

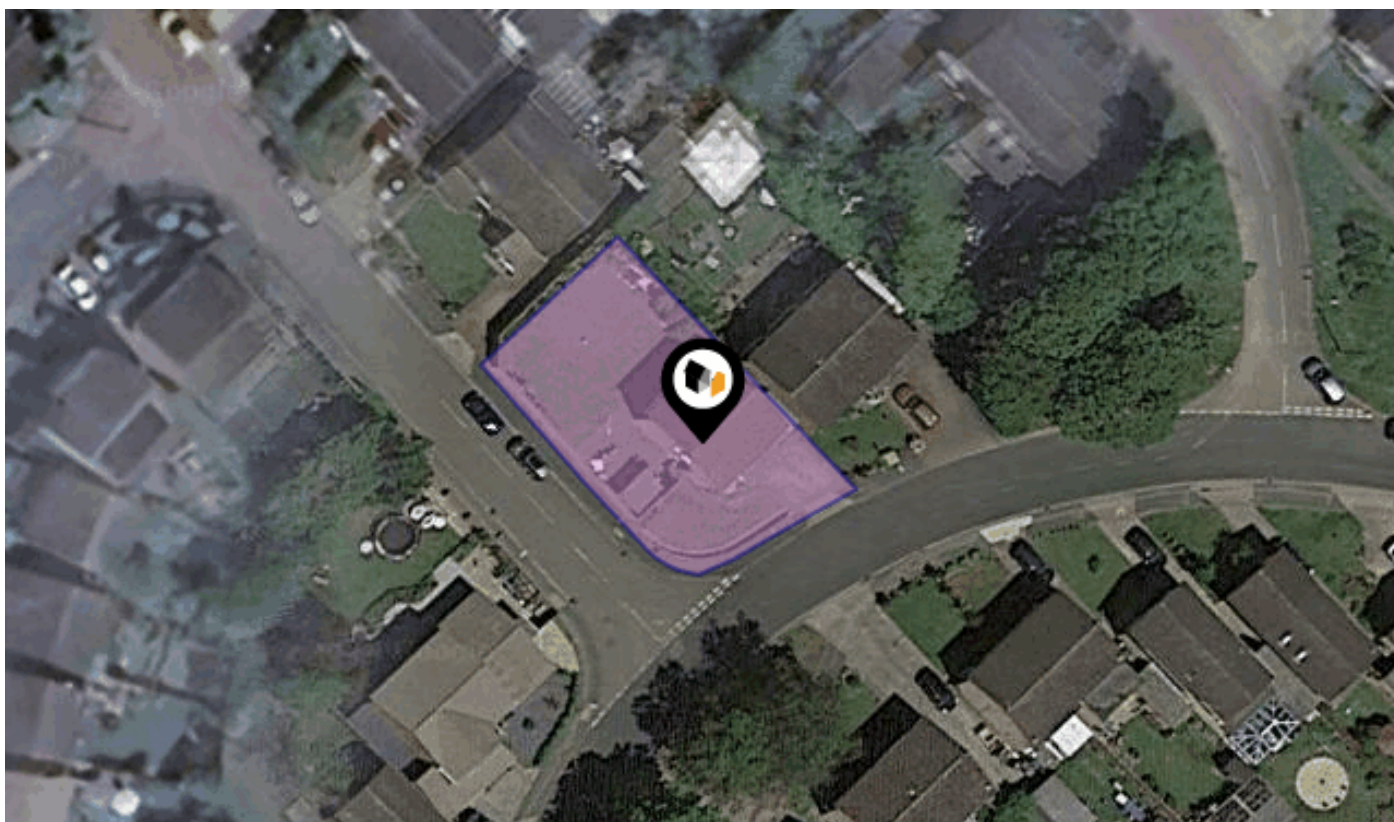


See More Online

## MIR: Material Info

The Material Information Affecting this Property

**Monday 13<sup>th</sup> January 2025**



**HALSEY DRIVE, HITCHIN, SG4**

### Country Properties

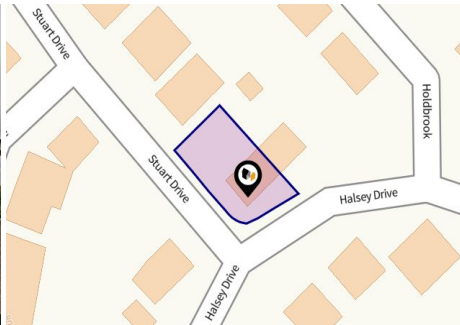
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





## Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Plot Area:	0.11 acres		
Council Tax :	Band E		
Annual Estimate:	£2,721		
Title Number:	HD68219		

## Local Area

Local Authority:	Hertfordshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	No Risk	12	33	1000
• Surface Water	Medium	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				



Planning records for: *Halsey Drive, Hitchin, SG4*

Reference - 88/00481/1	
Decision:	Decided
Date:	18th March 1988
Description:	Erection of 2 metre high brick side boundary wall.

Planning records for: **45 Halsey Drive Hitchin SG4 9QS**

Reference - 88/00200/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 09th February 1988</p>
<p><b>Description:</b> Erection of 6ft high boundary fence</p>
Reference - 21/00731/FPH
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 19th March 2021</p>
<p><b>Description:</b> Two storey extension to existing detached garage and re-siting of existing fence to facilitate widening of existing drive within property boundary</p>
Reference - 04/01857/1HH
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 22nd November 2004</p>
<p><b>Description:</b> Two storey side extension. Part single storey front extension</p>
Reference - 88/01529/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 30th August 1988</p>
<p><b>Description:</b> Detached garage</p>

Planning records for: **47 Halsey Drive Hitchin SG4 9QS**

Reference - 77/00444/1	
Decision:	Decided
Date:	03rd April 1977
Description:	Erection of a two storey rear extension, car port on side and detached garage at rear of dwellinghouse

Planning records for: **49 Halsey Drive Hitchin SG4 9QS**

Reference - 81/00933/1	
Decision:	Decided
Date:	12th June 1981
Description:	Erection of two storey front extension.

Planning records for: **51 Halsey Drive Hitchin SG4 9QS**

Reference - 04/00660/1HH	
Decision:	Decided
Date:	22nd April 2004
Description:	Part two storey, part single storey rear extension, front extension and raised roof to existing detached garage (as amended by drawing no. AT/115/01A received on 18th June 2004)

Planning records for: **53 Halsey Drive Hitchin SG4 9QS**

Reference - 82/00668/1	
Decision:	Decided
Date:	24th May 1982
Description:	Erection of two storey rear extension.

Planning records for: **55 Halsey Drive Hitchin Hertfordshire SG4 9QS**

Reference - 19/02072/FPH	
Decision:	Decided
Date:	27th August 2019
Description:	Part two storey and part single storey side and rear extensions, front bay window extension; addition of front canopy and open sided front porch and ancillary works following demolition of existing conservatory and garage (as amended by plans received on 4 & 5 November 2019).

Planning records for: **92 Halsey Drive Hitchin SG4 9QS**

Reference - 82/01657/1	
Decision:	Decided
Date:	16th December 1982
Description:	Erection of first floor side extension.

## Building Safety

---

Not Specified

## Accessibility / Adaptations

---

Last window replacement/ double glazing - approx 1980

Garage - Flat roof replaced - approx 2023

New Boiler & gas to radiators - approx 2018

## Restrictive Covenants

---

Not Specified

## Rights of Way (Public & Private)

---

Not Specified

## Construction Type

---

Standard Brick

## Property Lease Information

---

FREEHOLD

## 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

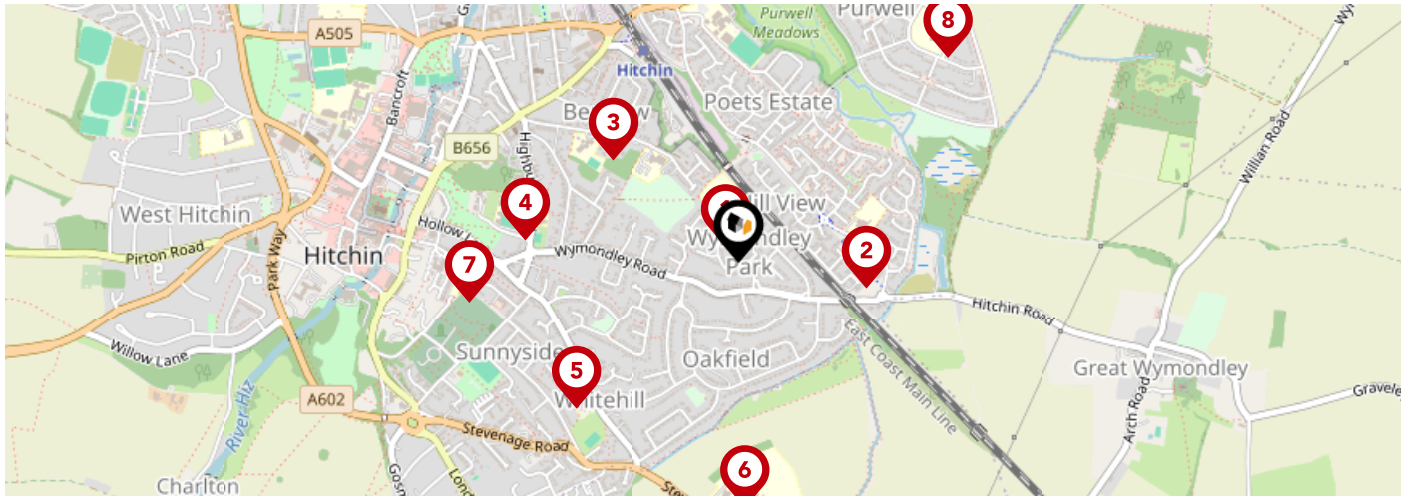
---

YES - AFFINITY WATER

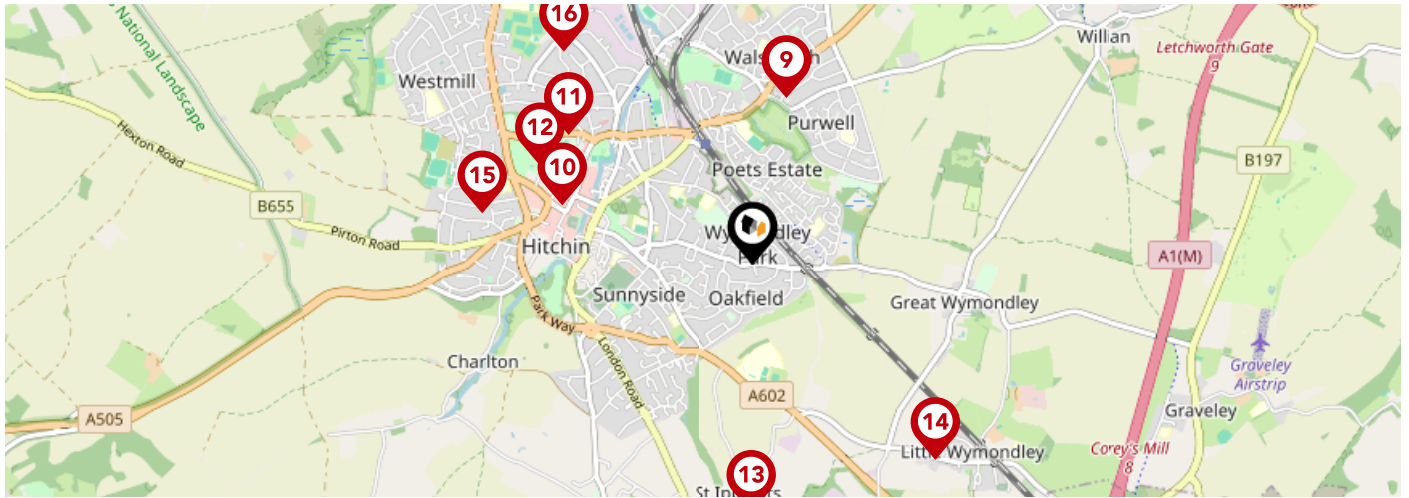
## Drainage









---

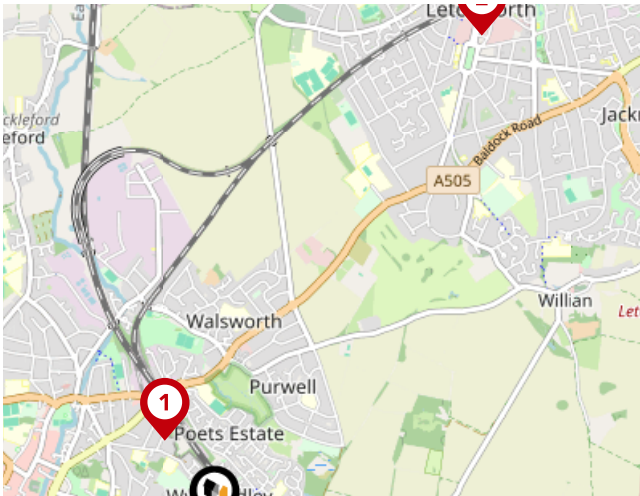
MAINS



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Purwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 167   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

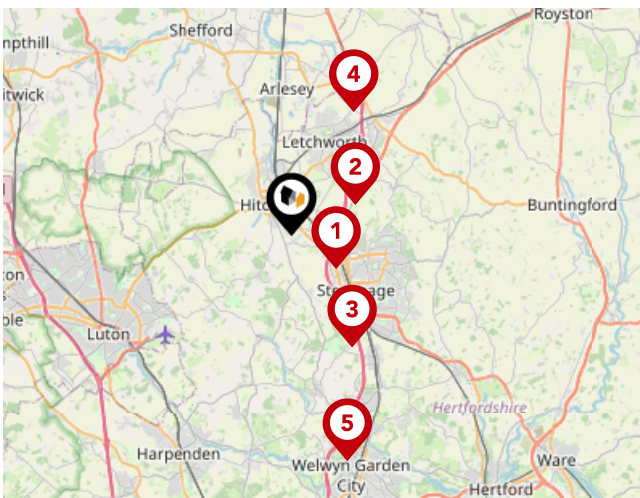


		Nursery	Primary	Secondary	College	Private
	<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:1.04	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wilshire-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Ippolyts Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wymondley Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 102   Distance:1.22	<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:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



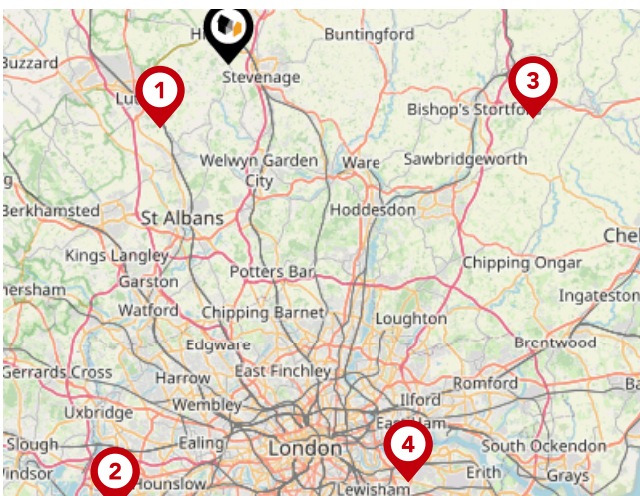
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.47 miles
2	Letchworth Rail Station	2.57 miles
3	Stevenage Rail Station	3.83 miles



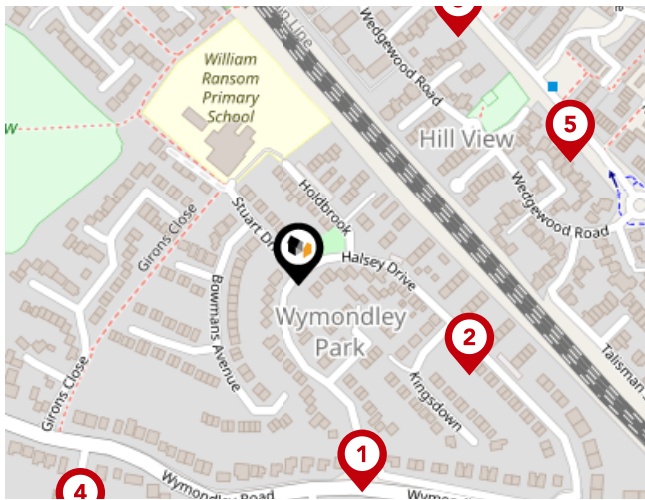
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.07 miles
2	A1(M) J9	2.56 miles
3	A1(M) J7	4.67 miles
4	A1(M) J10	5.03 miles
5	A1(M) J6	8.52 miles



### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.86 miles
2	Heathrow Airport	33.75 miles
3	Stansted Airport	22.56 miles
4	Silvertown	33.42 miles



Bus Stops/Stations

Pin	Name	Distance
1	Wymondley Road	0.12 miles
2	Kingsdown	0.11 miles
3	Gibson Close	0.17 miles
4	Manor Crescent	0.19 miles
5	Hardy Close	0.17 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.



### **Contains public sector information licensed under the Open Government License v3.0**

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### **Country Properties**

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk

