

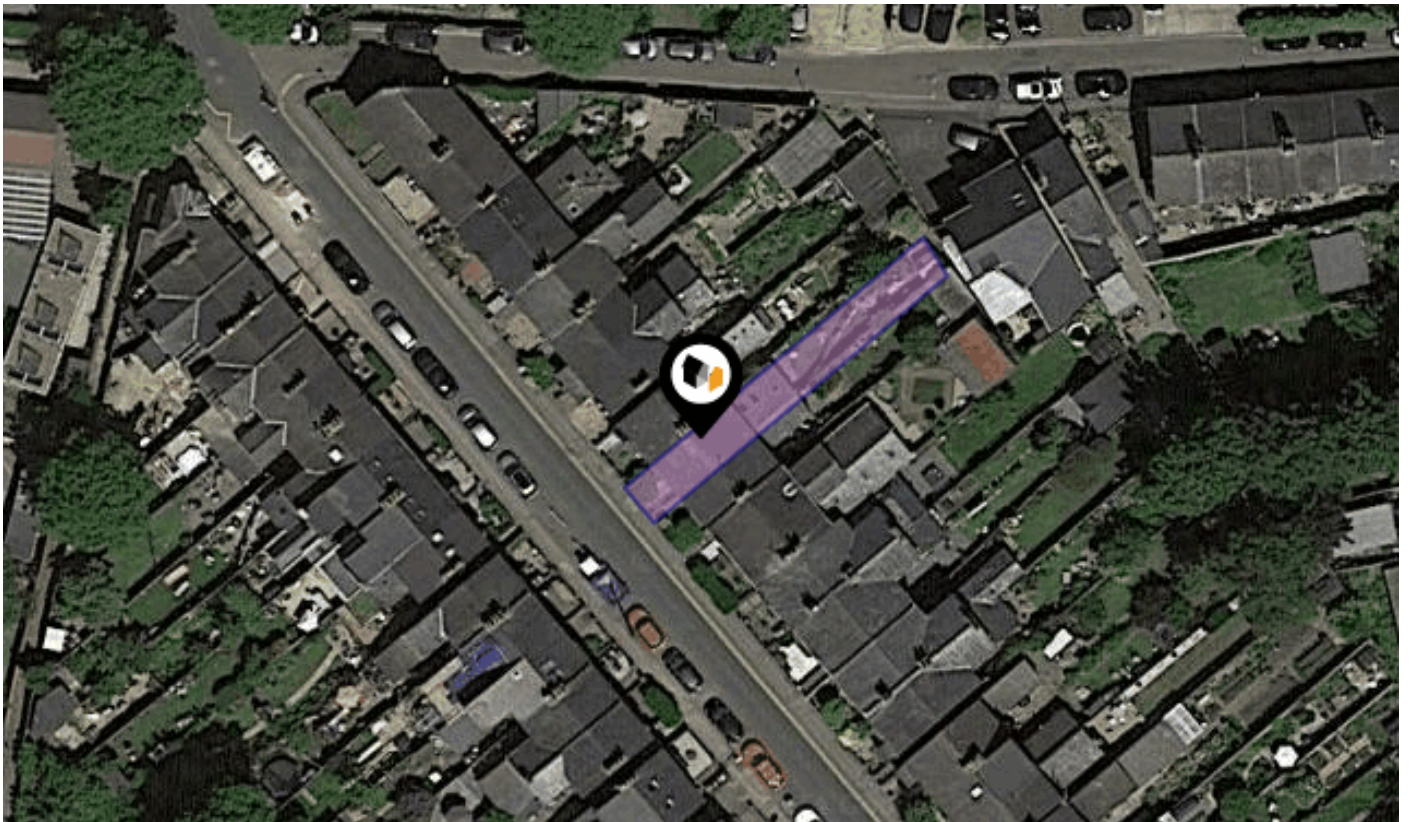


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 08th January 2025



BUNYAN ROAD, HITCHIN, SG5

Country Properties

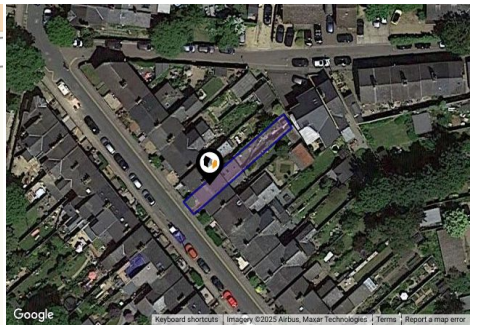
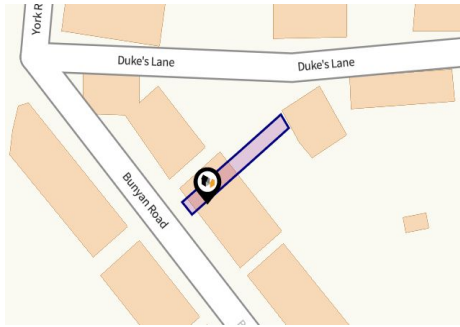
6 Brand Street Hitchin SG5 1HX

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	742 ft ² / 69 m ²		
Plot Area:	0.03 acres		
Council Tax :	Band C		
Annual Estimate:	£1,979		
Title Number:	HD278587		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



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

Reference - 08/01200/1HH
Decision: Decided
Date: 28th May 2008
Description: Part two storey and part single storey rear extension (as amended by plan nos. P3A, P4A & P5A received 14th July 2008)
Reference - 09/01817/1HH
Decision: Decided
Date: 27th October 2009
Description: Single storey rear extension following demolition of existing (retrospective application)

Planning records for: **5 Bunyan Road Hitchin Hertfordshire SG5 1NW**

Reference - 17/04287/FPH	
Decision:	Decided
Date:	08th December 2017
Description:	Two storey side extension.

Planning records for: **8 Bunyan Road Hitchin SG5 1NW**

Reference - 07/01433/1EUD	
Decision:	Decided
Date:	28th June 2007
Description:	Rear roof extension to facilitate conversion of roofspace for additional living accommodation

Reference - 05/00758/1HH	
Decision:	Decided
Date:	24th May 2005
Description:	Single storey rear extension following the demolition of the existing rear out building.

Planning records for: **9 Bunyan Road Hitchin Hertfordshire SG5 1NW**

Reference - 20/03063/LDCP	
Decision:	Decided
Date:	23rd December 2020
Description:	Insertion of rooflights to existing front and dormer window to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation

Planning records for: *10 Bunyan Road Hitchin SG5 1NW*

Reference - 15/03212/1PUD	
Decision:	Decided
Date:	22nd December 2015
Description:	Dormer window in rear roofslope to facilitate conversion of loft to habitable accommodation

Planning records for: *11 Bunyan Road Hitchin SG5 1NW*

Reference - 84/00854/1	
Decision:	Decided
Date:	24th May 1984
Description:	Erection of first floor side extension

Planning records for: *12 Bunyan Road Hitchin SG5 1NW*

Reference - 10/01337/1HH	
Decision:	Decided
Date:	15th June 2010
Description:	Part single, part two storey rear extension, dormer window in rear roofslope and rooflights in front roofslope to facilitate conversion of loft to habitable accommodation (as amended by plan received 8th September 2010).

Planning records for: *13 Bunyan Road Hitchin Hertfordshire SG5 1NW*

Reference - 22/02683/FPH	
Decision:	Decided
Date:	13th October 2022
Description:	Rear roof extension, insertion of rear dormer windows and two front roof lights to existing front roofslope to facilitate conversion of loft into habitable accommodation. Single storey rear extension. Alterations to fenestration.

Planning records for: **16 Bunyan Road Hitchin Hertfordshire SG5 1NW**

Reference - 21/00061/LDCP	
Decision:	Decided
Date:	08th January 2021
Description:	Raise roof ridge height to match neighbouring property, insert rooflight and dormer window to rear elevation roofslope to facilitate conversion of loftspace into habitable accommodation

Planning records for: **18 Bunyan Road Hitchin SG5 1NW**

Reference - 16/03281/1PUD	
Decision:	Decided
Date:	23rd December 2016
Description:	Proposed insertion of dormer window in rear roofslope and two velux rooflights in front roofslope to facilitate conversion of loft to habitable accommodation. Replacement of existing pitched roof to single storey element with flat roof with parapet.

Planning records for: **19 Bunyan Road Hitchin Hertfordshire SG5 1NW**

Reference - 18/00967/FPH	
Decision:	Decided
Date:	13th April 2018
Description:	Single storey rear extension and rear dormer window to facilitate loft conversion.

Planning records for: **21 Bunyan Road Hitchin SG5 1NW**

Reference - 16/01008/1HH	
Decision:	Decided
Date:	22nd April 2016
Description:	Single storey rear extension

Planning records for: **22 Bunyan Road Hitchin Hertfordshire SG5 1NW**

Reference - 18/00930/FPH	
Decision:	Decided
Date:	04th April 2018
Description:	Roof extension to raise height of existing ground floor rear extension and rear dormer window to facilitate conversion of loft into habitable space.

Planning records for: **24 Bunyan Road Hitchin Hertfordshire SG5 1NW**

Reference - 21/00581/FPH	
Decision:	Decided
Date:	23rd February 2021
Description:	Erection of front elevation porch, single storey rear extension and insertion of rooflights to existing front and dormer window to existing rear roofslopes to facilitate conversion of loftspace into habitable accommodation (as amended by plans received 12th May 2021).

Planning records for: **26A Bunyan Road Hitchin SG5 1NW**

Reference - 12/01841/1	
Decision:	Decided
Date:	25th January 2013
Description:	Hardstanding for 2 carparking spaces and vehicular crossover onto Bunyan Road

Planning records for: **30 Bunyan Road Hitchin SG5 1NW**

Reference - 92/00025/1	
Decision:	Decided
Date:	08th January 1992
Description:	Single storey rear extension.

Planning records for: **38 Bunyan Road Hitchin SG5 1NW**

Reference - 16/00121/1NCS	
Decision:	Decided
Date:	19th January 2016
Description:	Single storey rear extension with the following dimension: Length (measured from rear wall of original house): - 5.9 metres

Planning records for: **40 Bunyan Road Hitchin Hertfordshire SG5 1NW**

Reference - 18/00948/LDCP	
Decision:	Decided
Date:	05th April 2018
Description:	Single storey rear extension

Planning records for: **42 Bunyan Road Hitchin SG5 1NW**

Reference - 90/00935/1	
Decision:	Decided
Date:	23rd August 1990
Description:	First floor and ground floor rear extensions

Planning records for: **26 Bunyan Road Hitchin SG5 1NW**

Reference - 12/00605/1	
Decision:	Decided
Date:	20th March 2012
Description:	Change of use from office and retail together with external alterations including rear extension to facilitate conversion to 2 one-bed dwellings

HITCHIN, SG5

Energy rating
C

Valid until 14.11.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Window:	Partial double glazing
Window Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	69 m ²

Building Safety

Not specified

Accessibility / Adaptations

The kitchen and downstairs bathroom were rebuilt and extended - date not specified
Replacement windows and rear door - 2010

Restrictive Covenants

None specified

Rights of Way (Public & Private)

YES - The right to cross the back garden of no 36 / No 34 have the right to cross the back garden to take their rubbish out through the shared passageway

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 - EDF

Gas Supply

YES - EDF

Central Heating

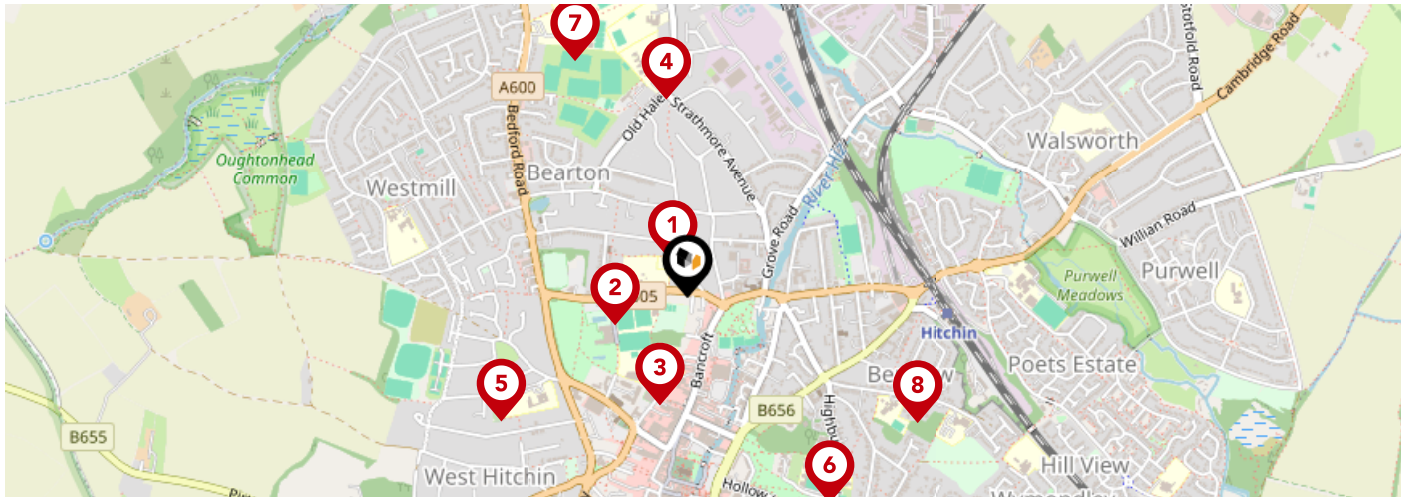
YES GCH

Water Supply

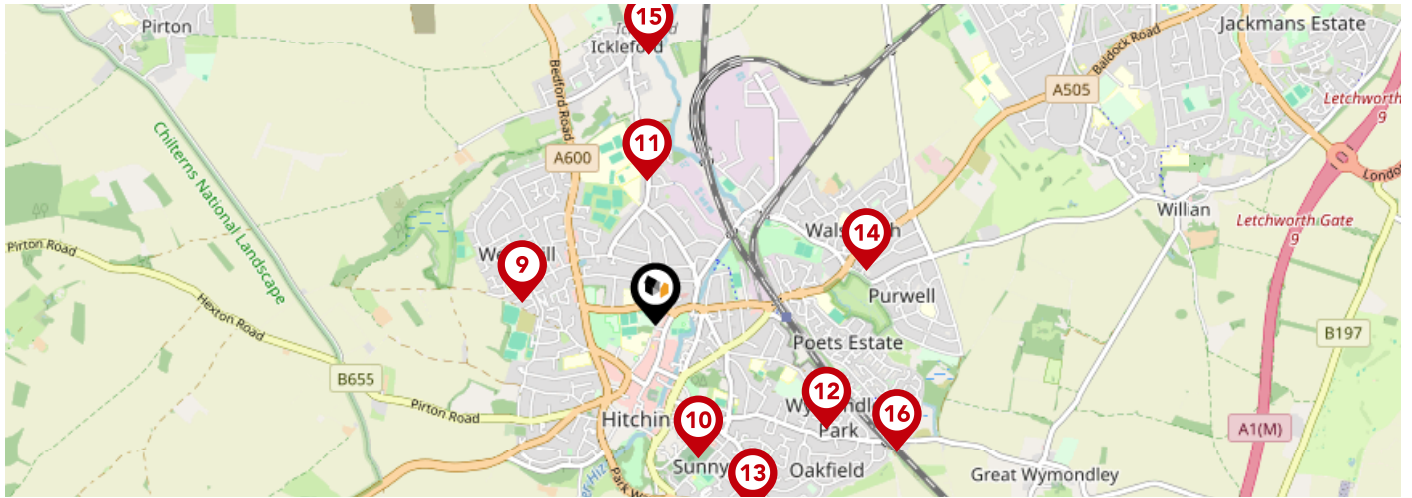
YES - AFFINITY WATER

Drainage

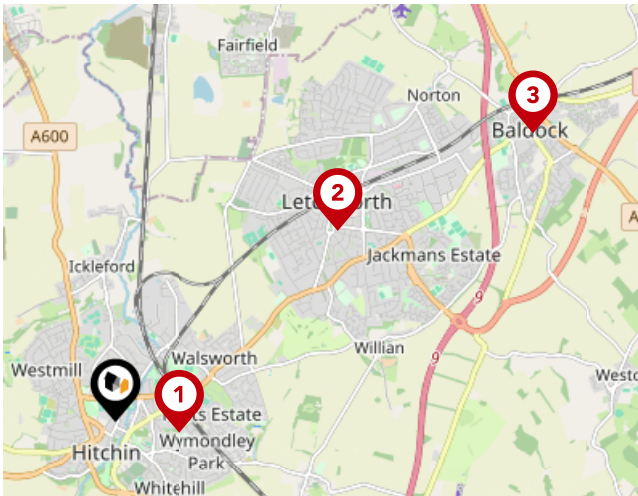
MAINS



	Nursery	Primary	Secondary	College	Private
<p>1 York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.08</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.25</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.46</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.57</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.6</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.6</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

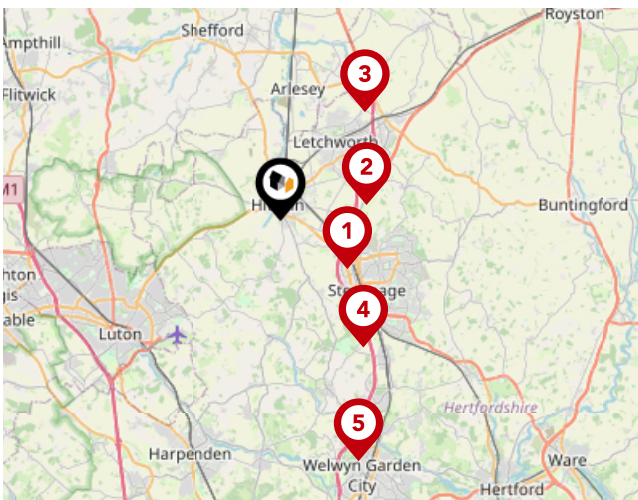


	Nursery	Primary	Secondary	College	Private
Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.64	<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:0.66	<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:0.92	<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:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Higover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:1.23	<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:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



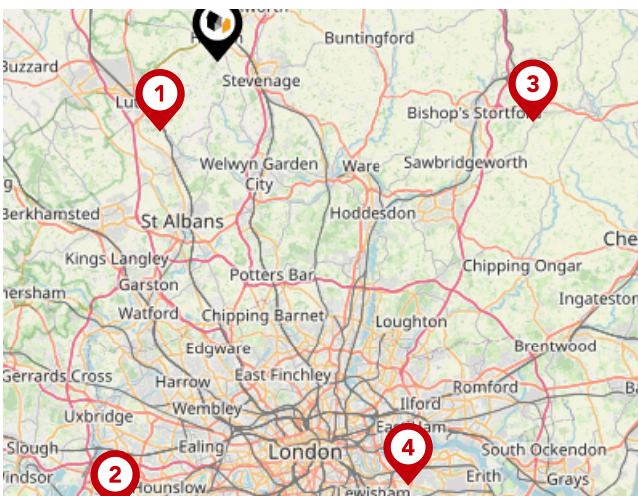
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.6 miles
2	Letchworth Rail Station	2.68 miles
3	Baldock Rail Station	4.64 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.04 miles
2	A1(M) J9	3.18 miles
3	A1(M) J10	5.03 miles
4	A1(M) J7	5.53 miles
5	A1(M) J6	9.24 miles

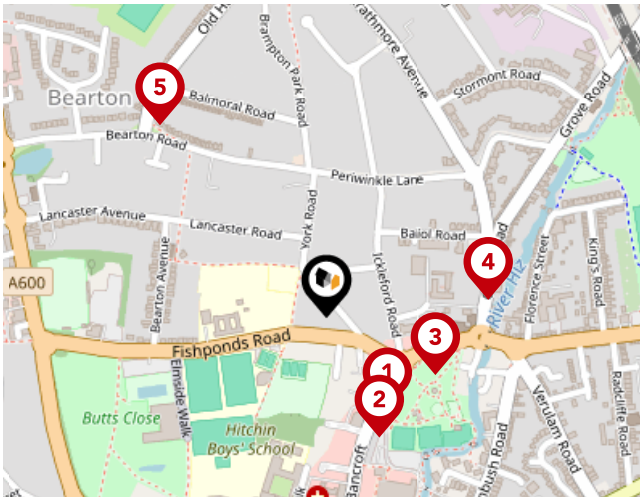


Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.68 miles
2	Heathrow Airport	34.06 miles
3	Stansted Airport	23.46 miles
4	Silverton	34.22 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bunyan Road	0.13 miles
2	Bunyan Road	0.15 miles
3	Grove Road	0.14 miles
4	Water Lane	0.19 miles
5	Balmoral Road	0.29 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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Valuation Office
Agency



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