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# MIR: Material Info

The Material Information Affecting this Property

Friday 04<sup>th</sup> October 2024



**SYMONDS ROAD, HITCHIN, SG5**

## Country Properties

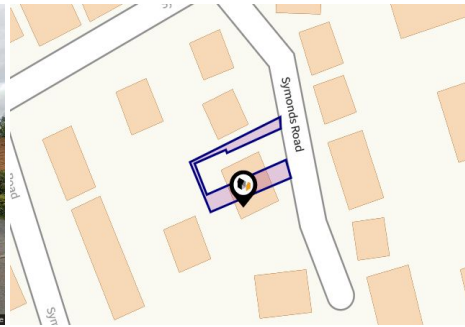
6 Brand Street Hitchin SG5 1HX

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## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Floor Area:</b>	764 ft <sup>2</sup> / 71 m <sup>2</sup>		
<b>Plot Area:</b>	0.04 acres		
<b>Year Built :</b>	1983-1990		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,979		
<b>Title Number:</b>	HD311900		

## Local Area

<b>Local Authority:</b>	North hertfordshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>14</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: *Symonds Road, Hitchin, SG5*

<b>Reference - 17/01657/1PUD</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	14th July 2017
<b>Description:</b>	Single storey rear extension following demolition of existing conservatory.

Planning records for: **5 Symonds Road Hitchin SG5 2JJ**

<b>Reference - 17/01779/1NMA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	12th July 2017
<b>Description:</b>	Insertion of white windows and doors (As Non-Material Amendment to Planning permission 16/02808/1HH granted 15/12/2016)

<b>Reference - 16/02808/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	07th November 2016
<b>Description:</b>	Single storey side extension and brick infill below existing bay window

Planning records for: **9 Symonds Road Hitchin SG5 2JJ**

<b>Reference - 07/01555/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	18th June 2007
<b>Description:</b>	Single storey side extension to provide garage

Planning records for: **19 Symonds Road Hitchin SG5 2JJ**

<b>Reference - 93/00064/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	10th February 1993
<b>Description:</b>	Erection of 3 three bedroom and 1 two bedroom housed as a variation of part of planning permission ref. 92/0404/1 granted 25/06/1992

Planning records for: *27 Symonds Road Hitchin SG5 2JJ*

Reference - 12/00973/1HH	
Decision:	Decided
Date:	25th April 2012
Description:	Single storey side and rear extensions

Planning records for: *53 Symonds Road Hitchin Hertfordshire SG5 2JJ*

Reference - 23/01034/FPH	
Decision:	Decided
Date:	06th November 2023
Description:	Single storey rear and side extensions incorporating single garage

Planning records for: *59 Symonds Road Hitchin SG5 2JJ*

Reference - 13/00686/1HH	
Decision:	Decided
Date:	25th March 2013
Description:	Part two storey and part single storey side extension.

Reference - 22/02182/FPH	
Decision:	Decided
Date:	12th August 2022
Description:	First floor side and rear extension and front porch canopy.

Planning records for: *69 Symonds Road Hitchin SG5 2JJ*

Reference - 16/01957/1HH	
Decision:	Decided
Date:	30th August 2016
Description:	Single storey side extension

Reference - 08/01237/1HH	
Decision:	Decided
Date:	30th May 2008
Description:	Single storey side/rear extension

Planning records for: *79 Symonds Road Hitchin Hertfordshire SG5 2JJ*

Reference - 17/04236/FPH	
Decision:	Decided
Date:	04th December 2017
Description:	Single storey rear extension

Planning records for: *95 Symonds Road Hitchin Hertfordshire SG5 2JJ*

Reference - 18/01103/FPH	
Decision:	Decided
Date:	23rd April 2018
Description:	Single storey front and rear extensions







## SYMONDS ROAD, HITCHIN, SG5

APPROX. GROSS INTERNAL FLOOR AREA 752 SQ FT 69.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Symonds Road, SG5

Energy rating  
C

Valid until 29.04.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, insulated (assumed)
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	71 m <sup>2</sup>

## Building Safety

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None specified

## Accessibility / Adaptations

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Partition plasterboard wall removed to change from a 3 bedroom to a 2 bedroom

## Restrictive Covenants

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None specified

## Rights of Way (Public & Private)

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None specified

## Construction Type

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Standard brick

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## Property Lease Information

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Not applicable

## Listed Building Information

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Not applicable

## Electricity Supply

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Octopus

## Gas Supply

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Octopus

## Central Heating

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Yes - radiator

## Water Supply

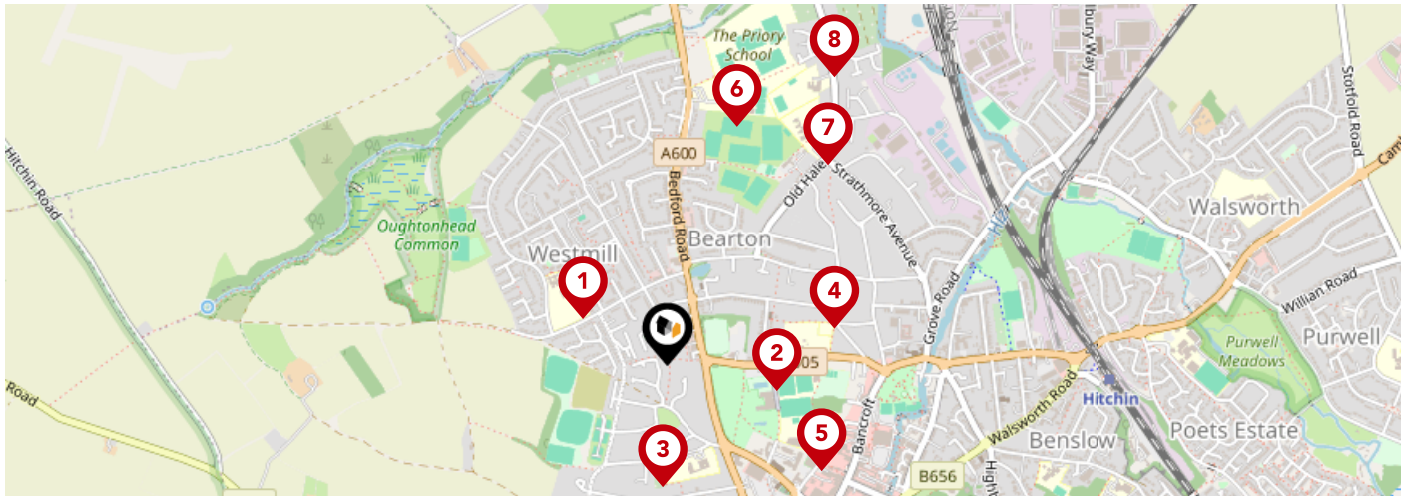
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Affinity

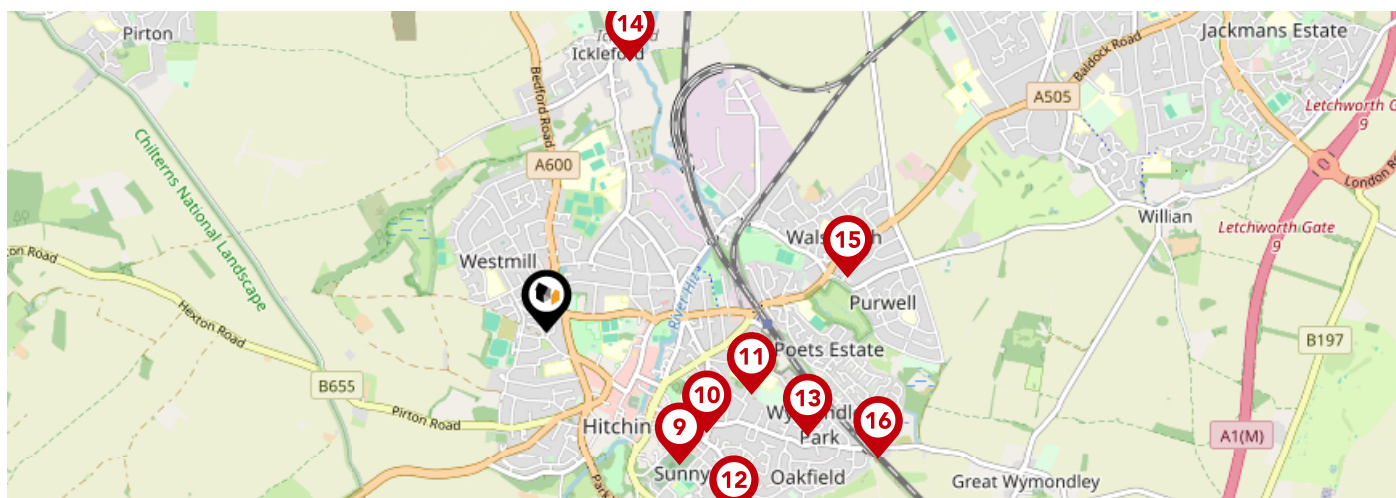
## Drainage

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NHDC

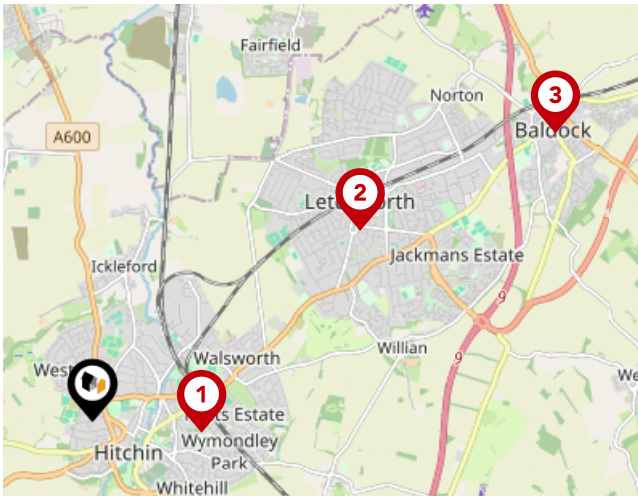


		Nursery	Primary	Secondary	College	Private
<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:0.22		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Wilshere-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:0.26		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:0.28		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:0.39		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.43		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1231   Distance:0.57		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.59		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:0.76		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



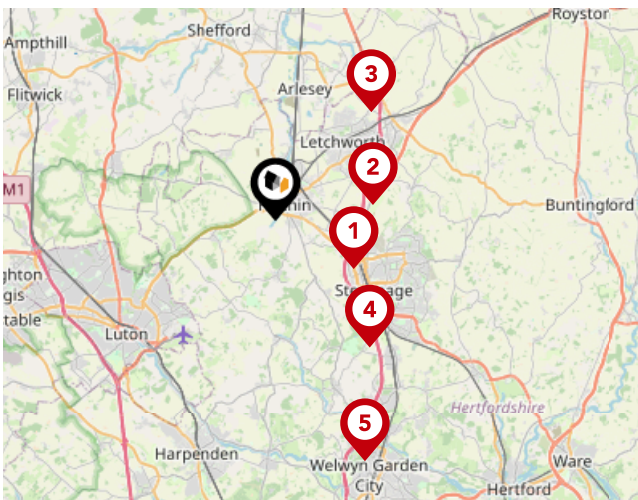
	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.87</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:1.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:1.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Ickleford Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:1.3</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:1.4</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:1.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





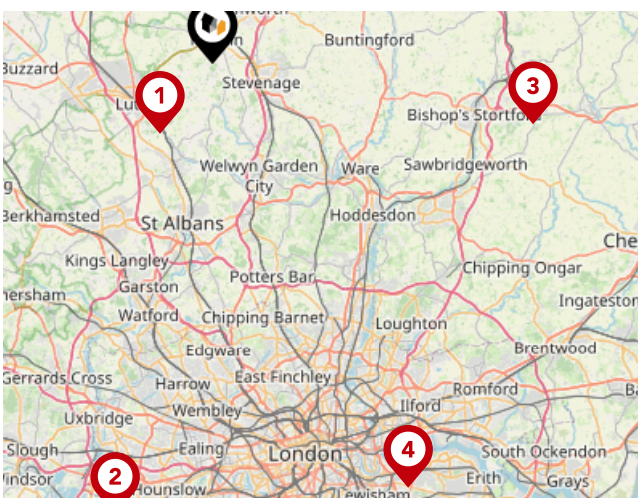
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1 miles
2	Letchworth Rail Station	3.01 miles
3	Baldock Rail Station	4.99 miles



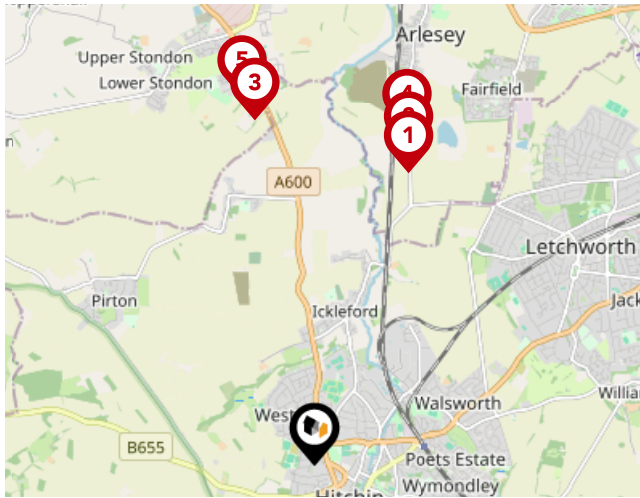
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.38 miles
2	A1(M) J9	3.58 miles
3	A1(M) J10	5.3 miles
4	A1(M) J7	5.76 miles
5	A1(M) J6	9.37 miles



### Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.42 miles
2	Heathrow Airport	33.97 miles
3	Stansted Airport	23.86 miles
4	Silverton	34.39 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Fountain Cottage	2.81 miles
2	The Cemetery	2.98 miles
3	Loganberry Way	3.2 miles
4	Jubilee Crescent	3.17 miles
5	Three Star Park	3.43 miles

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## **Important - Please read**

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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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