuminated and indirectly illuminated signage (as amended by plans received 06.07.05, drawing no. PP.HIT.007A).

Planning records for: *87 Bancroft Hitchin SG5 1NQ*

Reference - 05/00859/1LB
Decision: Decided
Date: 08th June 2005
Description: Replacement non-illuminated and indirectly illuminated signage (as amended by plans received 06.07.05, drawing no. PP.HIT.007A).
Reference - 80/01456/1
Decision: Decided
Date: 22nd July 1980
Description: Continued use of first floor as residential flat.
Reference - 06/02412/1LB
Decision: Decided
Date: 26th October 2006
Description: Listed Building Consent: Replacement non-illuminated fascia and wall signs, replacement externally illuminated oval hanging signs
Reference - 99/00325/1LB
Decision: Decided
Date: 08th March 1999
Description: Internal alterations to first and second floors to facilitate change of use to residential (as amplified by letter and drawing 523/9 received 7.5.99)

Planning records for: **87 Bancroft Hitchin SG5 1NQ**

Reference - 87/01816/1	
Decision:	Decided
Date:	02nd December 1987
Description:	Change of use from shop to restaurant with erection of single storey rear extension and external fire escape staircase (Revised by plan recieved 29 January 1988)

Reference - 87/01938/1LB	
Decision:	Decided
Date:	24th December 1987
Description:	Application for Listed building consent for erection of single storey rear extension, rear external fire escape staircase and internal alterations. (Revised by plan recieved 29/1/88)

Planning records for: **85 Bancroft Hitchin SG5 1NQ**

Reference - 78/01888/1A	
Decision:	Decided
Date:	22nd May 1979
Description:	Erection of an internally illuminated double sided projecting box.

Reference - 06/02347/1AD	
Decision:	Decided
Date:	23rd October 2006
Description:	Replacement non-illuminated fascia and projecting signs

Planning records for: **85 Bancroft Hitchin SG5 1NQ**

Reference - 82/01468/1	
Decision:	Decided
Date:	01st November 1982
Description:	Change of use of ground floor form office to retail sale of stationary and 'Instant Print' services with associated first floor offices.

Planning records for: **91 Bancroft Hitchin SG5 1NQ**

Reference - 12/00367/1LB	
Decision:	Decided
Date:	20th February 2012
Description:	Replacement fascia signage, add vinyl decal in upper left-hand corner of glazing

Reference - 12/00365/1AD	
Decision:	Decided
Date:	20th February 2012
Description:	Replacement fascia signage to front elevation

SG5

Energy rating
D

Valid until 01.02.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Maisonette
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	96 m ²

Building Safety

NONE SPECIFIED

Accessibility / Adaptations

WINDOW REPLACEMENTS

Restrictive Covenants

NONE SPECIFIED

Rights of Way (Public & Private)

NONE SPECIFIED

Construction Type

STANDARD BRICK

Property Lease Information

LEASEHOLD

Lease details:

Lease Remaining - 100 Years

Annual Ground Rent - £200 payable to Shilcock Ltd

Listed Building Information

NOT LISTED

Other

NONE SPECIFIED

Other

NONE SPECIFIED

Other

NONE SPECIFIED

Electricity Supply

YES - EDF

Gas Supply

YES - EDF

Central Heating

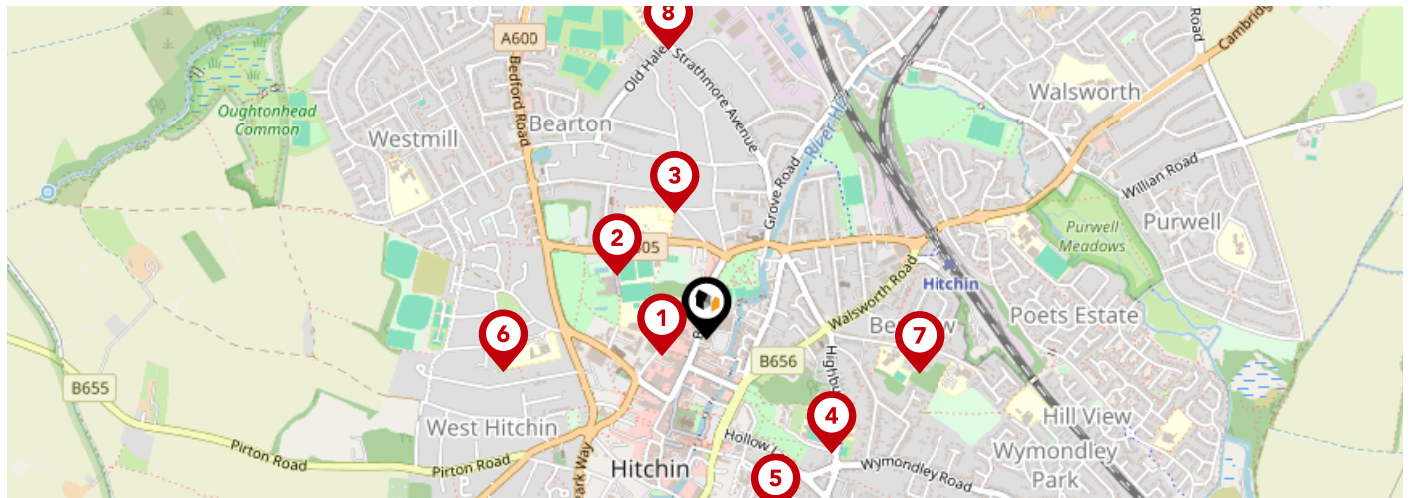
YES - GCH

Water Supply

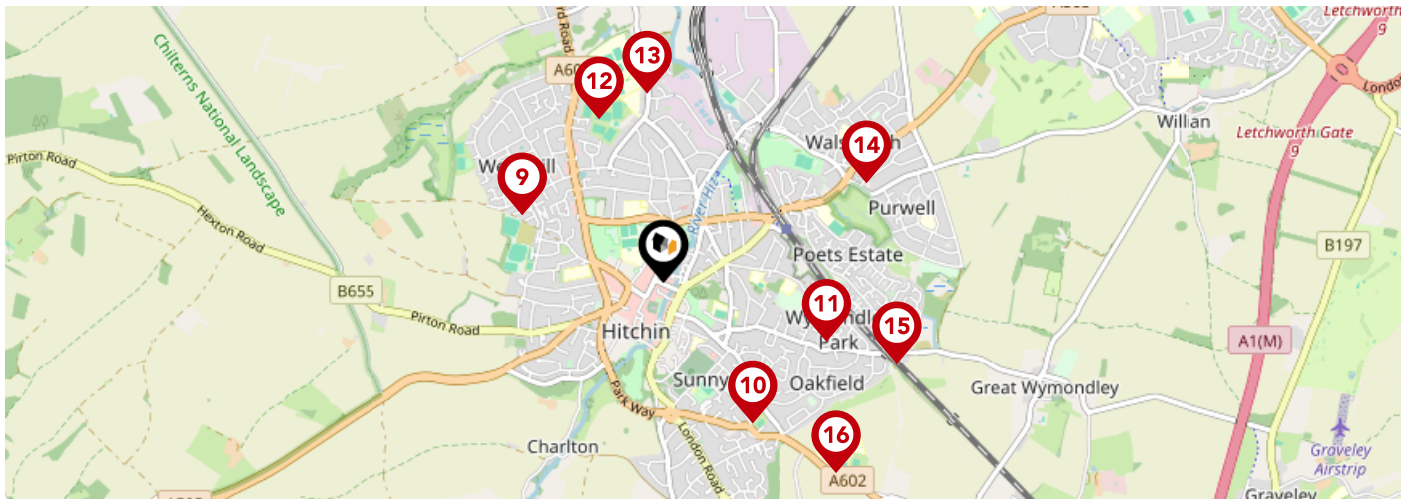
YES - AFFINITY WATER

Drainage

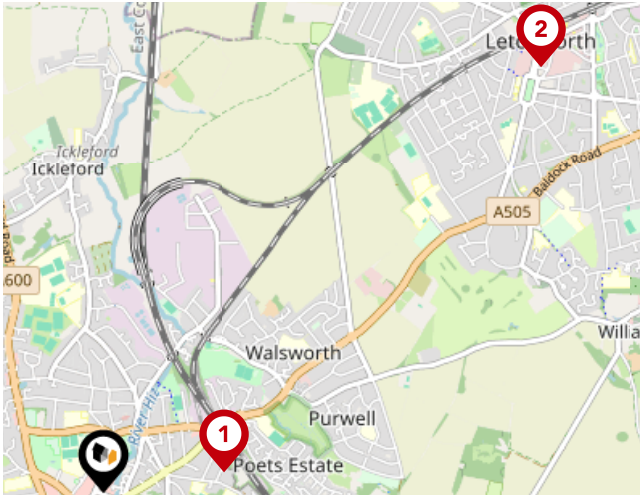
MAINS



	Nursery	Primary	Secondary	College	Private
1 Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

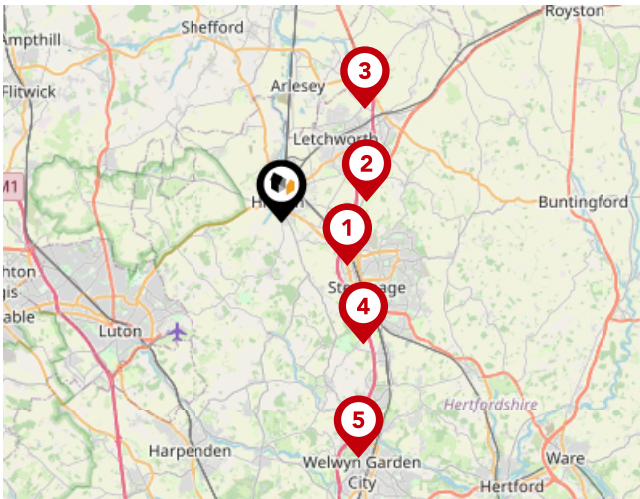


		Nursery	Primary	Secondary	College	Private
Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.81	<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:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.03	<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:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



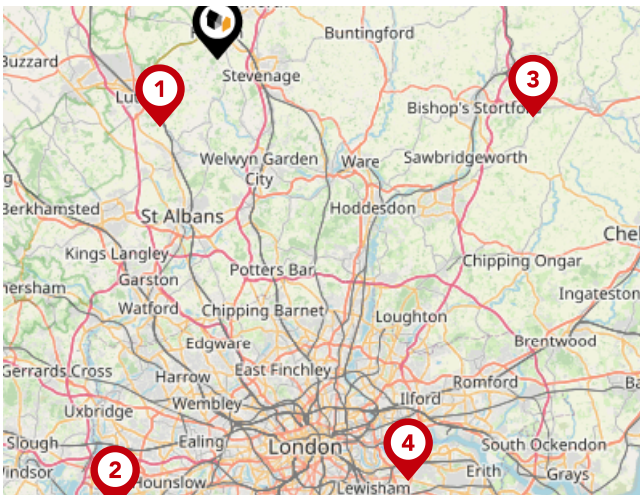
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.56 miles
2	Letchworth Rail Station	2.79 miles
3	Stevenage Rail Station	4.55 miles



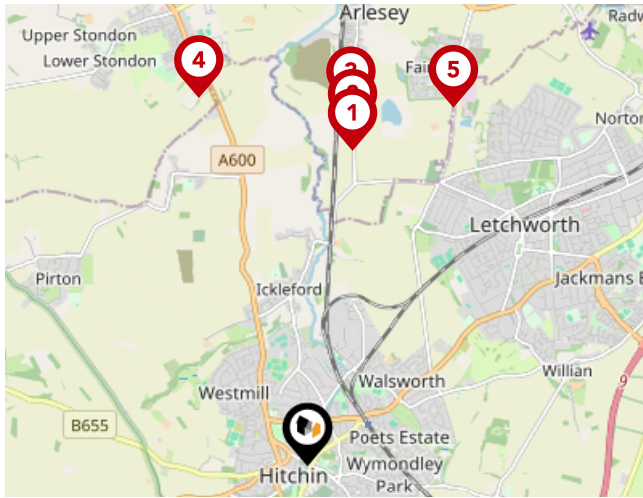
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.89 miles
2	A1(M) J9	3.19 miles
3	A1(M) J10	5.18 miles
4	A1(M) J7	5.34 miles
5	A1(M) J6	9.03 miles



Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.54 miles
2	Heathrow Airport	33.87 miles
3	Stansted Airport	23.38 miles
4	Silvertown	34.01 miles



Bus Stops/Stations

Pin	Name	Distance
1	Fountain Cottage	2.91 miles
2	The Cemetery	3.08 miles
3	Jubilee Crescent	3.29 miles
4	Loganberry Way	3.5 miles
5	Dickens Boulevard	3.54 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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Valuation Office
Agency



Royal Mail