

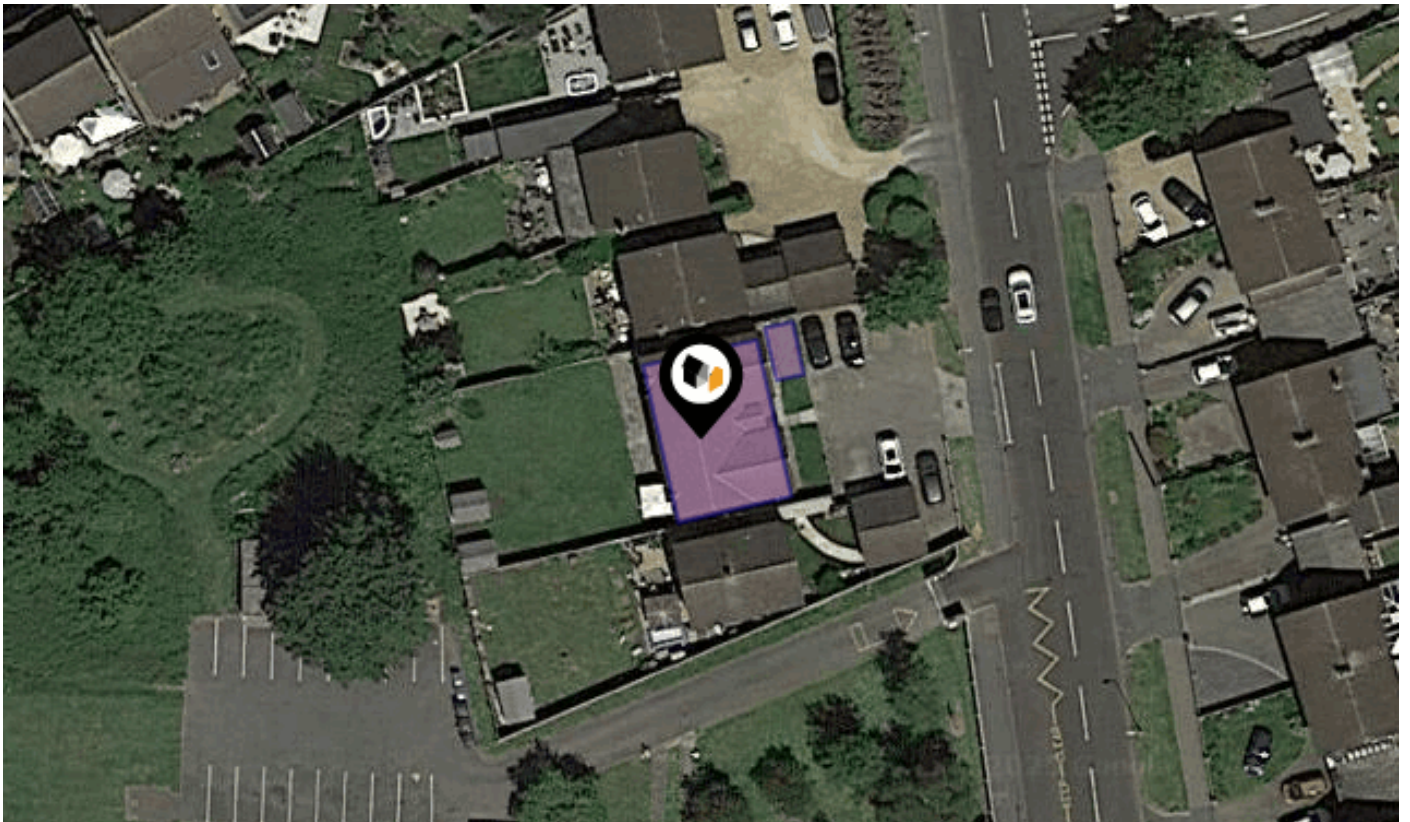


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MIR: Material Info

The Material Information Affecting this Property

Monday 20th January 2025



OLD HALE WAY, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

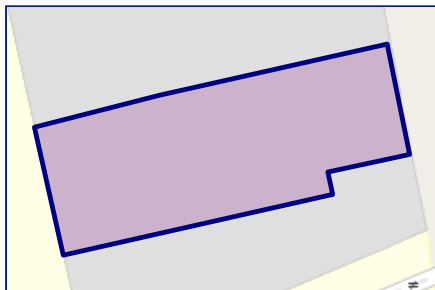
01462 452951

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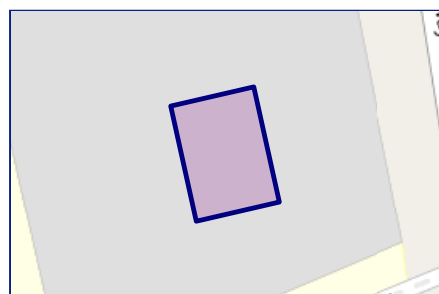


Freehold Title Plan



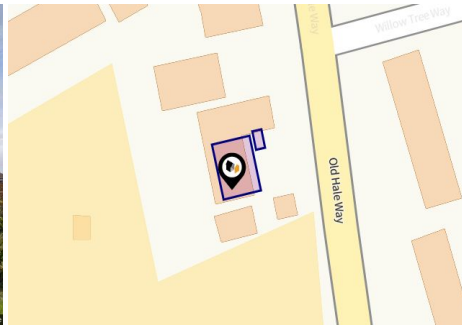
HD416901

Leasehold Title Plan



HD540360

Start Date: 08/12/2014
End Date: 25/05/2184
Lease Term: from and including 9 December 2014 and Exp. on 25 May 2184
Term Remaining: 159 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start	08/12/2014
Plot Area:	0.03 acres	Date:	
Year Built :	1995	End Date:	25/05/2184
Council Tax :	Band C	Lease	from and including 9 December 2014
Annual Estimate:	£1,979	Term:	and Exp. on 25 May 2184
Title Number:	HD540360	Term	159 years
		Remaining:	

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	50 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Land Adjacent To Our Ladys School Old Hale Way Hitchin SG5 1XT*

Reference - 79/01941/1	
Decision:	Decided
Date:	26th November 1979
Description:	Site & layout of detached house with garage and formation of new vehicular access

Planning records for: *Our Lady Catholic Primary School Old Hale Way Hitchin SG5 1XT*

Reference - 13/01182/1	
Decision:	Decided
Date:	21st May 2013
Description:	Increase in height of boundary fencing fronting Old Hale Way to 2.2m together with new pedestrian and vehicular entrance gates, increase in height of side boundary fencing fronting playing field to 2.4m together with matching pedestrian gate.

Planning records for: *114 Old Hale Way Hitchin Hertfordshire SG5 1XT*

Reference - 18/00620/LDCP	
Decision:	Decided
Date:	28th February 2018
Description:	Stationing of a mobile home within the residential curtilage of 114 Old Hale Way.

Reference - 17/04443/FPH	
Decision:	Decided
Date:	28th December 2017
Description:	Erection of a single storey pre-fabricated timber annexe for ancillary residential use in rear garden.

Planning records for: *116 Old Hale Way Hitchin SG5 1XT*

Reference - 80/00089/1	
Decision:	Decided
Date:	21st January 1980
Description:	Erection of single storey rear extension.

Planning records for: *124 Old Hale Way Hitchin SG5 1XT*

Reference - 81/00286/1	
Decision:	Decided
Date:	19th February 1981
Description:	Erection of single storey rear extension.

Planning records for: *126 Old Hale Way Hitchin Hertfordshire SG5 1XT*

Reference - 23/00639/FPH	
Decision:	Decided
Date:	22nd March 2023
Description:	Erection of rear conservatory and insertion of rear dormer window and three rooflights to front roofslope to facilitate loft conservation (as amended by plans received 16/05/23).

Planning records for: *128 Old Hale Way Hitchin Hertfordshire SG5 1XT*

Reference - 21/01322/FPH	
Decision:	Decided
Date:	26th April 2021
Description:	Single storey rear extension

Planning records for: *131 Old Hale Way Hitchin SG5 1XT*

Reference - 85/00265/1	
Decision:	Decided
Date:	20th February 1985
Description:	Erection of single storey front extension.

Planning records for: *133 Old Hale Way Hitchin SG5 1XT*

Reference - 83/00651/1	
Decision:	Decided
Date:	25th April 1983
Description:	Erection of single storey side and rear extension

Planning records for: *135 Old Hale Way Hitchin SG5 1XT*

Reference - 85/00266/1	
Decision:	Decided
Date:	20th February 1985
Description:	Erection of single storey front and side extension.

Planning records for: *136 Old Hale Way Hitchin SG5 1XT*

Reference - 82/00073/1	
Decision:	Decided
Date:	26th January 1982
Description:	Erection of single storey rear extension.

Planning records for: *140 Old Hale Way Hitchin SG5 1XT*

Reference - 85/00589/1	
Decision:	Decided
Date:	12th April 1985
Description:	Erection of single storey rear extension.

Planning records for: *142 Old Hale Way Hitchin SG5 1XT*

Reference - 92/00278/1	
Decision:	Decided
Date:	11th March 1992
Description:	Single storey side extension (as amended by plans recieved 3rd April 1992)

Reference - 87/00429/1	
Decision:	Decided
Date:	20th March 1987
Description:	Erection of single storey rear extension

Reference - 93/00853/1HH	
Decision:	Decided
Date:	28th July 1993
Description:	Single storey rear extension.

Planning records for: *144 Old Hale Way Hitchin SG5 1XT*

Reference - 10/02427/1HH	
Decision:	Decided
Date:	28th September 2010
Description:	Part two storey and part single storey side extension with canopy roof across front elevation

Planning records for: *146 Old Hale Way Hitchin SG5 1XT*

Reference - 17/02227/1HH	
Decision:	Decided
Date:	30th August 2017
Description:	Single storey rear extension and raised deck area in rear garden.

Planning records for: *148 Old Hale Way Hitchin SG5 1XT*

Reference - 04/01081/1HH	
Decision:	Decided
Date:	01st July 2004
Description:	Two storey rear and side extension (as amended by plan received 24 August 2004)

Reference - 14/02615/1HH	
Decision:	Decided
Date:	13th October 2014
Description:	Erection of summer house in rear garden.

Planning records for: *152 Old Hale Way Hitchin Hertfordshire SG5 1XT*

Reference - 18/01366/FPH	
Decision:	Decided
Date:	22nd May 2018
Description:	Two storey side extension and single storey rear extension following demolition of existing rear conservatory and attached garage. Insertion of rear dormer window to facilitate loft conversion.

Planning records for: *160 Old Hale Way Hitchin SG5 1XT*

Reference - 15/01537/1NMA	
Decision:	Decided
Date:	09th June 2015
Description:	Insertion of window in first floor side elevation and door in ground floor side elevation (as non-material amendment to planning ref 15/00663/1HH granted permission 21/04/2015 for Part single, part two storey front/side/rear extension following demolition of existing detached garage)

Reference - 15/01176/1NMA	
Decision:	Decided
Date:	28th April 2015
Description:	Extension to proposed single storey rear extension by 0.5m in depth (non material amendment to planning application 15/00663/1HH granted 22 April 2015)

Reference - 17/01744/1HH	
Decision:	Decided
Date:	04th August 2017
Description:	Insertion of windows to front elevation roof space and insertion of rear dormer window (including juliet balcony) to rear roof space to create additional living space

Planning records for: *160 Old Hale Way Hitchin SG5 1XT*

Reference - 15/00663/1HH	
Decision:	Decided
Date:	09th March 2015
Description:	Part single, part two storey front/side/rear extension following demolition of existing detached garage.

Planning records for: *164 Old Hale Way Hitchin SG5 1XT*

Reference - 16/00910/1HH	
Decision:	Decided
Date:	18th April 2016
Description:	Single storey rear extension

Reference - 22/02928/FPH	
Decision:	Decided
Date:	11th November 2022
Description:	Extension of dormer to existing front roofslope.

Reference - 17/01330/1NMA	
Decision:	Decided
Date:	22nd May 2017
Description:	Alteration to roof pitch (as non-material amendment to planning permission 16/00910/1HH granted 31/05/2017).

Planning records for: *164 Old Hale Way Hitchin SG5 1XT*

Reference - 89/00488/1
Decision: Decided
Date: 29th March 1989
Description: Two storey side extension incorporating garage and entrance porch following demolition of existing garage and store (as amended by plans received 16th June 1989)

Reference - 22/02925/FPH
Decision: Decided
Date: 11th November 2022
Description: Single storey side and rear extensions following demolition of existing garage

Reference - 24/01020/LDCP
Decision: Decided
Date: 16th July 2024
Description: Insertion of rear box dormer with French doors and Juliet balcony, including rear window and obscured side window and 2 no rooflights to front elevation to facilitate conversion of loft into habitable accommodation.

Planning records for: *166 Old Hale Way Hitchin SG5 1XT*

Reference - 10/02835/1HH
Decision: Decided
Date: 22nd November 2010
Description: Two storey side and single storey rear extensions together with insertion of dormer windows in rear roofslope to facilitate conversion of loft to habitable accommodation (amended plans received 13th January 2011).

Planning records for: *168 Old Hale Way Hitchin Hertfordshire SG5 1XT*

Reference - 20/03030/NCS
Decision: Decided
Date: 22nd December 2020
Description: Single storey rear extension (following removal of existing conservatory) with the following dimension: Length as measured from rear wall of original dwelling - 5.0 metres
Reference - 20/03034/FPH
Decision: Decided
Date: 21st December 2020
Description: Replace existing garage roof and insert French windows at rear of garage to facilitate conversion of rear half of garage into habitable accommodation.
Reference - 87/01303/1
Decision: Decided
Date: 13th August 1987
Description: Erection of two storey rear extension
Reference - 20/03033/LDCP
Decision: Decided
Date: 21st December 2020
Description: Replace existing roof, insertion of 4no. rooflights to existing front elevation roofslope and insertion of dormer window to existing rear roofslope to facilitate conversion of loft into habitable accommodation

Planning records for: *170 Old Hale Way Hitchin Hertfordshire SG5 1XT*

Reference - 21/01217/FPH	
Decision:	Decided
Date:	15th April 2021
Description:	Erection of single storey front extension, two storey side and part two storey, part single storey rear extension following demolition of existing detached side elevation garage and existing rear conservatory

Planning records for: *172 Old Hale Way Hitchin SG5 1XT*

Reference - 88/01912/1	
Decision:	Decided
Date:	11th November 1988
Description:	Single storey rear extension

Reference - 91/01290/1DC	
Decision:	Decided
Date:	30th October 1991
Description:	Formation of room in roof space

Planning records for: *174 Old Hale Way Hitchin SG5 1XT*

Reference - 17/00183/1PUD	
Decision:	Decided
Date:	03rd February 2017
Description:	Single storey rear extension and addition of pitched roof to existing single storey rear element. Insertion of one dormer window to rear roofslope and two rooflights to front elevation to facilitate conversion of loft space into habitable accommodation.

Planning records for: *176 Old Hale Way Hitchin SG5 1XT*

Reference - 07/01431/1HH
Decision: Decided
Date: 05th June 2007
Description: Two storey side and single storey rear extension (as amended by drawing AS/006B received 16 July 2007)

Reference - 08/00509/1HH
Decision: Decided
Date: 06th March 2008
Description: Dormer window in front roofslope of two storey side extension (as variation of planning permission ref 07/01431/1HH granted permission on 25.07.07)

Reference - 07/02757/1HH
Decision: Decided
Date: 16th November 2007
Description: Two dormer windows in rear roofslope

Planning records for: *178 Old Hale Way Hitchin SG5 1XT*

Reference - 13/02519/1HH
Decision: Decided
Date: 22nd October 2013
Description: Single storey rear/side extension

Building Safety

Not specified

Accessibility / Adaptations

replacement double glazed windows and doors 2012

Restrictive Covenants

Not specified

Rights of Way (Public & Private)

Shared Driveway

Construction Type

Standrad Brick

Property Lease Information

Leasehold:

168 Years remaining on the Lease

No Service charge or Ground Rent Specified

Contributions to shared costs for maintenance and repairs when required

Building Insurance policy paid annually - £292.97

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

Not specified

Other

Not specified

Electricity Supply

YES - OCTOPUS

Gas Supply

YES - OCTOPUS

Central Heating

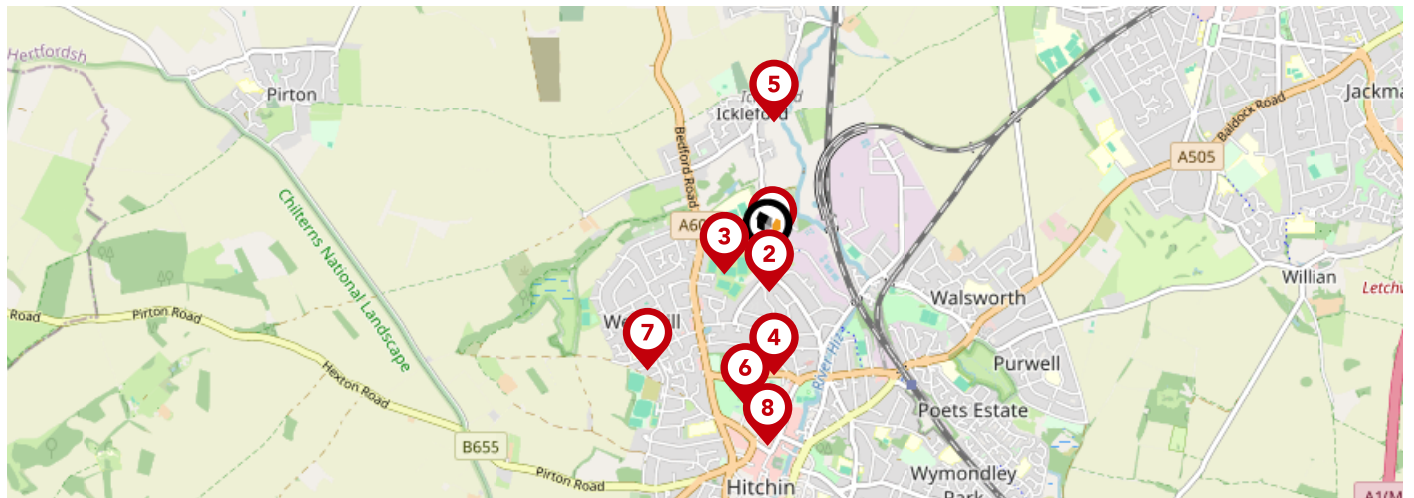
YES - GCH

Water Supply

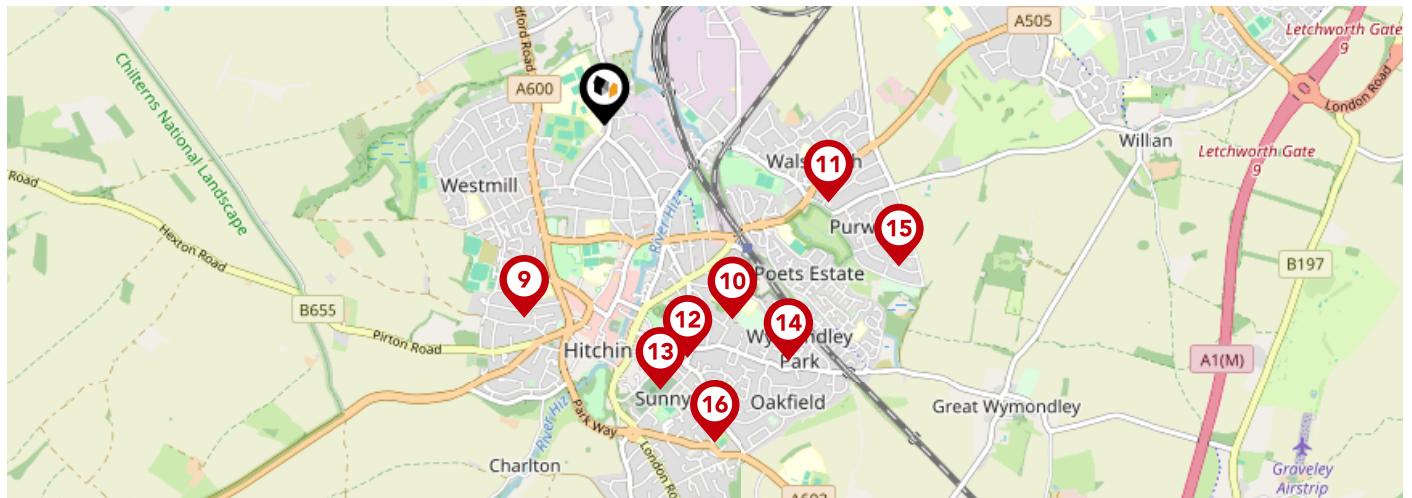
YES - Affinity Water

Drainage

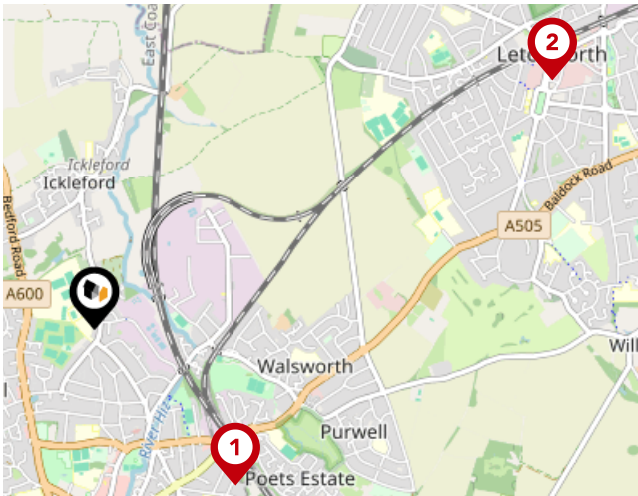
Mains



	Nursery	Primary	Secondary	College	Private
<p>1 Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.21</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.52</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:0.63</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.67</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.84</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

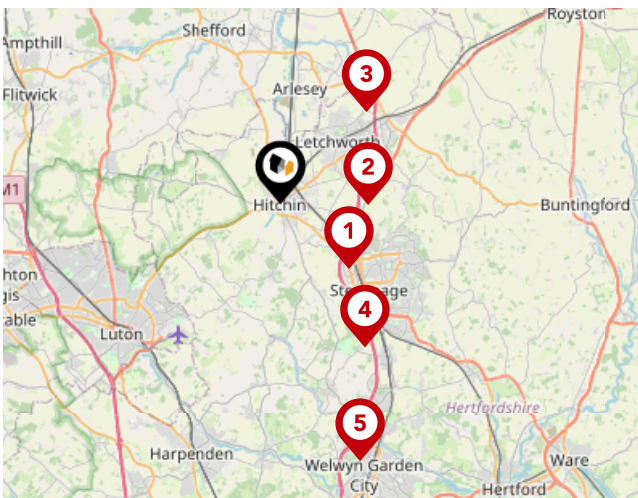


		Nursery	Primary	Secondary	College	Private
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:1.06	<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: 428 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:1.24	<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:1.37	<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:1.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



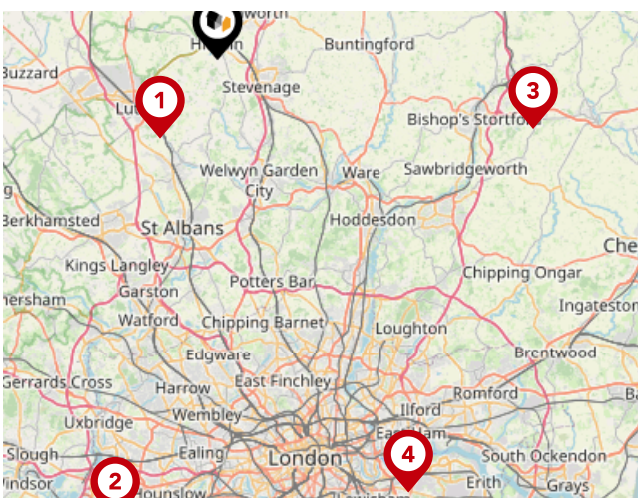
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.96 miles
2	Letchworth Rail Station	2.38 miles
3	Arlesey Rail Station	4.35 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.46 miles
2	A1(M) J9	3.18 miles
3	A1(M) J10	4.61 miles
4	A1(M) J7	6.07 miles
5	A1(M) J6	9.83 miles

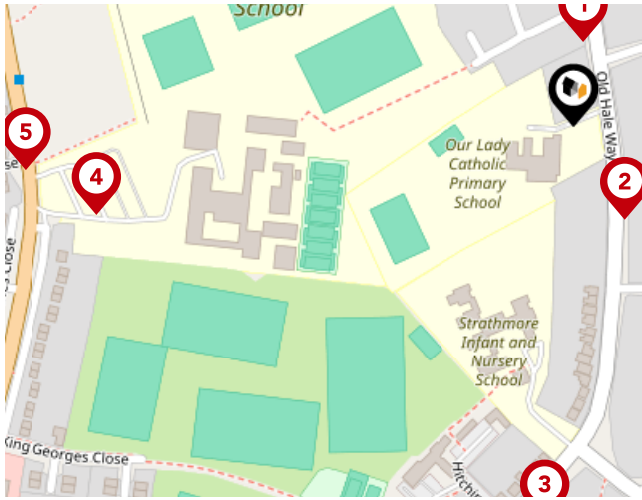


Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	7.12 miles
2	Heathrow Airport	34.64 miles
3	Stansted Airport	23.63 miles
4	Silvertown	34.79 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Our Lady's School	0.05 miles
2	Our Lady's School	0.06 miles
3	Strathmore School	0.23 miles
4	The Priory School	0.28 miles
5	Burford Way	0.31 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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