

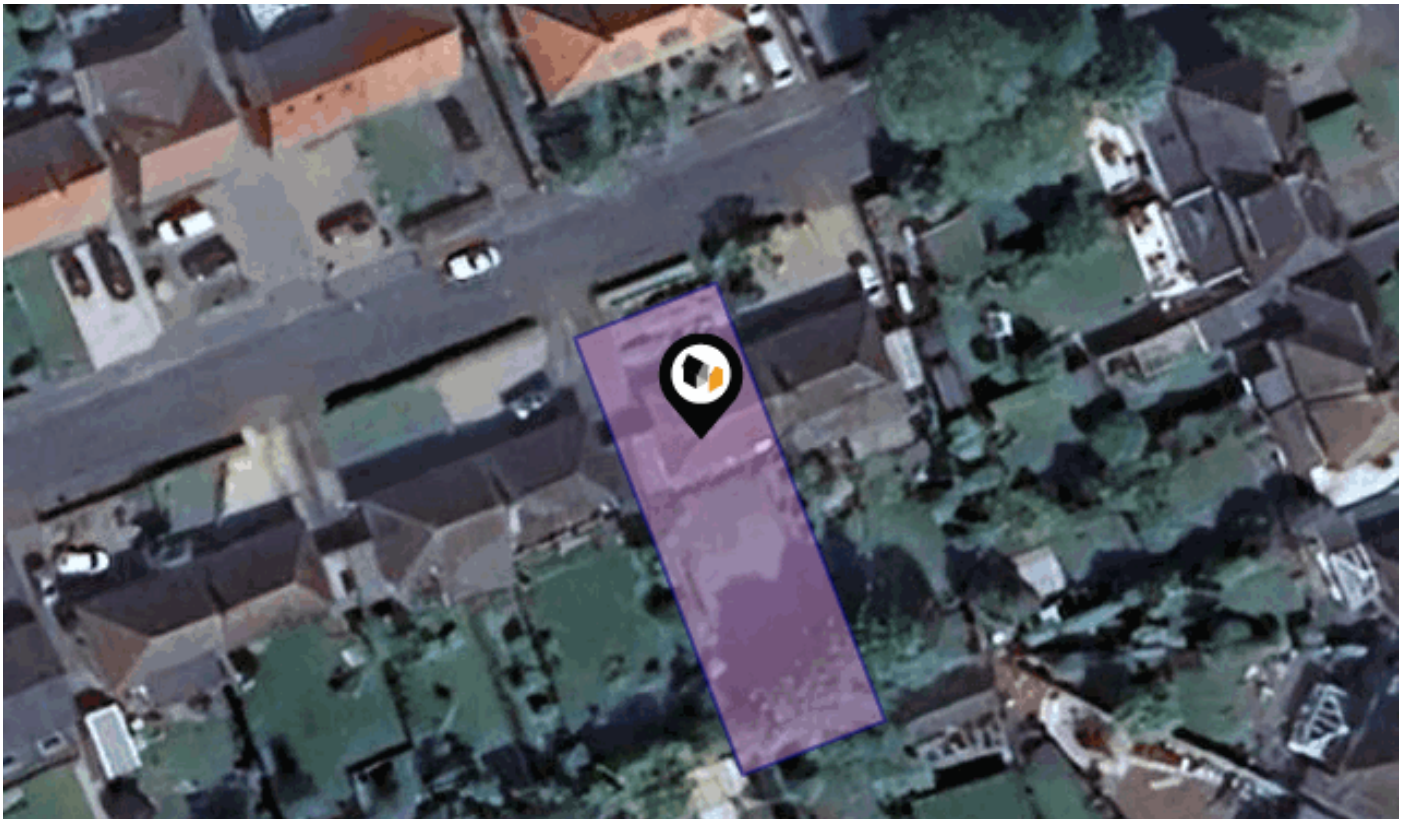


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 08th January 2025



GRANVILLE ROAD, HITCHIN, SG4

Country Properties

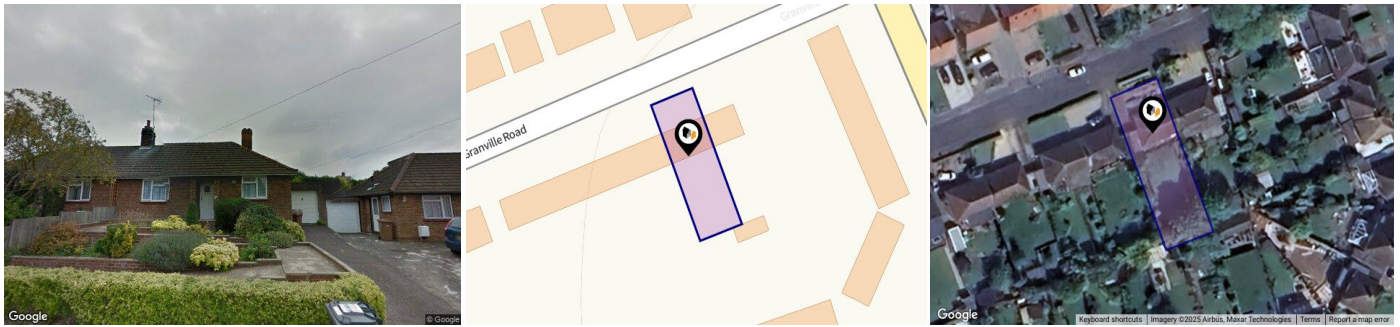
6 Brand Street Hitchin SG5 1HX

01462 452951

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.12 acres		
Council Tax :	Band D		
Annual Estimate:	£2,226		
Title Number:	HD26150		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

26 mb/s **9000** mb/s



Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **1 Granville Road Hitchin SG4 0LE**

Reference - 03/01428/1HH	
Decision:	Decided
Date:	04th September 2003
Description:	Single storey rear extension. Single garage following demolition of existing. Two front bay windows

Planning records for: **2 Granville Road Hitchin SG4 0LE**

Reference - 15/02989/1HH	
Decision:	Decided
Date:	19th November 2015
Description:	Two storey rear extension

Planning records for: **6 Granville Road Hitchin Herts SG4 0LE**

Reference - 94/00806/1HH	
Decision:	Decided
Date:	21st June 1994
Description:	Side and rear extensions incorporating roof dormers and rooflight to facilitate roofspace as additional bedroom accommodation

Reference - 94/01079/1HH	
Decision:	Decided
Date:	04th October 1994
Description:	Side and rear extensions incorporating garage, 4 rooflights to facilitate roofspace as additional bedroom accommodation

Planning records for: **7 Granville Road Hitchin SG4 0LE**

Reference - 85/00516/1	
Decision:	Decided
Date:	02nd April 1985
Description:	Erection of single storey rear extension.

Planning records for: **8 Granville Road Hitchin SG4 0LE**

Reference - 11/00730/1HH	
Decision:	Decided
Date:	23rd March 2011
Description:	Rear conservatory

Reference - 10/02018/1HH	
Decision:	Decided
Date:	04th August 2010
Description:	Rear conservatory

Reference - 23/00045/FPH	
Decision:	Decided
Date:	06th January 2023
Description:	Single storey rear extension, first floor rear dormer extension, insertion of three rooflights to front roofslope following demolition of existing rear conservatory and raising of rear patio area.

Planning records for: **9 Granville Road Hitchin Hertfordshire SG4 0LE**

Reference - 5/2023/2511	
Decision:	Decided
Date:	07th December 2023
Description:	Certificate of Lawfulness (proposed) - Removal of existing hip to roof and addition of new gable wall to create space in the existing roof space for an additional bedroom with en-suite facilities.

Reference - 23/02843/NCS	
Decision:	Decided
Date:	07th December 2023
Description:	Single storey rear extension with the following dimension:Length as measured from rear wall of original dwelling - 5.063 metres

Planning records for: **10 Granville Road Hitchin SG4 0LE**

Reference - 12/00763/1HH	
Decision:	Decided
Date:	30th March 2012
Description:	Single storey rear extension following demolition of existing conservatory

Planning records for: **13 Granville Road Hitchin Hertfordshire SG4 0LE**

Reference - 21/01465/FPH	
Decision:	Decided
Date:	07th May 2021
Description:	Single storey side and rear extension and insertion of roof light to existing front and dormer window with Juliet balcony to existing rear elevation roofslope to facilitate conversion of loftspace into habitable accommodation following demolition of existing detached garage and existing rear elevation conservatory

Planning records for: **14 Granville Road Hitchin Hertfordshire SG4 0LE**

Reference - 20/02880/FPH	
Decision:	Decided
Date:	07th December 2020
Description:	Single storey side extension following demolition of existing detached garage

Planning records for: **15 Granville Road Hitchin SG4 0LE**

Reference - 16/00985/1HH	
Decision:	Decided
Date:	28th April 2016
Description:	Dormer window in rear roofslope together with insertion of two rooflights in front roofslope and one rooflight in side roofslope to facilitate conversion of loft to habitable accommodation, pitched roof to replace existing flat roof at rear (as amended by drawing GR-2016/002 R1 received 17/06/2016).

Planning records for: **16 Granville Road Hitchin SG4 0LE**

Reference - 14/03123/1HH	
Decision:	Decided
Date:	25th November 2014
Description:	Single storey rear/side extension

Planning records for: **19 Granville Road Hitchin SG4 0LE**

Reference - 77/00432/1	
Decision:	Decided
Date:	28th February 1977
Description:	Erection of a detached garage

Planning records for: *20 Granville Road Hitchin SG4 0LE*

Reference - 88/00705/1	
Decision:	Decided
Date:	22nd April 1988
Description:	Erection of single storey rear extension

Reference - 84/01075/1	
Decision:	Decided
Date:	05th July 1984
Description:	Erection of single storey rear extension

Reference - 85/01069/1	
Decision:	Decided
Date:	11th July 1985
Description:	Erection of single storey side extension for garage/workshop following demolition of existing garage.

Planning records for: *21 Granville Road Hitchin Hertfordshire SG4 0LE*

Reference - 18/00213/FPH	
Decision:	Decided
Date:	19th January 2018
Description:	Single storey side and rear extension.

Planning records for: **21 Granville Road Hitchin Hertfordshire SG4 0LE**

Reference - 19/01895/NMA	
Decision:	Decided
Date:	08th August 2019
Description:	To change the proposed garage roof layout from "facia" boards and guttering to brickwork to match "new" extension with no alteration to height or width in proposed using similar Brickwork as existing but to retain step down. Rear Windows on "New" extension, Right hand smaller window to increase height to 2100 mm to make full size as left window (as non material amendment to planning permission reference 18/00213/FPH granted 18.07.2018)

Planning records for: **25 Granville Road Hitchin Herts SG4 0LE**

Reference - 94/01328/1HH	
Decision:	Decided
Date:	12th December 1994
Description:	Single storey rear extension

Planning records for: **26 Granville Road Hitchin SG4 0LE**

Reference - 14/02445/1HH	
Decision:	Decided
Date:	14th September 2014
Description:	Single storey rear extension

Building Safety

None Specified

Accessibility / Adaptations

Double Glazing - date not specified
Replacement door - 2007

Restrictive Covenants

None Specified

Rights of Way (Public & Private)

None Specified

Construction Type

Standard Brick

Property Lease Information

FREEHOLD

Listed Building Information

Not Listed

Stamp Duty

Not specified

Other

Not specified

Other

Not specified

Electricity Supply

YES - EDF

Gas Supply

YES - EDF

Central Heating

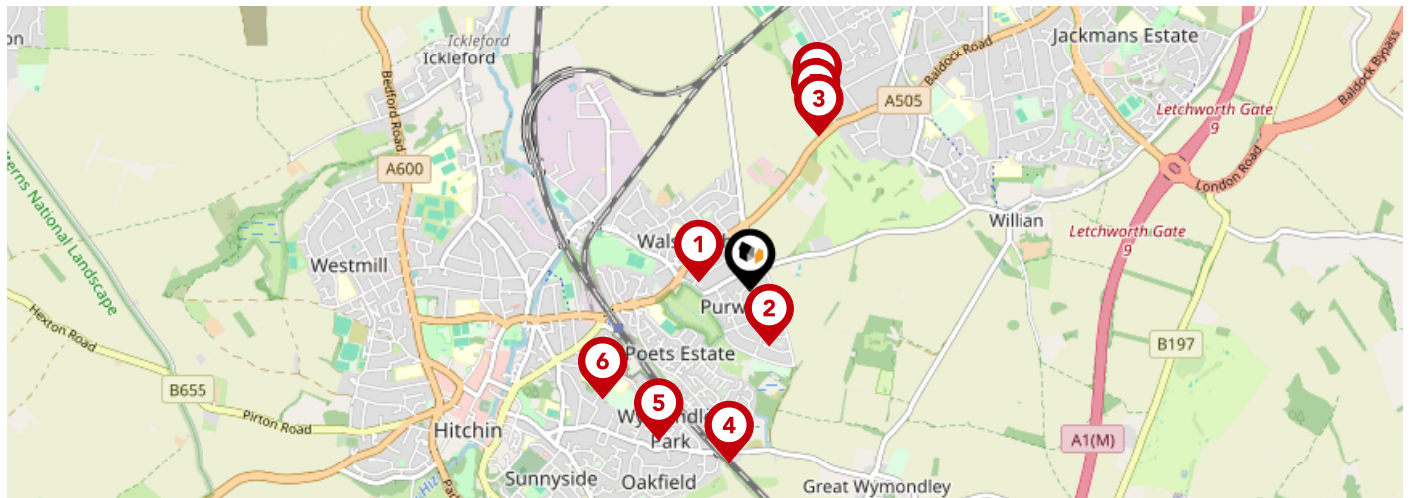
YES - GCH

Water Supply

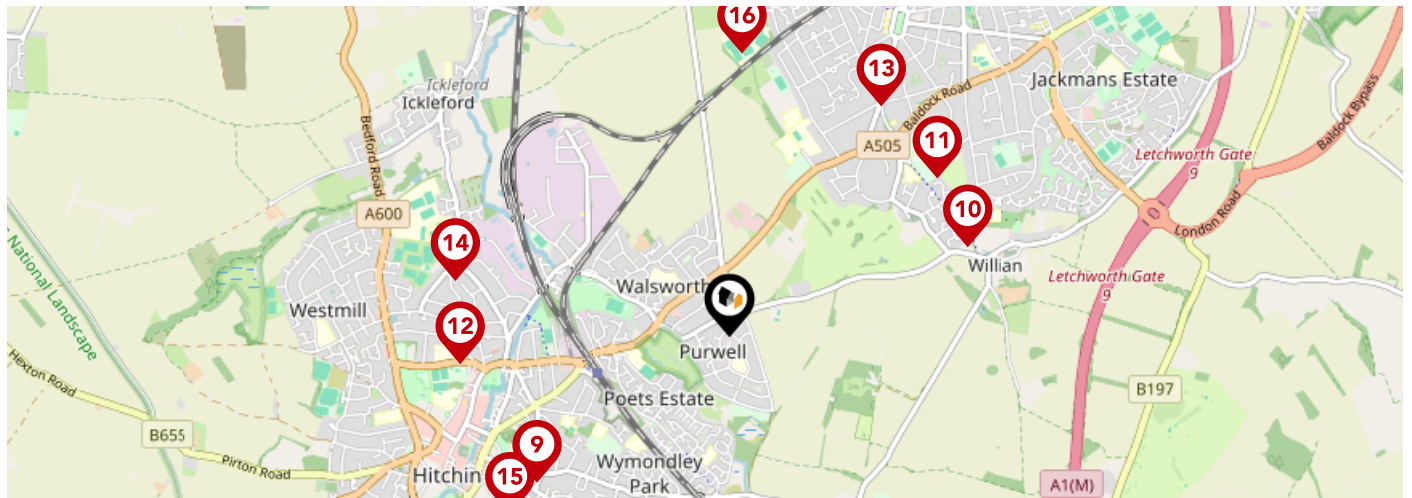
YES - AFFINITY WATER

Drainage

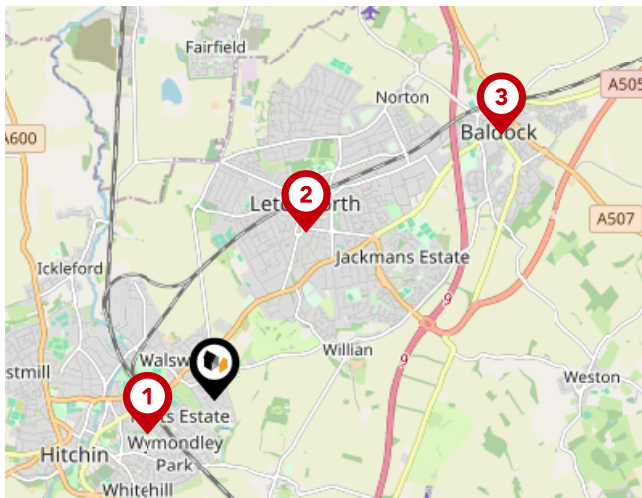
MAINS



		Nursery	Primary	Secondary	College	Private
Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.24	<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:0.27	<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:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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"/>	
William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.83	<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:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
St Thomas More Roman Catholic Primary School Ofsted Rating: Good Pupils: 228 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

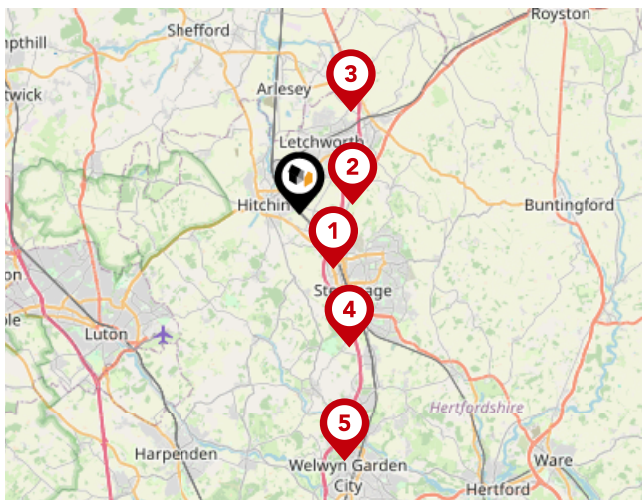


	Nursery	Primary	Secondary	College	Private
Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lordship Farm Primary School Ofsted Rating: Good Pupils: 441 Distance:1.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Christopher School Ofsted Rating: Not Rated Pupils: 546 Distance:1.2	<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:1.24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Francis College Ofsted Rating: Not Rated Pupils: 301 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.27	<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:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fearnhill School Ofsted Rating: Good Pupils: 596 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



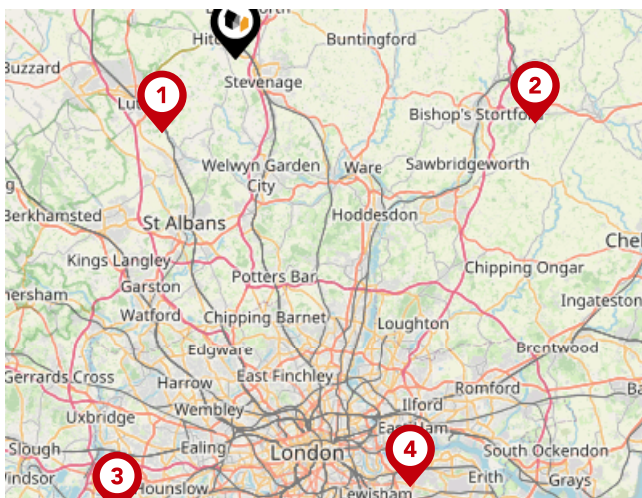
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.69 miles
2	Letchworth Rail Station	1.75 miles
3	Baldock Rail Station	3.57 miles



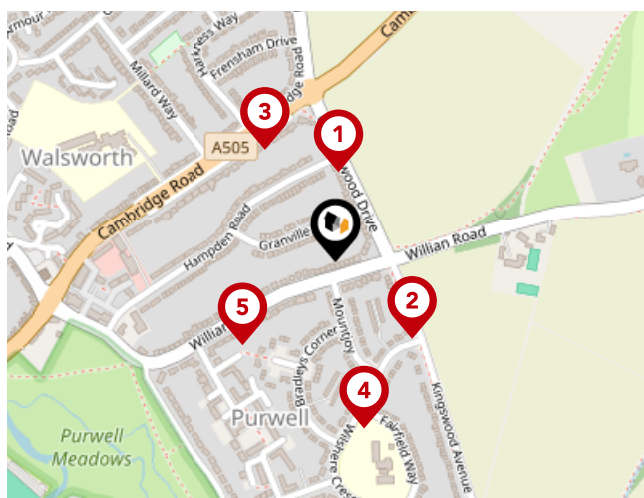
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.35 miles
2	A1(M) J9	1.96 miles
3	A1(M) J10	4.21 miles
4	A1(M) J7	5.17 miles
5	A1(M) J6	9.14 miles



Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	7.64 miles
2	Stansted Airport	22.32 miles
3	Heathrow Airport	34.55 miles
4	Silverton	33.93 miles



Bus Stops/Stations

Pin	Name	Distance
1	Hampden Road	0.1 miles
2	Willian Road	0.12 miles
3	Queenswood Drive	0.15 miles
4	Mountjoy	0.19 miles
5	Desborough Road	0.14 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



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