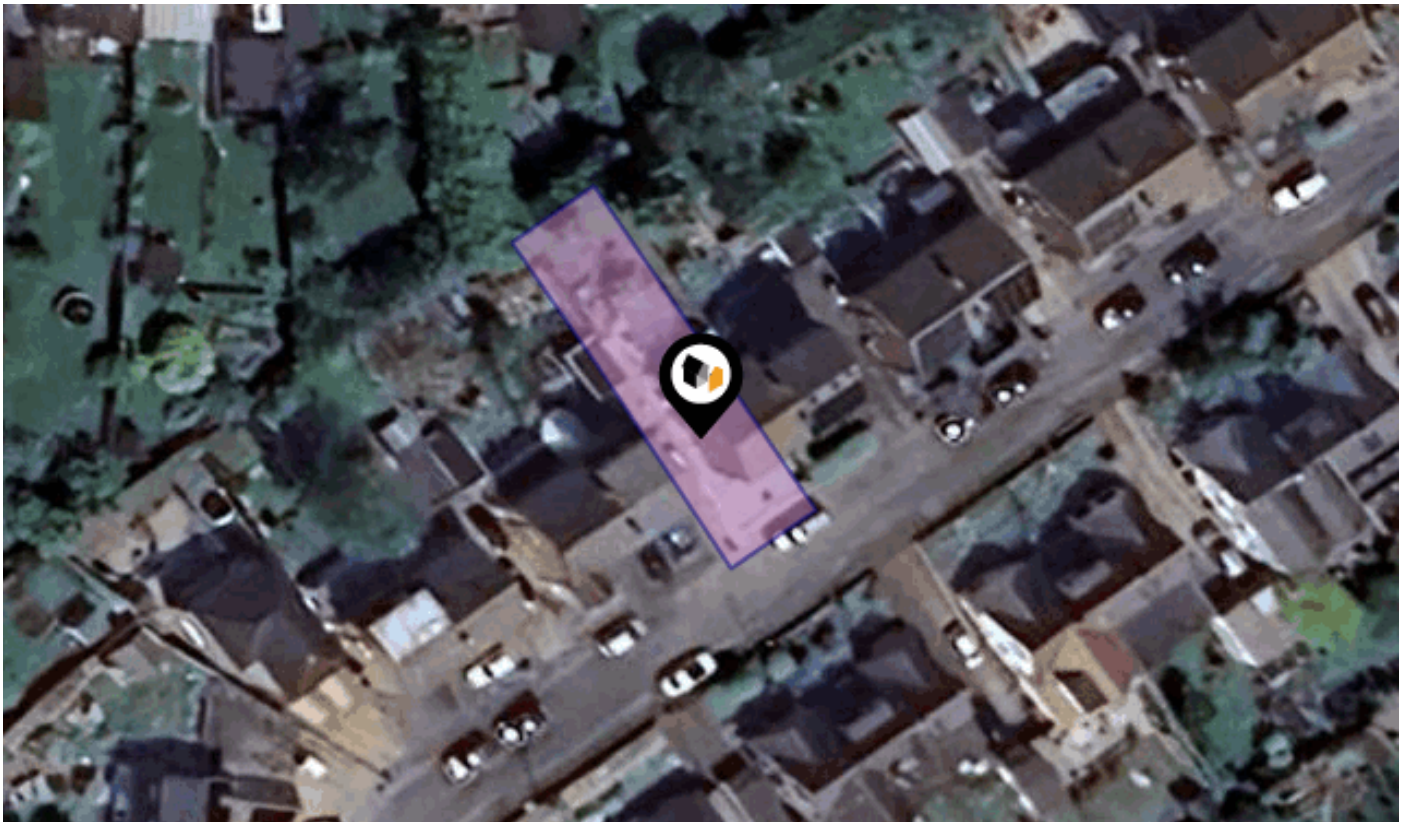




MIR: Material Info

The Material Information Affecting this Property

Wednesday 17th July 2024



LINDSAY AVENUE, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





Property

Type: Semi-Detached
Bedrooms: 3
Plot Area: 0.07 acres
Council Tax : Band D
Annual Estimate: £2,226
Title Number: HD15748

Tenure: Freehold

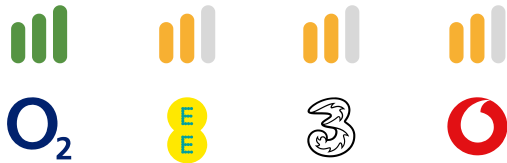
Local Area

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

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

12 mb/s	70 mb/s	1000 mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Lindsay Avenue, Hitchin, SG4*

Reference - 01/01859/1HH	
Decision:	Decided
Date:	21st November 2001
Description:	Two storey front extension. Two and single storey rear extensions (as amended by drawing number ST/07/01 rev 3 received 21/01/02)

Reference - 01/01250/1HH	
Decision:	Decided
Date:	07th August 2001
Description:	Two storey front extension. Two and single storey rear extension.

Planning records for: **11A Lindsay Avenue Hitchin SG4 9JA**

Reference - 14/03418/1DOC	
Decision:	Decided
Date:	31st December 2014
Description:	Condition 3 - Sample Materials (as discharge of condition attached to planning reference 14/02502/1 granted permission 03/12/2014)

Planning records for: **3 Lindsay Avenue Hitchin SG4 9JA**

Reference - 10/02966/1HH	
Decision:	Decided
Date:	01st December 2010
Description:	Single storey side extension and insertion of 2 front dormer windows and 1 rear dormer window to facilitate conversion of loft to habitable accommodation

Planning records for: **5 Lindsay Avenue Hitchin SG4 9JA**

Reference - 05/01751/1HH	
Decision:	Decided
Date:	23rd November 2005
Description:	Single storey side extension at rear of existing garage, pitched roof over existing side extension. Front entrance porch.

Planning records for: **7 Lindsay Avenue Hitchin Hertfordshire SG4 9JA**

Reference - 01/01866/1HH	
Decision:	Decided
Date:	22nd November 2001
Description:	Side extension, front and back dormer windows to facilitate loft conversion. Rear conservatory. Detached double garage

Planning records for: **8 Lindsay Avenue Hitchin SG4 9JA**

Reference - 91/01395/1	
Decision:	Decided
Date:	27th November 1991
Description:	Rear conservatory

Reference - 84/01198/1	
Decision:	Decided
Date:	30th July 1984
Description:	Erection of two storey rear extension

Planning records for: **9 Lindsay Avenue Hitchin SG4 9JA**

Reference - 77/00881/1	
Decision:	Decided
Date:	27th June 1977
Description:	Conversion of existing garage into dining room and erection of new garage, utility room and car port

Reference - 22/02995/LDCP	
Decision:	Decided
Date:	18th November 2022
Description:	Insertion of rear box dormer and front rooflights to facilitate loft conversion, including installation of solar panels and air source heat pump.

Planning records for: **9 Lindsay Avenue Hitchin Hertfordshire SG4 9JA**

Reference - 22/02711/NMA	
Decision:	Decided
Date:	18th November 2022
Description:	Raising height of first floor window on rear elevation (existing dwelling) (as Non-Material Amendment to planning permission 20/00529/FP granted 06.07.2020)

Planning records for: **10 Lindsay Avenue Hitchin SG4 9JA**

Reference - 78/00918/1	
Decision:	Decided
Date:	20th June 1978
Description:	Erection of single storey rear elevation

Planning records for: **11 Lindsay Avenue Hitchin SG4 9JA**

Reference - 15/02867/1PUD	
Decision:	Decided
Date:	02nd December 2015
Description:	Single storey rear extension and rear dormer window to facilitate loft conversion

Reference - 14/02502/1	
Decision:	Decided
Date:	24th September 2014
Description:	Detached 3-bedroom dwelling together with two parking spaces and alterations to vehicular access from Lindsay Avenue

Planning records for: **11 Lindsay Avenue Hitchin SG4 9JA**

Reference - 13/02396/1
Decision: Decided
Date: 07th October 2013
Description: Detached 3-bedroom dwelling together with two parking spaces and alterations to vehicular access from Lindsay Avenue (renewal of planning permission 11/00261/1 granted 13/04/2011)

Reference - 11/00261/1
Decision: Decided
Date: 17th February 2011
Description: Detached 3-bedroom dwelling together with two parking spaces and alterations to vehicular access from Lindsay Avenue

Reference - 08/00872/1
Decision: Decided
Date: 18th April 2008
Description: Detached 3-bedroom dwelling, alterations to existing access and formation of new vehicular access from Lindsay Avenue (as amended by drawing nos. RAK/LIN/08/01A, RAK/LIN/08/2A and amplified by drawing no. RAK/LIN/08/03 received 10th June 2008)

Planning records for: **12 Lindsay Avenue Hitchin Hertfordshire SG4 9JA**

Reference - 19/02337/FPH
Decision: Decided
Date: 30th September 2019
Description: Two storey rear extension

Planning records for: *15 Lindsay Avenue Hitchin SG4 9JA*

Reference - 87/00051/1	
Decision:	Decided
Date:	16th January 1987
Description:	Erection of first floor front extension

Reference - 80/00631/1	
Decision:	Decided
Date:	27th March 1980
Description:	Erection of single storey front extension.

Planning records for: *16 Lindsay Avenue Hitchin SG4 9JA*

Reference - 89/00432/1	
Decision:	Decided
Date:	20th March 1989
Description:	Conversion of loft with replacement rear dormer window.

Reference - 18/03342/FPH	
Decision:	Decided
Date:	21st December 2018
Description:	First floor rear extension and raised patio area (as amended by drawings 3488-01C and 04C received 12/02/2019).

Planning records for: *17 Lindsay Avenue Hitchin SG4 9JA*

Reference - 09/01732/1PUD	
Decision:	Decided
Date:	14th September 2009
Description:	Dormer window in rear roofslope and velux window in front roofslope to facilitate conversion of loft to habitable accommodation

Planning records for: *18 Lindsay Avenue Hitchin Hertfordshire SG4 9JA*

Reference - 19/02776/FPH	
Decision:	Decided
Date:	20th November 2019
Description:	Insertion of rear box dormer to provide additional first floor accommodation following removal of rear dormer window.

Planning records for: *20 Lindsay Avenue Hitchin SG4 9JA*

Reference - 09/00112/1HH	
Decision:	Decided
Date:	21st January 2009
Description:	Part two storey, part single storey rear extension

Reference - 08/01445/1HH	
Decision:	Decided
Date:	14th July 2008
Description:	Two storey rear extension

Planning records for: **21 Lindsay Avenue Hitchin Hertfordshire SG4 9JA**

Reference - 22/01435/LDCP	
Decision:	Decided
Date:	25th May 2022
Description:	Insertion of rear box dormer with two windows and a Juliette balcony and insertion of three front roof lights into existing roof slopes to facilitate conversion of loft into habitable accommodation

Reference - 22/00703/HPD	
Decision:	Decided
Date:	25th May 2022
Description:	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.50m for which the maximum height would be 3.00m and for which the height of the eaves would be 2.80m

Planning records for: **26 Lindsay Avenue Hitchin SG4 9JA**

Reference - 07/01586/1HH	
Decision:	Decided
Date:	25th June 2007
Description:	Single storey side extension following demolition of existing porch

Planning records for: **27 Lindsay Avenue Hitchin SG4 9JA**

Reference - 87/01698/1	
Decision:	Decided
Date:	11th November 1987
Description:	Erection of single storey rear extension

Planning records for: **28 Lindsay Avenue Hitchin SG4 9JA**

Reference - 90/01168/1	
Decision:	Decided
Date:	17th August 1990
Description:	Single garage

Planning records for: **29 Lindsay Avenue Hitchin SG4 9JA**

Reference - 04/00053/1HH	
Decision:	Decided
Date:	16th January 2004
Description:	Single storey rear extension

Reference - 76/01486/1	
Decision:	Decided
Date:	10th October 1976
Description:	Covered entrance and storeroom at rear.

Planning records for: **35 Lindsay Avenue Hitchin Hertfordshire SG4 9JA**

Reference - 23/01949/LDCP	
Decision:	Decided
Date:	16th August 2023
Description:	Insertion of rear box dormer with two windows and 3no front roof lights to facilitate conversion of loft into habitable accommodation. Replacement of side door with window.

Planning records for: *35 Lindsay Avenue Hitchin Hertfordshire SG4 9JA*

Reference - 23/1384/CLPD
Decision: Decided
Date: 16th August 2023
Description: Certificate of Lawfulness Proposed Development Loft extension including gable roof extension, rear dormer with Juliet balcony and front rooflight
Reference - 07/23/0683/LDP
Decision: Decided
Date: 16th August 2023
Description: Lawful development for a loft conversion with a rear dormer.
Reference - 23/1379/TCA
Decision: Decided
Date: 16th August 2023
Description: T1 - Copper Beech - reduce crown by 25% (2.5m) to allow more light into the gardens and to contain spread, butt expansion and root expansion T2 - Eucalyptus - fell to ground level as the tree is in very poor condition due to dense ivy covering the crown
Reference - 23/1378/DIS
Decision: Decided
Date: 16th August 2023
Description: Discharge of Condition 3 (Materials) pursuant to planning permission 23/0501/FUL

Planning records for: *35 Lindsay Avenue Hitchin Hertfordshire SG4 9JA*

Reference - 23/1378/DIS	
Decision:	Decided
Date:	16th August 2023
Description:	Discharge of Condition 3 (Materials) pursuant to planning permission 23/0501/FUL

Reference - 23/1378/DIS	
Decision:	Decided
Date:	16th August 2023
Description:	Discharge of Condition 3 (Materials) pursuant to planning permission 23/0501/FUL

Reference - 23/1378/DIS	
Decision:	Decided
Date:	16th August 2023
Description:	Discharge of Condition 3 (Materials) pursuant to planning permission 23/0501/FUL

Reference - 23/1378/DIS	
Decision:	Decided
Date:	16th August 2023
Description:	Discharge of Condition 3 (Materials) pursuant to planning permission 23/0501/FUL

Planning records for: **39 Lindsay Avenue Hitchin SG4 9JA**

Reference - 83/00869/1	
Decision:	Decided
Date:	27th September 1983
Description:	Section 53 erection of single storey rear extension

Planning records for: **41 Lindsay Avenue Hitchin SG4 9JA**

Reference - 92/00668/1	
Decision:	Decided
Date:	11th June 1992
Description:	Two storey side extension

Planning records for: **45 Lindsay Avenue Hitchin Hertfordshire SG4 9JA**

Reference - 22/00054/FPH	
Decision:	Decided
Date:	10th January 2022
Description:	Single storey rear extension, insertion of 2no. rooflights to existing front and dormer to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation following demolition of existing rear conservatory.

Reference - 22/02218/FPH	
Decision:	Decided
Date:	18th August 2022
Description:	Part two storey and part single storey rear and side extension. Insertion of rear dormer window including Juliet balcony and two front rooflights in the existing roof slopes to facilitate loft conversion.

Planning records for: *45 Lindsay Avenue Hitchin Hertfordshire SG4 9JA*

Reference - 24/00247/FP	
Decision:	Registered
Date:	04th April 2024
Description:	Replacement of double glazed casement window with a new external door and engineering works to the external hard standing area to accommodate level thresholds.

Reference - 24/00247/FP	
Decision:	Registered
Date:	04th April 2024
Description:	Replacement of double glazed casement window with a new external door and engineering works to the external hard standing area to accommodate level thresholds.

Reference - 24/00247/FP	
Decision:	Registered
Date:	04th April 2024
Description:	Replacement of double glazed casement window with a new external door and engineering works to the external hard standing area to accommodate level thresholds.

Reference - 24/00247/FP	
Decision:	Registered
Date:	04th April 2024
Description:	Replacement of double glazed casement window with a new external door and engineering works to the external hard standing area to accommodate level thresholds.

Planning records for: **45 Lindsay Avenue Hitchin Hertfordshire SG4 9JA**

Reference - 24/00247/FP	
Decision:	Registered
Date:	04th April 2024
Description:	Replacement of double glazed casement window with a new external door and engineering works to the external hard standing area to accommodate level thresholds.

Reference - 24/00768/FPH	
Decision:	Decided
Date:	04th April 2024
Description:	Single storey rear and part two storey and part single storey side extensions. Insertion of two rear box dormer windows including Juliet balcony and two front rooflights in existing roofslope to facilitate loft conversion.

Reference - 07/22/0027/O	
Decision:	Decided
Date:	10th January 2022
Description:	The demolition of existing buildings and provision of 27 residential custom-build plots associated roads footpaths landscaping and boundary fences (resubmission of 07/20/1171/O)

Planning records for: **47 Lindsay Avenue Hitchin Herts SG4 9JA**

Reference - 97/00129/1HH	
Decision:	Decided
Date:	11th February 1997
Description:	Two storey side and extension incorporating car-port. Extension of roof space and front dormer window to facilitate loft conversion (as amended by drawing no. 2051.01c dated 6. 3.97)

Planning records for: *49 Lindsay Avenue Hitchin SG4 9JA*

Reference - 13/02628/1HH
Decision: Decided
Date: 29th October 2013
Description: Two storey side and single storey front extensions
Reference - 08/01441/1HH
Decision: Decided
Date: 26th June 2008
Description: Two storey side extension with dormer windows to front and rear of proposed roofslope
Reference - 08/02267/1HH
Decision: Decided
Date: 20th October 2008
Description: Two storey side extension with attached 1 1/2 storey garage extension, dormer window in front roofslope and extension of rear dormer window. (Amended plan received 24.11.08).

Building Safety

Possible Asbestos in Gargage roof to be confirmed by building specialist

Accessibility / Adaptations

None

Restrictive Covenants

None

Rights of Way (Public & Private)

Driveway with neighbouring property

Construction Type

Standard Brick

Property Lease Information

Freehold

Listed Building Information

N/a

Other

n/a

Other

n/a

Other

n/a

Electricity Supply

Octopus

Gas Supply

Octopus

Central Heating

GCH

Water Supply

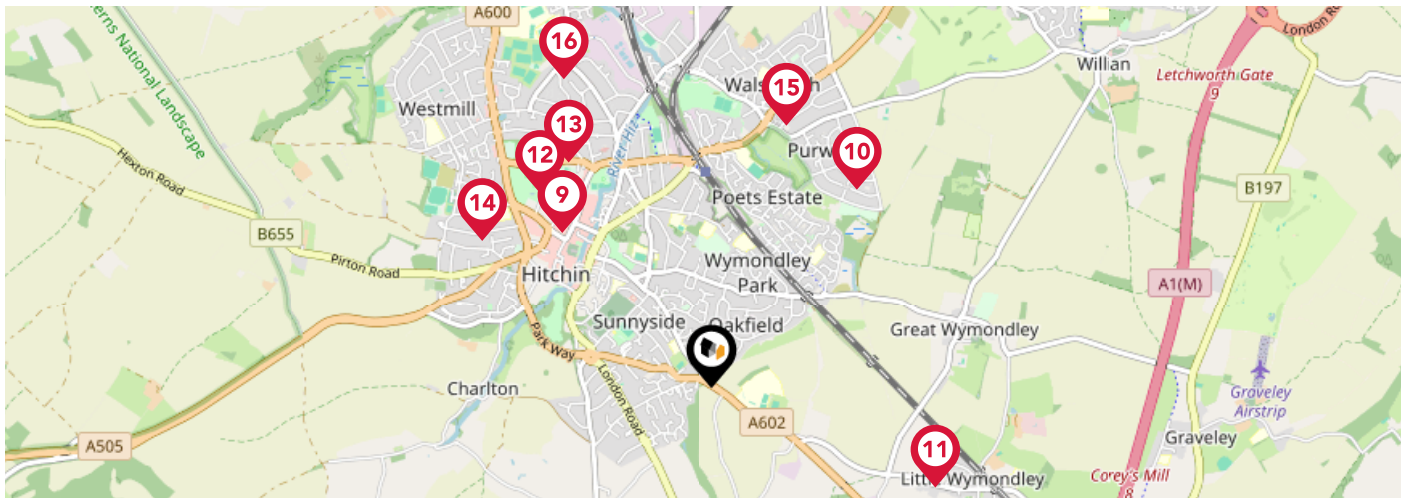
Affinity

Drainage

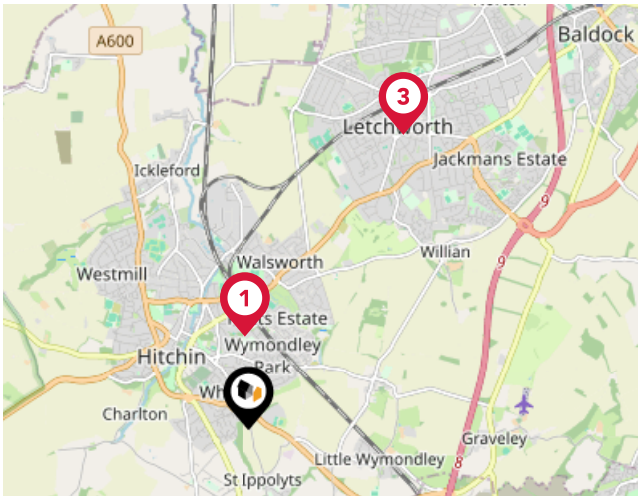
Mains



		Nursery	Primary	Secondary	College	Private
Whitehill Junior School Ofsted Rating: Good Pupils: 238 Distance:0.2		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kingshott School Ofsted Rating: Not Rated Pupils: 409 Distance:0.24		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Ransom Primary School Ofsted Rating: Outstanding Pupils: 359 Distance:0.5		<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: 224 Distance:0.54		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1188 Distance:0.57		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mary Exton Primary School Ofsted Rating: Requires Improvement Pupils: 201 Distance:0.61		<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: 269 Distance:0.67		<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: 171 Distance:0.72		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

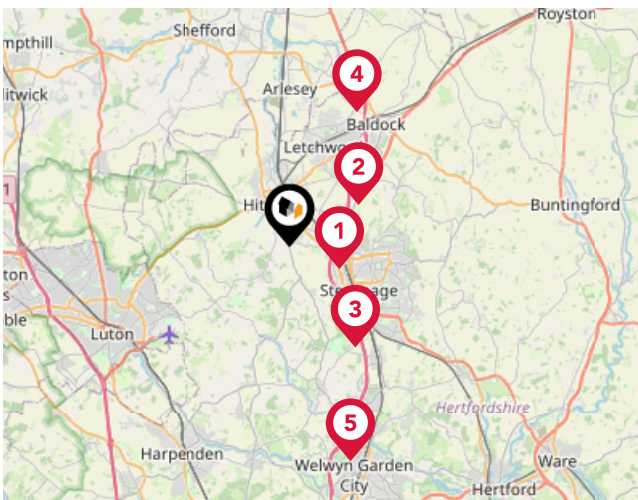


	Nursery	Primary	Secondary	College	Private
Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1164 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Purwell Primary School Ofsted Rating: Good Pupils: 198 Distance:1.12	<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:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 266 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
York Road Nursery School Ofsted Rating: Outstanding Pupils: 131 Distance:1.22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 422 Distance:1.24	<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: 439 Distance:1.25	<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: 225 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



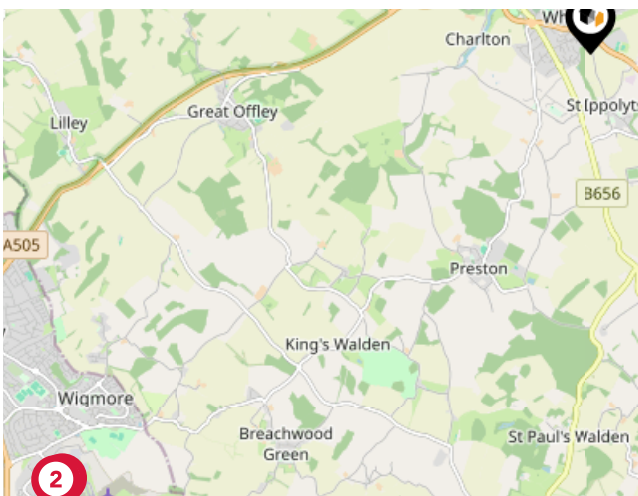
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.84 miles
2	Hitchin Rail Station	0.86 miles
3	Letchworth Rail Station	3.04 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.02 miles
2	A1(M) J9	2.94 miles
3	A1(M) J7	4.39 miles
4	A1(M) J10	5.5 miles
5	A1(M) J6	8.15 miles

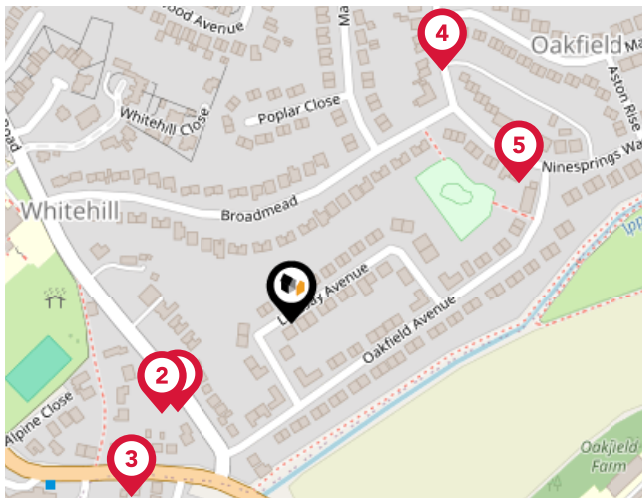


Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	6.43 miles
2	London Luton Airport	6.48 miles
3	Cambridge Airport	26.11 miles
4	Cambridge Airport	26.11 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Oakfield Avenue	0.08 miles
2	Oakfield Avenue	0.09 miles
3	Blackhorse Lane	0.13 miles
4	Manton Road	0.17 miles
5	Ninesprings Way Shops	0.15 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

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Valuation Office
Agency



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