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MIR: Material Info

The Material Information Affecting this Property

Wednesday 23rd October 2024



PIRTON ROAD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	613 ft ² / 57 m ²		
Plot Area:	0.04 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£1,979		
Title Number:	HD53168		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

13 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Manley Bungalow Pirton Road Hitchin SG5 2ES*

Reference - 13/01631/1DOC
Decision: Decided
Date: 04th July 2013
Description: Condition 6 - Remediation Strategy Verification Report (as discharge of condition attached to planning reference 13/00386/1 granted permission on 12/06/2013).
Reference - 13/01633/1DOC
Decision: Decided
Date: 04th July 2013
Description: Condition 8 - Surface Water Disposal (as discharge of condition attached to planning reference 13/00386/1 granted permission on 12/06/2013)
Reference - 12/01524/1
Decision: Decided
Date: 27th June 2012
Description: Change of use of agricultural land to residential use and demolition of remains of existing bungalow. Erection of replacement 5 bed detached house, detached double garage, new vehicular access and ancillary works. Erection of detached shed.
Reference - 13/01632/1DOC
Decision: Decided
Date: 04th July 2013
Description: Condition 7 - Remediation Strategy Unexpected Contamination (as discharge of condition attached to planning reference 13/00386/1 granted permission on 12/06/2013).

Planning records for: *Manley Bungalow Pirton Road Hitchin SG5 2ES*

Reference - 10/01397/1
Decision: Decided
Date: 28th July 2010
Description: Construction of new detached 4-bedroom dwelling on agricultural land following demolition of existing bungalow, provision of new vehicular access and landscaping.
Reference - 07/02228/1
Decision: Decided
Date: 02nd October 2007
Description: Five bedroom detached dwelling following demolition of existing bungalow (as amended by plan nos. 592:02C and 592:03C received on 13th November 2007)
Reference - 10/00759/1
Decision: Decided
Date: 09th April 2010
Description: Replacement two-bedroom detached bungalow to be rebuilt on the same site and to the same height as previous.
Reference - 13/01599/1DOC
Decision: Decided
Date: 04th July 2013
Description: Condition 5 - Contaminated Land Remediation Strategy (as discharge of condition attached to planning reference 13/00386/1 granted permission on 12/06/2013).

Planning records for: *Manley Bungalow Pirton Road Hitchin SG5 2ES*

Reference - 12/02458/1	
Decision:	Decided
Date:	05th November 2012
Description:	Change of use of agricultural land to residential use and demolition of remains of existing bungalow. Erection of replacement 3 bed detached house, detached garage, new vehicular access and ancillary works. Erection of detached shed. (Amended plans received 04/12/12).

Reference - 13/00386/1	
Decision:	Decided
Date:	18th February 2013
Description:	Change of use of agricultural land to residential use and demolition of remains of existing bungalow. Erection of replacement 3 bed detached house with basement, detached garage, new vehicular access and ancillary works. Erection of detached shed. (Amended and additional plan received 23/03/13 and 20/04/13).

Reference - 01/00866/1	
Decision:	Decided
Date:	06th June 2001
Description:	Removal of agricultural occupancy from planning permission ref: N/298-68 granted 10/4/68

Planning records for: *1 Manley Highway Cottages Pirton Road Hitchin SG5 2ES*

Reference - 07/02013/1HH	
Decision:	Decided
Date:	14th August 2007
Description:	Part two storey, part single storey side extension

Planning records for: *1 Manley Highway Cottages Pirton Road Hitchin Hertfordshire SG5 2ES*

Reference - 01/01576/1HH
Decision: Decided
Date: 08th October 2001
Description: Two storey side extension and new pitched roof over existing flat roof rear extension.

Planning records for: *2 Manley Highway Cottages Pirton Road Hitchin SG5 2ES*

Reference - 07/02820/1HH
Decision: Decided
Date: 28th November 2007
Description: Single storey side extension with 2.3m high brick garden wall to side

Planning records for: *3 Manley Highway Cottages Pirton Road Hitchin SG5 2ES*

Reference - 17/01440/1HH
Decision: Decided
Date: 09th June 2017
Description: Single storey side extension

Reference - 02/01206/1HH
Decision: Decided
Date: 06th August 2002
Description: Two storey side extension (as amended by drawings received 22nd October 2002)

Planning records for: *6 Manley Highway Cottages Pirton Road Hitchin SG5 2ES*

Reference - 74/00398/1	
Decision:	Decided
Date:	24th May 2005
Description:	Erection of two storey flat roofed extension to dwelling

Pirton Road, SG5

Energy rating

E

Valid until 02.04.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	40 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	LPG (not community)
Main Gas:	No
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:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, LPG
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Poor
Lighting:	Low energy lighting in 73% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	57 m ²

Building Safety

Not Specified

Accessibility / Adaptations

Not Specified

Restrictive Covenants

Not Specified

Rights of Way (Public & Private)

Right of way/access through number 3's garden and number 6

Construction Type

Standard Brick

Property Lease Information

Freehold

Listed Building Information

Not listed

Other

Not Specified

Other

Not Specified

Other

Not Specified

Electricity Supply

YES - OCTOPUS

Gas Supply

YES - FLO GAS

Central Heating

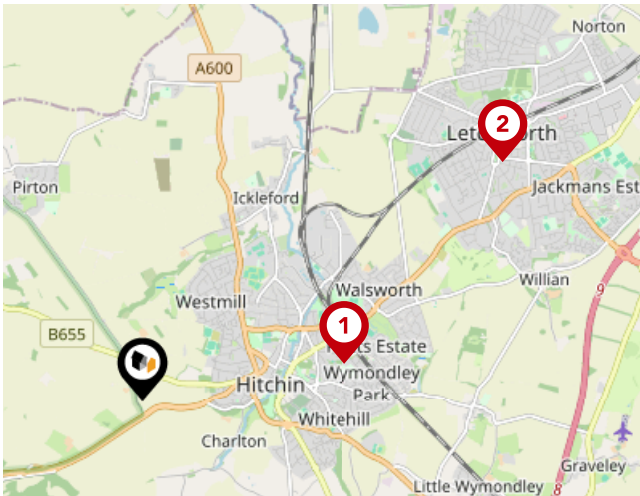
GCH

Water Supply

YES - AFFINITY WATER

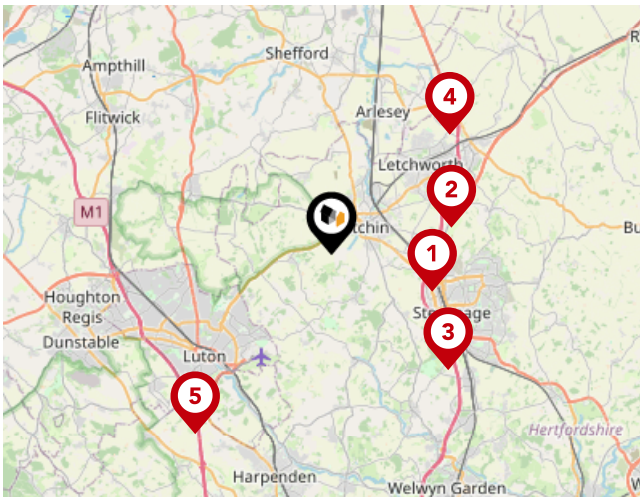
Drainage

MAINS



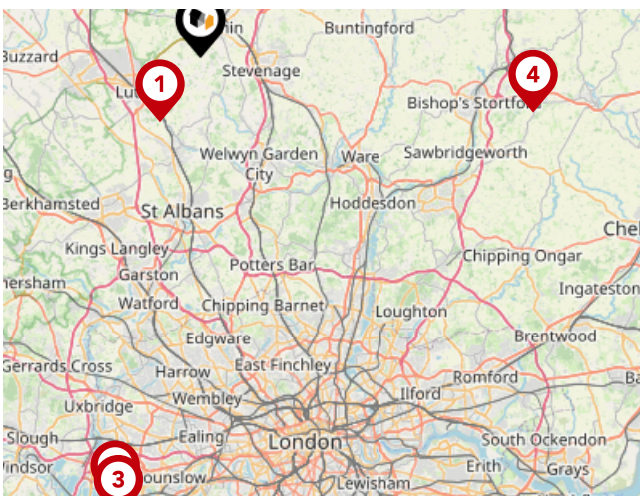
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.87 miles
2	Letchworth Rail Station	3.95 miles
3	Stevenage Rail Station	5.33 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.95 miles
2	A1(M) J9	4.5 miles
3	A1(M) J7	5.98 miles
4	A1(M) J10	6.2 miles
5	M1 J10	8.22 miles

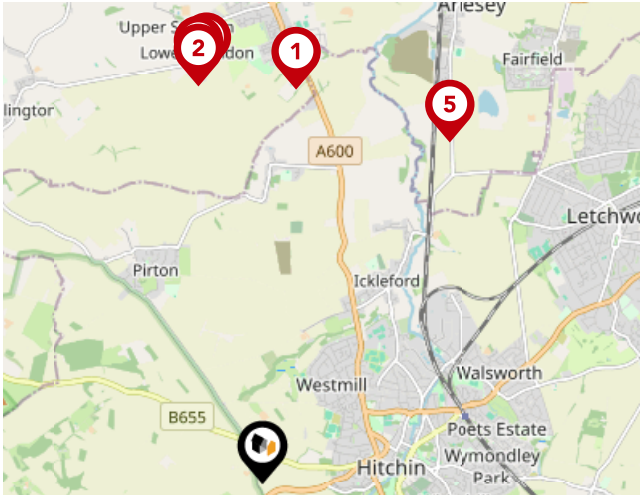


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	5.58 miles
2	Heathrow Airport	33.36 miles
3	Heathrow Airport Terminal 4	34.31 miles
4	Stansted Airport	24.62 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Loganberry Way	3.61 miles
2	Post Office	3.69 miles
3	Mount Pleasant Farm	3.77 miles
4	Stondon Lower School	3.76 miles
5	Fountain Cottage	3.56 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

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