

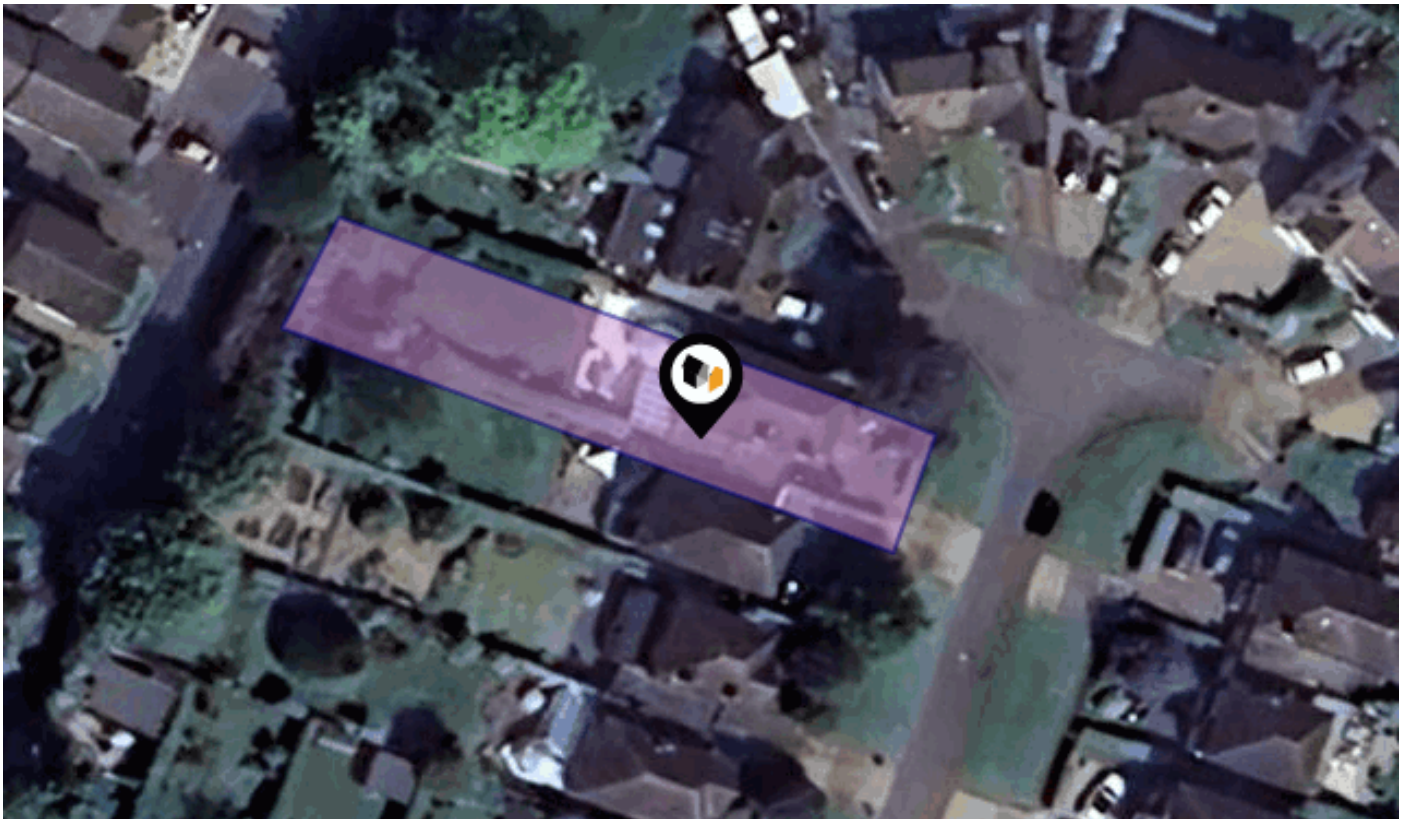


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 12th September 2024



SORREL GARTH, HITCHIN, SG4

Country Properties

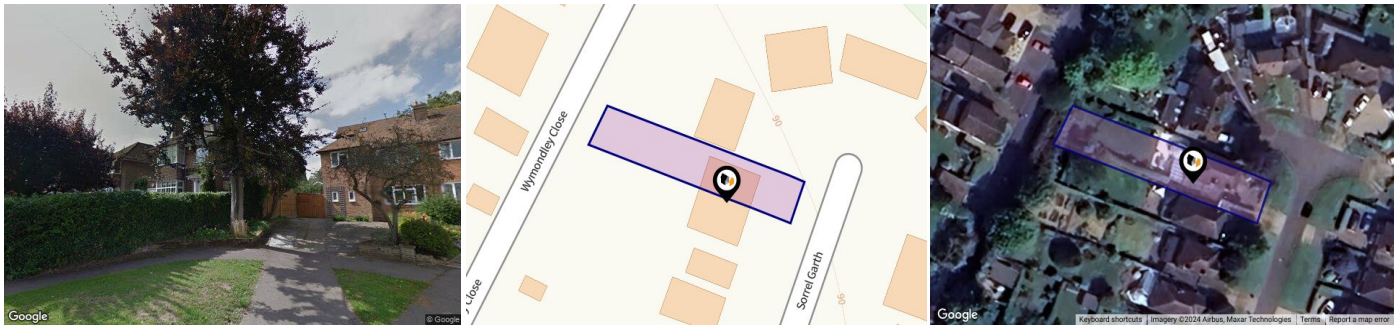
6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk





Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,420 ft ² / 132 m ²		
Plot Area:	0.14 acres		
Year Built :	1930-1949		
Council Tax :	Band G		
Annual Estimate:	£3,710		
Title Number:	HD283652		

Local Area

Local Authority:	Hertfordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very 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: *Sorrel Garth, Hitchin, SG4*

Reference - 00/01547/1HH
Decision: Decided
Date: 11th October 2000
Description: Two storey rear extension

Reference - 94/00141/1HH
Decision: Decided
Date: 04th February 1994
Description: Part single and two storey rear extension.

Reference - 14/02330/1HH
Decision: Decided
Date: 01st September 2014
Description: Replacement rear conservatory

Planning records for: *1 Sorrel Garth Hitchin SG4 9PS*

Reference - 01/00688/1HH	
Decision:	Decided
Date:	01st May 2001
Description:	Rear conservatory extension and new pitched roof to existing conservatory

Reference - 93/00050/1	
Decision:	Decided
Date:	02nd January 1993
Description:	First floor rear extension.

Planning records for: *2 Sorrel Garth Hitchin SG4 9PS*

Reference - 04/00143/1HH	
Decision:	Decided
Date:	06th February 2004
Description:	Two storey and single storey rear extensions (as amended by plans received 29.03.04, drawing no. 257/01B)

Planning records for: *4 Sorrel Garth Hitchin SG4 9PS*

Reference - 17/02749/FPH	
Decision:	Decided
Date:	30th October 2017
Description:	Single storey rear extension and replacement monopitch roof over existing side extension and monopitch roof over with glass roof over side access path.

Planning records for: **4 Sorrel Garth Hitchin SG4 9PS**

Reference - 04/00111/1HH
Decision: Decided
Date: 30th January 2004
Description: Two storey rear extension with rear dormer window to facilitate use of roofspace for bedroom/playroom, single storey side extension (as amended by plans received 23/02/2004)

Planning records for: **5 Sorrel Garth Hitchin SG4 9PS**

Reference - 79/01663/1
Decision: Decided
Date: 18th June 1979
Description: Erection of single storey rear extension

Reference - 13/01953/1HH
Decision: Decided
Date: 19th August 2013
Description: First floor and single storey rear extension (Amended plans received 16/09/13).

Planning records for: **6 Sorrel Garth Hitchin SG4 9PS**

Reference - 83/01263/1
Decision: Decided
Date: 02nd August 1983
Description: Erection of single storey rear extension

Planning records for: **6 Sorrel Garth Hitchin SG4 9PS**

Reference - 05/01195/1HH	
Decision:	Decided
Date:	18th August 2005
Description:	Rear Conservatory

Reference - 15/02910/1HH	
Decision:	Decided
Date:	16th November 2015
Description:	Part two storey and single storey rear / side extensions, following demolition of existing conservatory (as amended by plans received 22/1/16).

Planning records for: **8 Sorrel Garth Hitchin SG4 9PS**

Reference - 02/00643/1HH	
Decision:	Decided
Date:	23rd April 2002
Description:	Two storey rear extension

Planning records for: **9 Sorrel Garth Hitchin SG4 9PS**

Reference - 09/02283/1PUD	
Decision:	Decided
Date:	16th December 2009
Description:	Side dormer window and insertion of velux windows in front and rear roofslopes to facilitate conversion of loft to habitable accommodation

Planning records for: **9 Sorrel Garth Hitchin SG4 9PS**

Reference - 02/01279/1HH
Decision: Decided
Date: 21st August 2002
Description: Single storey rear extension (as amended plans showing car parking plan, drawing no. PBD.1257 Sheet no. 1/A received 09.10.2002)

Reference - 08/00078/1HH
Decision: Decided
Date: 16th January 2008
Description: Dormer window in side roofslope to facilitate loft conversion

Planning records for: **13 Sorrel Garth Hitchin SG4 9PS**

Reference - 08/02807/1HH
Decision: Decided
Date: 30th October 2008
Description: Single storey side and rear extension and relocation of existing conservatory

Reference - 10/00453/1HH
Decision: Decided
Date: 04th March 2010
Description: Single storey side and rear extension with relocated conservatory

Planning records for: **15 Sorrel Garth Hitchin SG4 9PS**

Reference - 91/01340/1	
Decision:	Decided
Date:	13th November 1991
Description:	loft conversion

Reference - 04/01122/1HH	
Decision:	Decided
Date:	08th July 2004
Description:	Single storey rear extension.

Reference - 08/01871/1HH	
Decision:	Decided
Date:	26th August 2008
Description:	First floor rear extension

Planning records for: **16 Sorrel Garth Hitchin SG4 9PS**

Reference - 17/00753/1HH	
Decision:	Decided
Date:	28th March 2017
Description:	Single storey rear extension following demolition of existing conservatory

Planning records for: **17 Sorrel Garth Hitchin SG4 9PS**

Reference - 13/01012/1HH	
Decision:	Decided
Date:	08th May 2013
Description:	Part two storey and part single storey side and rear extensions.

Reference - 13/02437/1HH	
Decision:	Decided
Date:	10th October 2013
Description:	Single storey side/rear extension

Reference - 13/01541/1HH	
Decision:	Decided
Date:	27th June 2013
Description:	Single storey side/rear extension.

Planning records for: **18 Sorrel Garth Hitchin SG4 9PS**

Reference - 16/02617/1HH	
Decision:	Decided
Date:	14th October 2016
Description:	Part two storey and part single storey side and rear extension.

SG4

Energy rating

C

Valid until 30.01.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 c	
55-68	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 installed before 2002
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	132 m ²

Building Safety

None specified

Accessibility / Adaptations

Two storey rear extension and conservatory
Back of garage converted to a utility

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick

Property Lease Information

Not applicable

Listed Building Information

No

Electricity Supply

Shell/Octopus Energy

Gas Supply

Shell/Octopus Energy

Central Heating

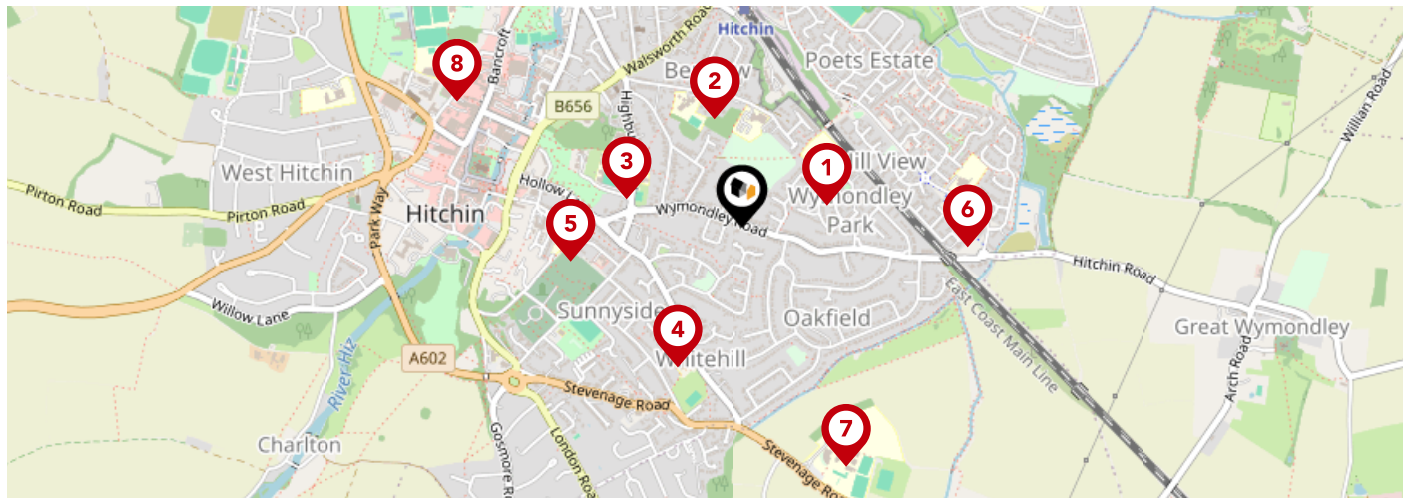
Gas central heating and electric underfloor heating

Water Supply

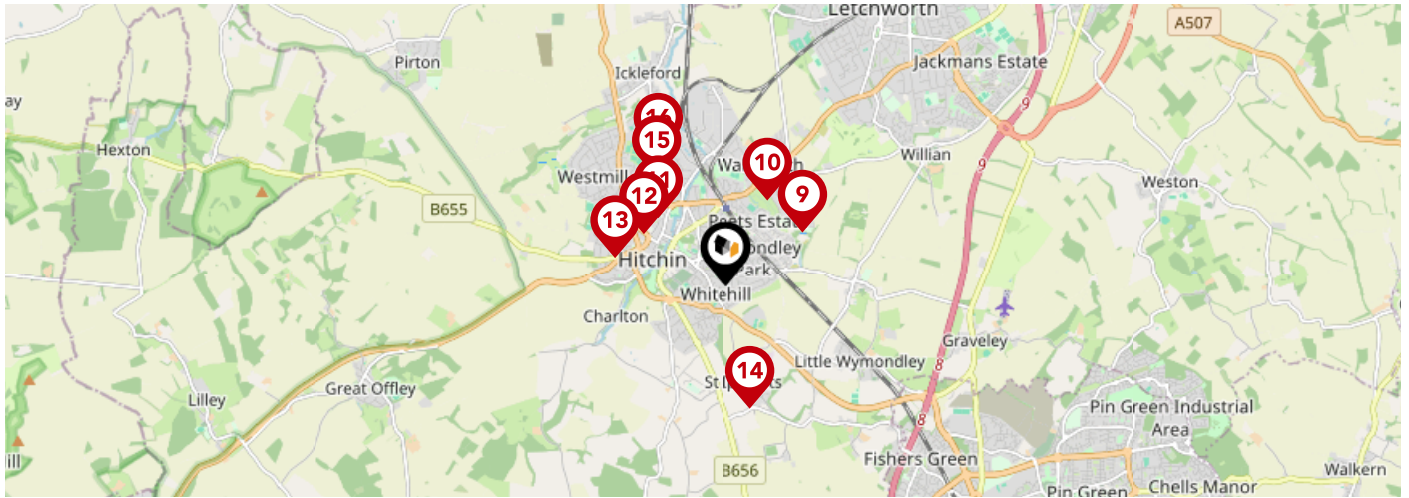
Anglian Water

Drainage

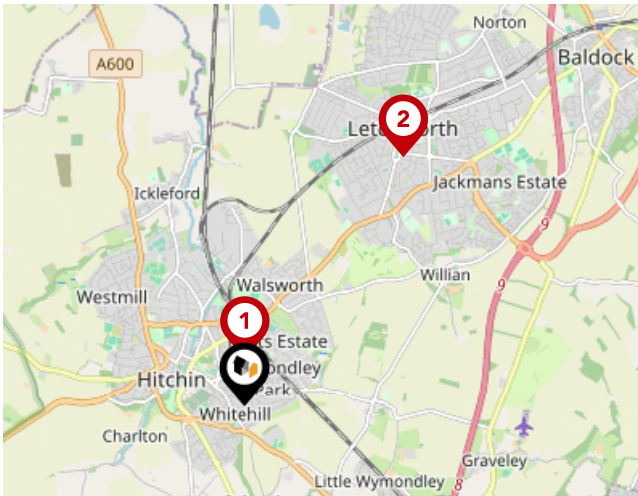
Anglian Water



		Nursery	Primary	Secondary	College	Private
1	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

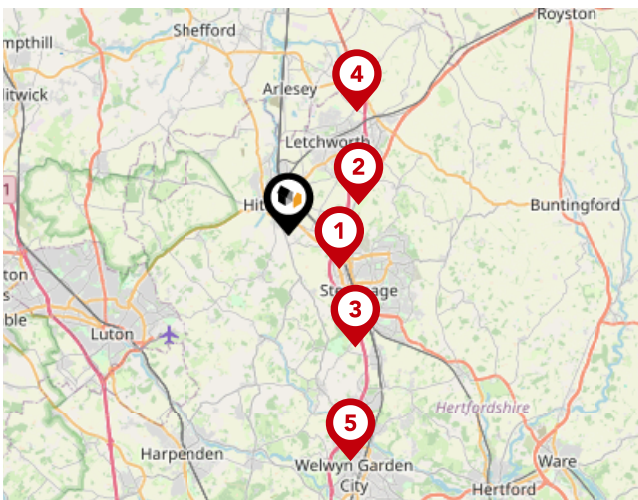


	Nursery	Primary	Secondary	College	Private
Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.87	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.18	<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:1.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



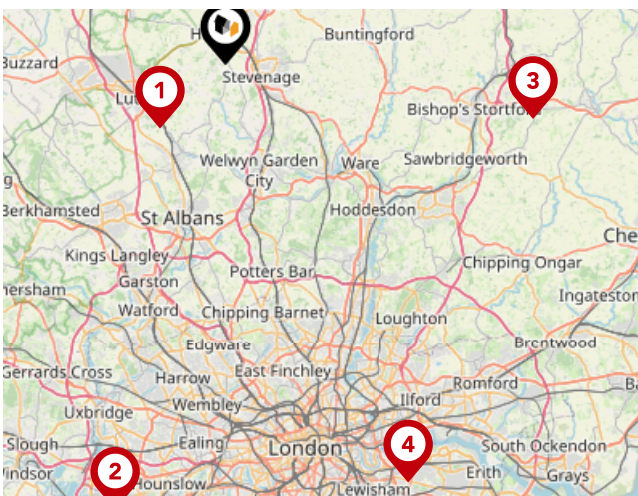
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.42 miles
2	Letchworth Rail Station	2.69 miles
3	Stevenage Rail Station	3.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.25 miles
2	A1(M) J9	2.77 miles
3	A1(M) J7	4.77 miles
4	A1(M) J10	5.15 miles
5	A1(M) J6	8.56 miles

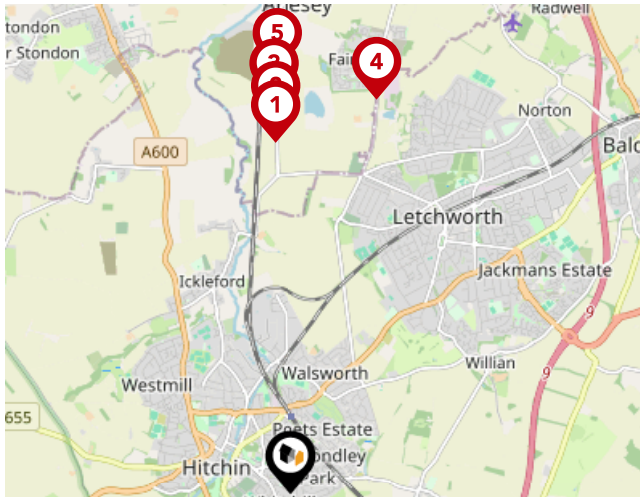


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.69 miles
2	Heathrow Airport	33.68 miles
3	Stansted Airport	22.78 miles
4	Silvertown	33.49 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fountain Cottage	3.21 miles
2	The Cemetery	3.38 miles
3	Jubilee Crescent	3.59 miles
4	Dickens Boulevard	3.69 miles
5	London Row	3.87 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

NKearney@country-properties.co.uk

www.country-properties.co.uk



Valuation Office
Agency

