

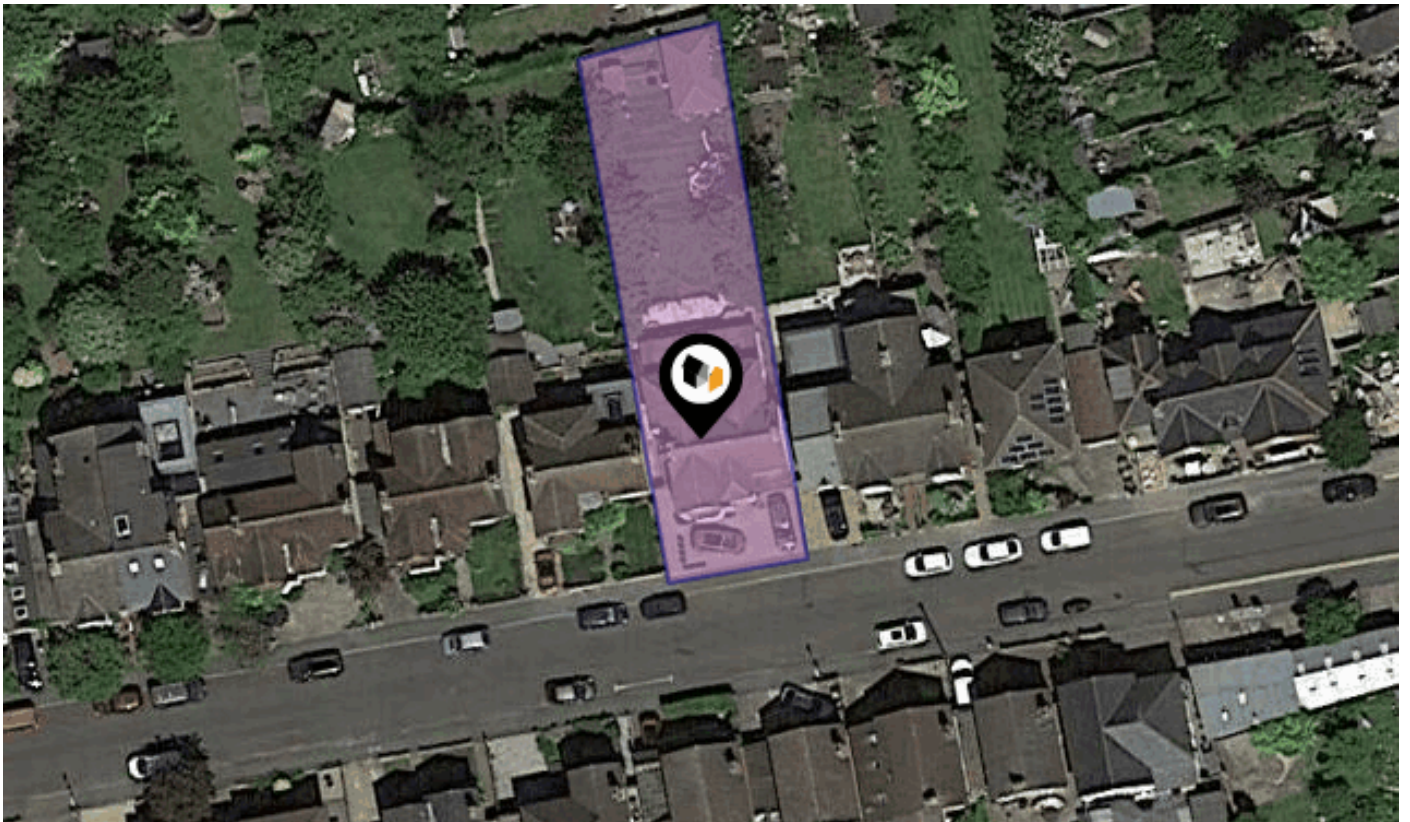


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MIR: Material Info

The Material Information Affecting this Property

Thursday 21st November 2024



WEST HILL, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	2,443 ft ² / 227 m ²		
Plot Area:	0.13 acres		
Year Built :	1930-1949		
Council Tax :	Band G		
Annual Estimate:	£3,710		
Title Number:	HD378282		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	79 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *West Hill, Hitchin, SG5*

Reference - 17/00631/1HH	
Decision:	Decided
Date:	14th March 2017
Description:	Single storey rear extension (as amended by drawings NCA.228.PL005A, 006A, 007A, 008A, 009A and 010A received 12/04/2017).

Reference - 16/03162/1HH	
Decision:	Decided
Date:	22nd December 2016
Description:	Single storey summerhouse with hipped roof in rear garden.

Planning records for: **1 West Hill Hitchin SG5 2HZ**

Reference - 81/00702/1	
Decision:	Decided
Date:	12th May 1981
Description:	Construction of two rooms in new roof space by raising existing ridge line and installation of 2 dormer windows.

Planning records for: **3 West Hill Hitchin SG5 2HZ**

Reference - 15/02859/1HH	
Decision:	Decided
Date:	09th November 2015
Description:	First floor rear extension

Reference - 04/01203/1HH	
Decision:	Decided
Date:	19th July 2004
Description:	Two storey side and single storey rear extensions.

Planning records for: **6 West Hill Hitchin SG5 2HZ**

Reference - 03/01383/1HH	
Decision:	Decided
Date:	26th August 2003
Description:	Detached double garage with ancillary domestic accommodation on the first floor

Planning records for: **6 West Hill Hitchin SG5 2HZ**

Reference - 04/00085/1HH
Decision: Decided
Date: 23rd January 2004
Description: Detached double garage with ancillary domestic accommodation over.

Planning records for: **7 West Hill Hitchin SG5 2HZ**

Reference - 03/01272/1HH
Decision: Decided
Date: 04th August 2003
Description: Part two and part single storey rear and side extensions (as amended by plan no. HM03087-01 rev A received 15.01.04)

Planning records for: **9 West Hill Hitchin SG5 2HZ**

Reference - 86/00683/1
Decision: Decided
Date: 08th May 1986
Description: Erection of single storey side and rear extension.

Planning records for: **11 West Hill Hitchin SG5 2HZ**

Reference - 78/01663/1
Decision: Decided
Date: 06th November 1978
Description: Erection of single storey side and rear extension

Planning records for: **13 West Hill Hitchin SG5 2HZ**

Reference - 89/00237/1	
Decision:	Decided
Date:	10th February 1989
Description:	Single storey rear extension

Planning records for: **14 West Hill Hitchin SG5 2HZ**

Reference - 81/01284/1	
Decision:	Decided
Date:	24th August 1981
Description:	Erection of two storey rear extension.

Planning records for: **15A West Hill Hitchin SG5 2HZ**

Reference - 79/01914/1	
Decision:	Decided
Date:	19th November 1979
Description:	Erection of two storey side extension

Reference - 86/00218/1	
Decision:	Decided
Date:	19th January 1986
Description:	Erection of two storey side extension and single storey rear extension.

Planning records for: *15A West Hill Hitchin SG5 2HZ*

Reference - 16/03163/1HH	
Decision:	Decided
Date:	14th December 2016
Description:	Single storey rear extension

Planning records for: *15 West Hill Hitchin Hertfordshire SG5 2HZ*

Reference - 18/00250/FPH	
Decision:	Decided
Date:	24th January 2018
Description:	Part two storey, part single storey side and rear extensions following demolition of existing garage and conservatory.

Planning records for: *16 West Hill Hitchin SG5 2HZ*

Reference - 80/00721/1	
Decision:	Decided
Date:	10th April 1980
Description:	Erection of two storey side extension.

Reference - 15/01558/1HH	
Decision:	Decided
Date:	15th June 2015
Description:	Increase width of dormer on front elevation.

Planning records for: *17 West Hill Hitchin SG5 2HZ*

Reference - 13/01570/1HH	
Decision:	Decided
Date:	02nd July 2013
Description:	Rear roof extension to create additional second floor bedroom space, single storey side/rear extension.

Reference - 14/00151/1HH	
Decision:	Decided
Date:	20th January 2014
Description:	Single storey rear and side extension together with alterations to existing rear roof profile, insertion of two dormer windows in existing side (west) roof slope, one dormer window in existing rear slope, a third floor window in existing side (west) elevation and a third floor window in proposed rear elevation to facilitate conversion of loft space into habitable accommodation.

Reference - 13/02227/1PUD	
Decision:	Decided
Date:	13th September 2013
Description:	Alteration to existing rear roof profile, insertion of two dormer windows in existing side (west) roof slope, one dormer window in existing rear slope, a third floor window in existing side (west) elevation and a third floor window in proposed rear elevation to facilitate conversion of loft space into habitable accommodation.

Planning records for: *18 West Hill Hitchin SG5 2HZ*

Reference - 13/02942/1HH	
Decision:	Decided
Date:	16th December 2013
Description:	Single storey rear extension

Planning records for: **22 West Hill Hitchin Hertfordshire SG5 2HZ**

Reference - 23/00262/NMA	
Decision:	Decided
Date:	06th February 2023
Description:	Amendment of material on dormer cheeks from slate to standing seam metal cladding colour dark grey (as Non-Material Amendment relating to planning permission 22/02519/FPH granted 05.12.2022)

Reference - 23/00274/TPO	
Decision:	Decided
Date:	06th February 2023
Description:	T1 Cherry - Reduce in height by 3m. G2 2x Maple - Reduce in height by 3m. G3 5x Yews - Reduce in height by 3m. G4 3x Lime - Pollard removing 5m. T5 Horse Chestnut - Reduce back to previous reduction points removing 3m. G6 2x Silver Birch - Remove to ground level. T7 Cherry - Remove to ground level.

Planning records for: **23 West Hill Hitchin SG5 2HZ**

Reference - 03/00129/1HH	
Decision:	Decided
Date:	29th January 2003
Description:	Two storey rear extension and rear conservatory. Single storey side extension to existing garage.

Reference - 80/00466/1	
Decision:	Decided
Date:	12th March 1980
Description:	Erection of replacement garage and single storey side extension.

Planning records for: *25 West Hill Hitchin SG5 2HZ*

Reference - 16/01048/1HH	
Decision:	Decided
Date:	27th April 2016
Description:	Two and single storey rear extension, insertion of first floor window to front and ground floor and two first floor windows to side (east) elevation.

Planning records for: *26 West Hill Hitchin SG5 2HZ*

Reference - 76/01311/1	
Decision:	Decided
Date:	14th September 1976
Description:	Demolition of existing sheds and erection of double garage to side

Planning records for: *28 West Hill Hitchin SG5 2HZ*

Reference - 09/00671/1HH	
Decision:	Decided
Date:	09th April 2009
Description:	Dormer window with balcony in rear roofslope to facilitate loft conversion

Planning records for: *29 West Hill Hitchin SG5 2HZ*

Reference - 78/00356/1	
Decision:	Decided
Date:	08th March 1978
Description:	Erection of single storey rear and side extensions, front entrance porch and detached double garage (as amended on 17.4.78)

Planning records for: **29 West Hill Hitchin SG5 2HZ**

Reference - 15/03109/1HH	
Decision:	Decided
Date:	09th December 2015
Description:	First floor side and rear extension, and front porch canopy.

Planning records for: **32 West Hill Hitchin SG5 2HZ**

Reference - 16/00308/1HH	
Decision:	Decided
Date:	04th February 2016
Description:	Single storey rear extension (as amended by drawing 10A received 17/03/2016).

Planning records for: **34 West Hill Hitchin SG5 2HZ**

Reference - 79/00579/1	
Decision:	Decided
Date:	11th February 1979
Description:	Erection of single storey side and two storey rear extension following demolition of existing conservatory

Reference - 83/00933/1	
Decision:	Decided
Date:	09th June 1983
Description:	Erection of single storey rear extension

Planning records for: **34 West Hill Hitchin Herts SG5 2HZ**

Reference - 94/01048/1HH
Decision: Decided
Date: 27th September 1994
Description: Single storey side extension

Reference - 10/01586/1HH
Decision: Decided
Date: 14th July 2010
Description: Pitched roof with 4 no. rooflights to existing side and rear extensions

SG5

Energy rating

D

Valid until 19.09.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	3
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, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	227 m ²

Building Safety

None specified

Accessibility / Adaptations

None specified

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Other

Extension in 2017 to back of property on ground floor
Extension 2021 to front bedroom

Electricity Supply

Yes - EDF

Gas Supply

Yes - EDF

Central Heating

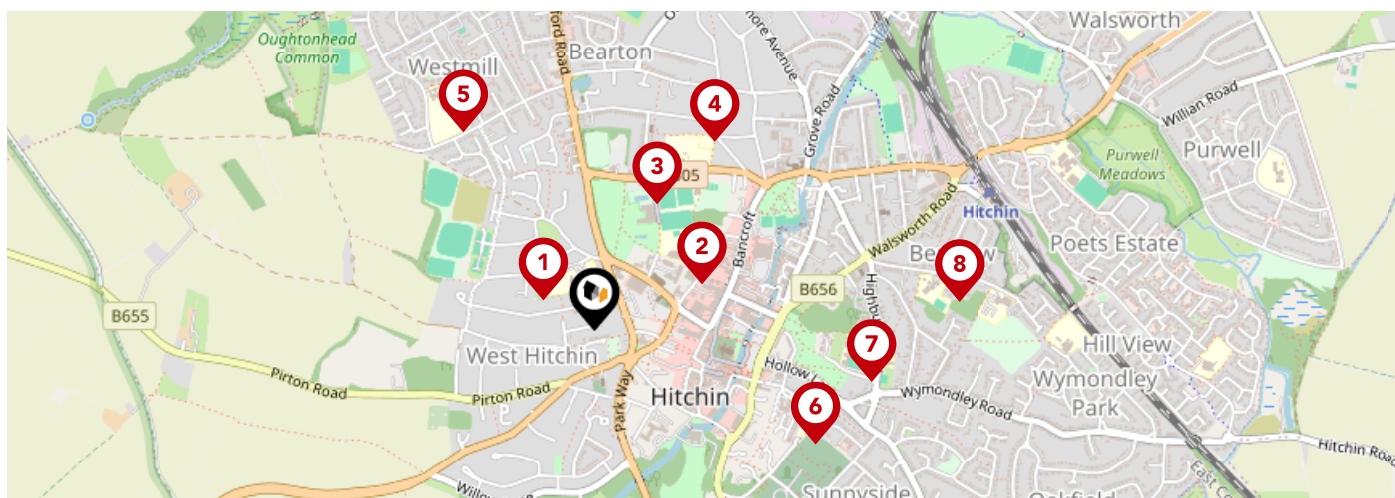
Yes

Water Supply

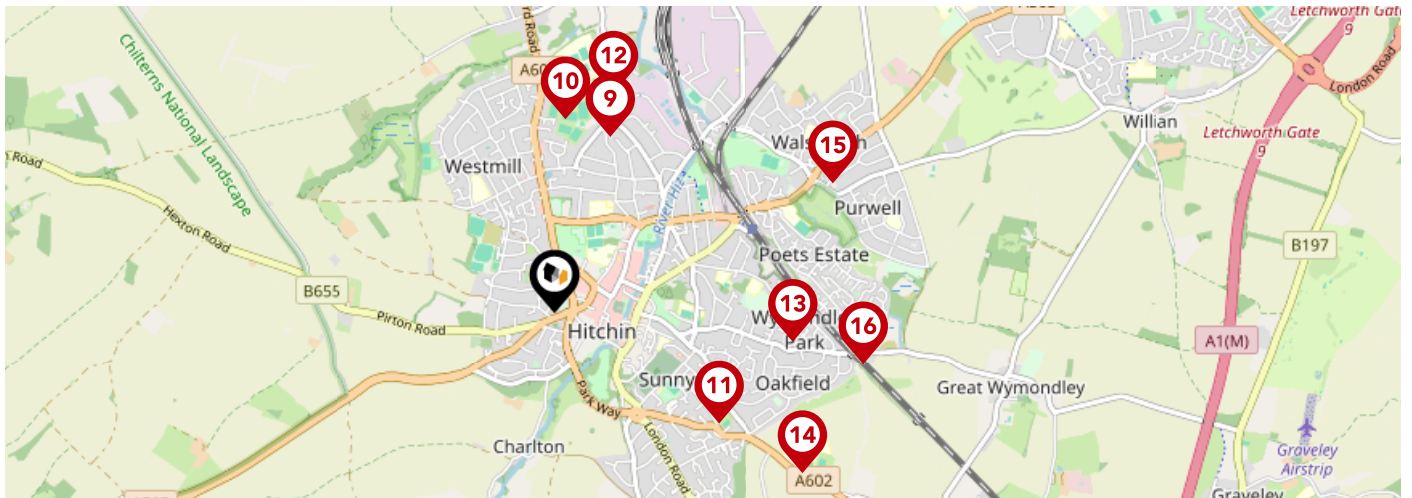
Yes - supplier unknown

Drainage

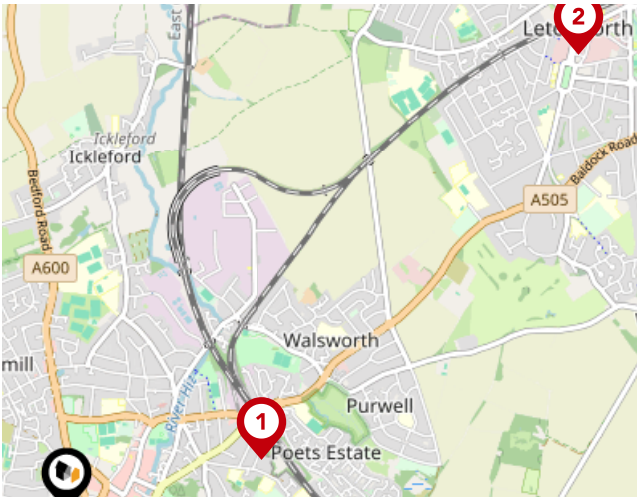
Yes - supplier unknown



		Nursery	Primary	Secondary	College	Private
1	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.51	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

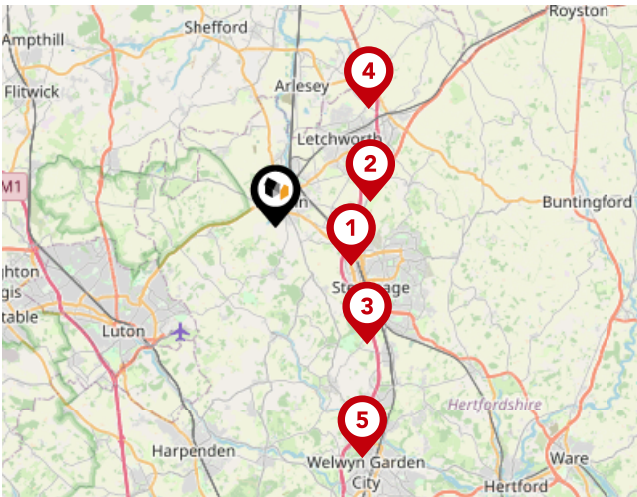


		Nursery	Primary	Secondary	College	Private
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.04	<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:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.35	<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:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



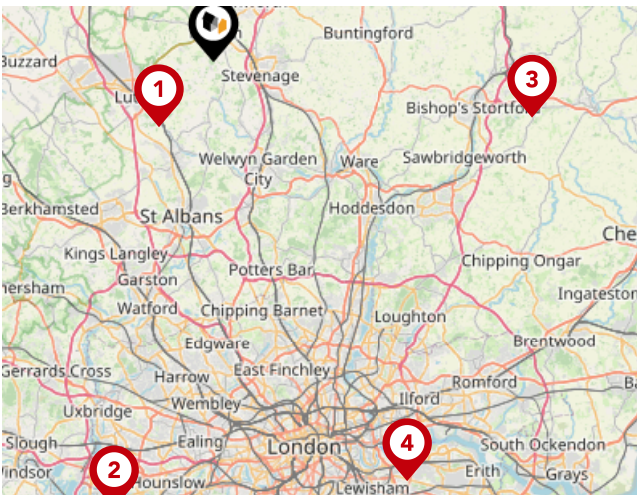
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.92 miles
2	Letchworth Rail Station	3.14 miles
3	Stevenage Rail Station	4.68 miles



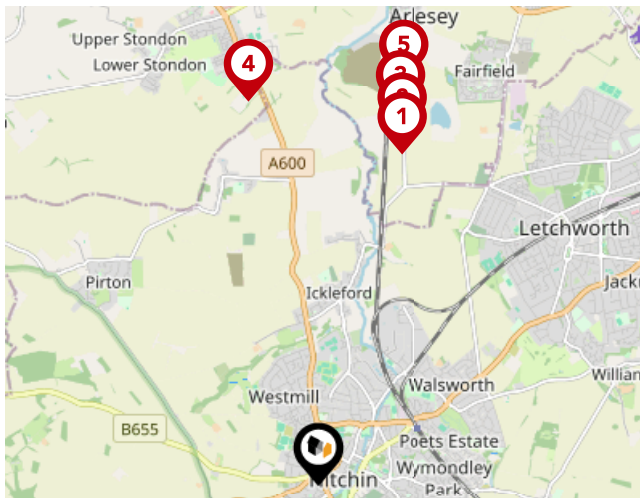
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.11 miles
2	A1(M) J9	3.55 miles
3	A1(M) J7	5.42 miles
4	A1(M) J10	5.5 miles
5	A1(M) J6	9.01 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.21 miles
2	Heathrow Airport	33.65 miles
3	Stansted Airport	23.7 miles
4	Silvertown	34.03 miles



Bus Stops/Stations

Pin	Name	Distance
1	Fountain Cottage	3.11 miles
2	The Cemetery	3.28 miles
3	Jubilee Crescent	3.48 miles
4	Loganberry Way	3.56 miles
5	London Row	3.77 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