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MIR: Material Info

The Material Information Affecting this Property

Wednesday 29th January 2025



GIRONS CLOSE, HITCHIN, SG4

Price Estimate : £502,000

Country Properties

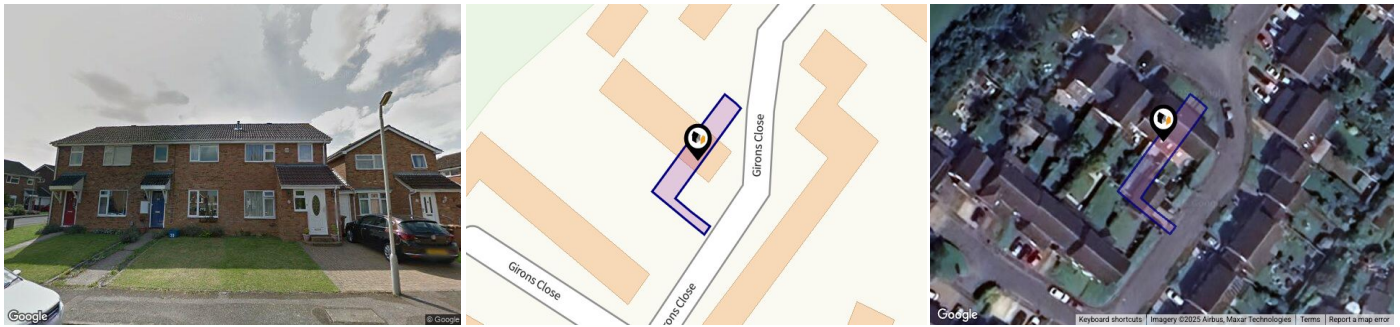
6 Brand Street Hitchin SG5 1HX

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Property

Type:	Terraced	Price Estimate:	£502,000
Bedrooms:	3	Rental Estimate:	£1,800
Plot Area:	0.05 acres	Yield:	4.3 %
Year Built :	1976-1982	Tenure:	Freehold
Council Tax :	Band C		
Annual Estimate:	£1,979		
Title Number:	HD101699		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Girons Close, Hitchin, SG4*

Reference - 14/01732/1PUD	
Decision:	Decided
Date:	26th June 2014
Description:	Single storey rear extension

Planning records for: **1 Girons Close Hitchin SG4 9PG**

Reference - 80/00481/1	
Decision:	Decided
Date:	08th February 1980
Description:	Erection of single storey side extension and rear extension and front porch.

Planning records for: **2 Girons Close Hitchin SG4 9PG**

Reference - 13/02598/1HH	
Decision:	Decided
Date:	28th October 2013
Description:	Single storey rear extension following demolition of existing conservatory

Planning records for: **3 Girons Close Hitchin SG4 9PG**

Reference - 92/00959/1	
Decision:	Decided
Date:	24th May 1992
Description:	Single storey front extension

Reference - 93/00974/1HH	
Decision:	Decided
Date:	24th August 1993
Description:	Single storey front extension.

Planning records for: **6 Girons Close Hitchin Hertfordshire SG4 9PG**

Reference - 24/00670/LDCE	
Decision:	Decided
Date:	30th April 2024
Description:	Use of front hardstanding for the commercial sales of cars (continuation of)

Planning records for: **8 Girons Close Hitchin Hertfordshire SG4 9PG**

Reference - 18/00666/FPH	
Decision:	Decided
Date:	19th March 2018
Description:	Works to existing garage to facilitate conversion into habitable space. Single storey front extension and first floor side extension with ancillary works. (as amended by plan no. 003A)

Reference - 89/01058/1	
Decision:	Decided
Date:	27th June 1989
Description:	Single storey rear extension

Planning records for: **9 Girons Close Hitchin SG4 9PG**

Reference - 92/00003/1	
Decision:	Decided
Date:	03rd January 1992
Description:	Single storey rear extension.

Planning records for: *10 Girons Close Hitchin SG4 9PG*

Reference - 84/00480/1
Decision: Decided
Date: 22nd January 1984
Description: Erection of single storey side and rear extensions
Reference - 21/01017/FPH
Decision: Decided
Date: 29th March 2021
Description: Demolition of garage and removal of roof of annexe followed by part two storey and part first floor extension on the south side and single storey side extension on the north side. (Amended description only).
Reference - 78/00937/1
Decision: Decided
Date: 27th April 1978
Description: Erection of double garage and workshop as replacement of existing garage
Reference - 21/01818/FPH
Decision: Decided
Date: 18th June 2021
Description: Two storey side/rear extension following demolition of existing attached double garage

Planning records for: **10 Girons Close Hitchin Hertfordshire SG4 9PG**

Reference - 18/01055/FPH	
Decision:	Decided
Date:	17th April 2018
Description:	Two storey side extension, first floor rear extension and single storey side extension.

Reference - 91/00536/1	
Decision:	Decided
Date:	16th July 1991
Description:	Single storey pitched roof side extension to be used as a seperate residential annexe)amended plans recieved 5th August 1991)

Planning records for: **12 Girons Close Hitchin Hertfordshire SG4 9PG**

Reference - 02/00242/1HH	
Decision:	Decided
Date:	13th February 2002
Description:	Two storey front extension.

Reference - 88/01340/1	
Decision:	Decided
Date:	25th July 1988
Description:	Single storey rear extension

Planning records for: **18 Girons Close Hitchin SG4 9PG**

Reference - 06/00081/1HH	
Decision:	Decided
Date:	18th January 2006
Description:	Single storey side extension.

Planning records for: **19 Girons Close Hitchin Hertfordshire SG4 9PG**

Reference - 19/01865/FPH	
Decision:	Decided
Date:	31st July 2019
Description:	Single storey rear and side extensions (as amended by plans received 20 September 2019)

Planning records for: **21 Girons Close Hitchin SG4 9PG**

Reference - 87/00091/1	
Decision:	Decided
Date:	23rd January 1987
Description:	Erection of detached study building in rear garden

Reference - 80/01509/1	
Decision:	Decided
Date:	19th September 1980
Description:	Erection of single storey rear extension.

Planning records for: **21 Girons Close Hitchin SG4 9PG**

Reference - 88/01294/1	
Decision:	Decided
Date:	18th July 1988
Description:	Front entrance porch

Planning records for: **22 Girons Close Hitchin Hertfordshire SG4 9PG**

Reference - 00/00412/1HH	
Decision:	Decided
Date:	14th March 2000
Description:	Two storey rear extension following demolition of existing conservatory

Planning records for: **24 Girons Close Hitchin SG4 9PG**

Reference - 78/01301/1	
Decision:	Decided
Date:	18th August 1978
Description:	Erection of single storey side extension for replacement garage

Planning records for: **25 Girons Close Hitchin SG4 9PG**

Reference - 14/01904/1PUD	
Decision:	Decided
Date:	14th July 2014
Description:	Single storey rear extension

Planning records for: *26 Girons Close Hitchin SG4 9PG*

Reference - 16/03116/1HH	
Decision:	Decided
Date:	08th December 2016
Description:	Single storey rear extension

Reference - 17/00379/1HH	
Decision:	Decided
Date:	14th February 2017
Description:	Single storey rear extension

Planning records for: *29 Girons Close Hitchin SG4 9PG*

Reference - 16/02121/1HH	
Decision:	Decided
Date:	23rd August 2016
Description:	First floor and single storey rear extensions.

Reference - 16/03181/1HH	
Decision:	Decided
Date:	15th December 2016
Description:	Single storey rear extension following demolition of existing conservatory and replacement roof to existing rear/side elevation, replacement window at first floor level on south-west flank elevation.

Planning records for: **32 Girons Close Hitchin SG4 9PG**

Reference - 88/00433/1	
Decision:	Decided
Date:	14th March 1988
Description:	Erection of two and single storey side and rear extensions.

Planning records for: **33 Girons Close Hitchin SG4 9PG**

Reference - 82/00584/1	
Decision:	Decided
Date:	10th May 1982
Description:	Erection of two storey rear extension.

Planning records for: **35 Girons Close Hitchin Hertfordshire SG4 9PG**

Reference - 21/00265/FPH	
Decision:	Decided
Date:	27th January 2021
Description:	Single storey rear extensions

Reference - 82/01407/1	
Decision:	Decided
Date:	19th September 1982
Description:	Erection of single storey front extension.

Planning records for: **38 Girons Close Hitchin SG4 9PG**

Reference - 03/01503/1HH	
Decision:	Decided
Date:	22nd September 2003
Description:	Single storey rear extension

Planning records for: **39 Girons Close Hitchin SG4 9PG**

Reference - 78/00248/1	
Decision:	Decided
Date:	24th December 1978
Description:	Erection of single storey side extension

Reference - 17/01174/1NCS	
Decision:	Decided
Date:	08th May 2017
Description:	Single storey rear extension with the following dimension: Length (measured from rear wall of original house) - 7.9 metres

Planning records for: **40 Girons Close Hitchin SG4 9PG**

Reference - 84/01402/1	
Decision:	Decided
Date:	11th September 1984
Description:	Erection of single storey rear extension and extension to front & rear of existing garage

Planning records for: **41 Girons Close Hitchin Hertfordshire SG4 9PG**

Reference - 24/01001/FPH	
Decision:	Decided
Date:	07th May 2024
Description:	Single storey front porch extension and installation of front access ramp following demolition of existing porch and front access steps.

Planning records for: **44 Girons Close Hitchin SG4 9PG**

Reference - 15/01552/1HH	
Decision:	Decided
Date:	10th June 2015
Description:	Single storey front/side extension, insertion of first floor window to side elevation

Reference - 88/01802/1	
Decision:	Decided
Date:	20th October 1988
Description:	Two storey side and rear extension

Planning records for: **48 Girons Close Hitchin SG4 9PG**

Reference - 15/01506/1NCS	
Decision:	Decided
Date:	03rd June 2015
Description:	Single storey rear extension with the following dimension: Length (measured from rear wall of original house): - 4.0 metres

Planning records for: **48 Girons Close Hitchin SG4 9PG**

Reference - 15/01975/1HH	
Decision:	Decided
Date:	24th July 2015
Description:	Single storey front extension including insertion of rooflight in existing roofslope

Planning records for: **49 Girons Close Hitchin Hertfordshire SG4 9PG**

Reference - 18/00750/FPH	
Decision:	Decided
Date:	14th March 2018
Description:	Single Storey front extension to facilitate conversion of integral garage to play room.

Planning records for: **52 Girons Close Hitchin SG4 9PG**

Reference - 17/02531/1HH	
Decision:	Decided
Date:	06th October 2017
Description:	Single storey rear extension

Planning records for: **53 Girons Close Hitchin SG4 9PG**

Reference - 93/00504/1HH	
Decision:	Decided
Date:	10th May 1993
Description:	Single storey rear extension.

Planning records for: **55 Girons Close Hitchin Hertfordshire SG4 9PG**

Reference - 00/00634/1HH	
Decision:	Decided
Date:	27th May 2000
Description:	Single storey rear extension

Planning records for: **56 Girons Close Hitchin SG4 9PG**

Reference - 06/02842/1HH	
Decision:	Decided
Date:	21st December 2006
Description:	Single storey rear extension

Reference - 83/01181/1	
Decision:	Decided
Date:	19th July 1983
Description:	Erection of extension to detached garage for additional garage, store and shed

Reference - 81/00053/1	
Decision:	Decided
Date:	06th January 1981
Description:	Erection of two storey and single storey side extension.

Building Safety

Not Specified

Accessibility / Adaptations

Previous owner did two alterations:

Single storey extension at the rear of the property (kitchen). Approx. 30-35% of the garage is converted to a home office.

Restrictive Covenants

Not Specified

Rights of Way (Public & Private)

Not Specified

Construction Type

Not Specified

Property Lease Information

FREEHOLD

Listed Building Information

Not Listed

Stamp Duty

Not Specified

Other

Not Specified

Other

Not Specified

Electricity Supply

YES - OCTOPUS

Gas Supply

YES - OCTOPUS

Central Heating

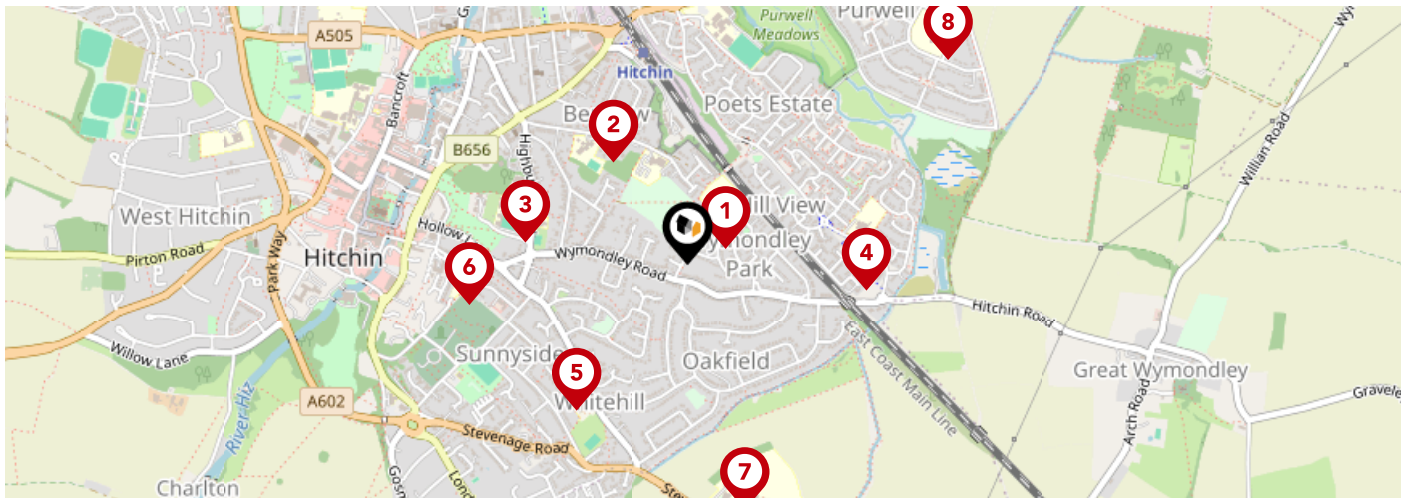
YES - GCH

Water Supply

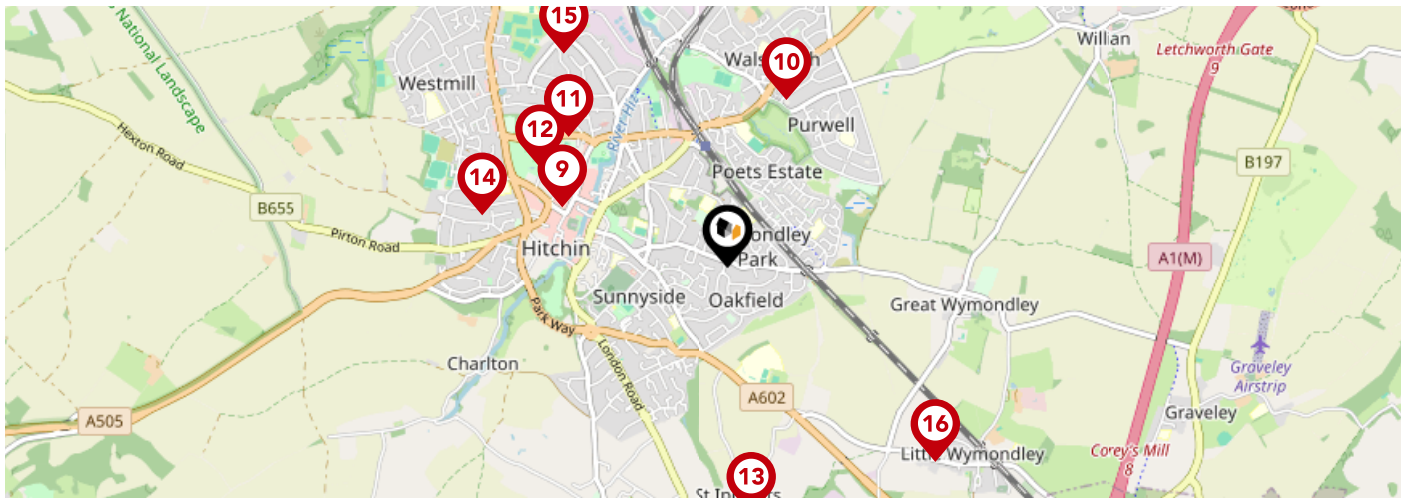
YES - AFFINITY

Drainage

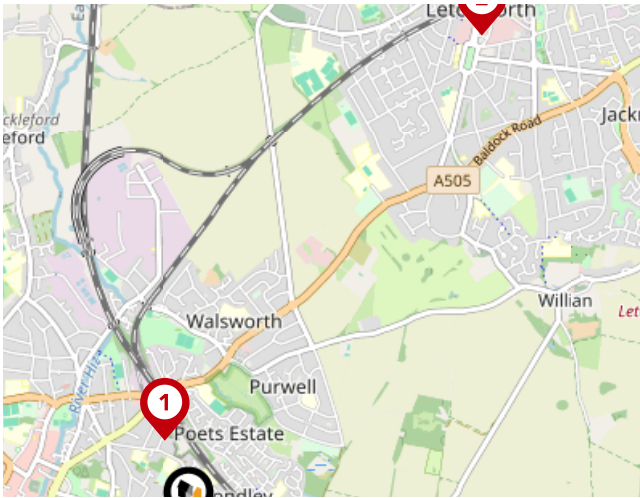
MAINS



	Nursery	Primary	Secondary	College	Private
<p>1 William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.37</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.42</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.57</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

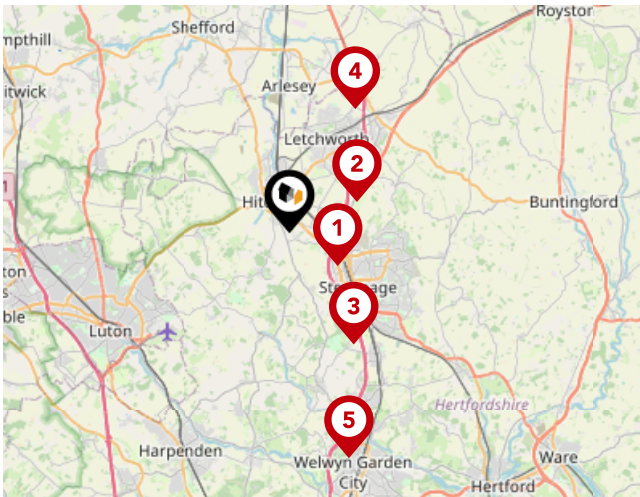


	Nursery	Primary	Secondary	College	Private
Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.94	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:1.14	<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:1.15	<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:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



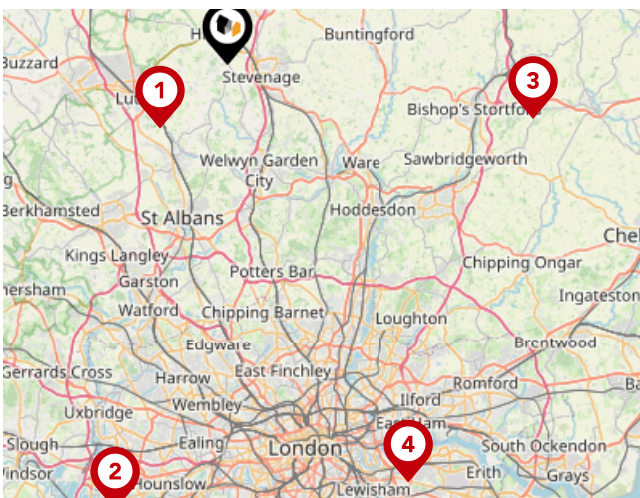
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.42 miles
2	Letchworth Rail Station	2.63 miles
3	Stevenage Rail Station	3.89 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.17 miles
2	A1(M) J9	2.67 miles
3	A1(M) J7	4.73 miles
4	A1(M) J10	5.09 miles
5	A1(M) J6	8.55 miles

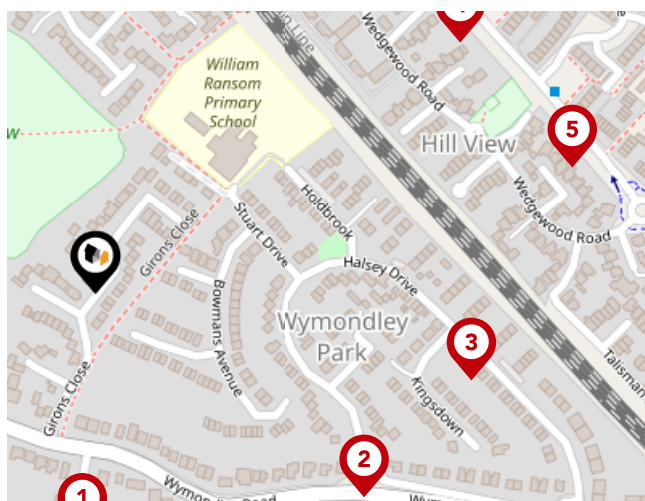


Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.77 miles
2	Heathrow Airport	33.72 miles
3	Stansted Airport	22.68 miles
4	Silvertown	33.46 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Manor Crescent	0.14 miles
2	Wymondley Road	0.19 miles
3	Kingsdown	0.22 miles
4	Gibson Close	0.25 miles
5	Hardy Close	0.28 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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Valuation Office
Agency



Royal Mail