

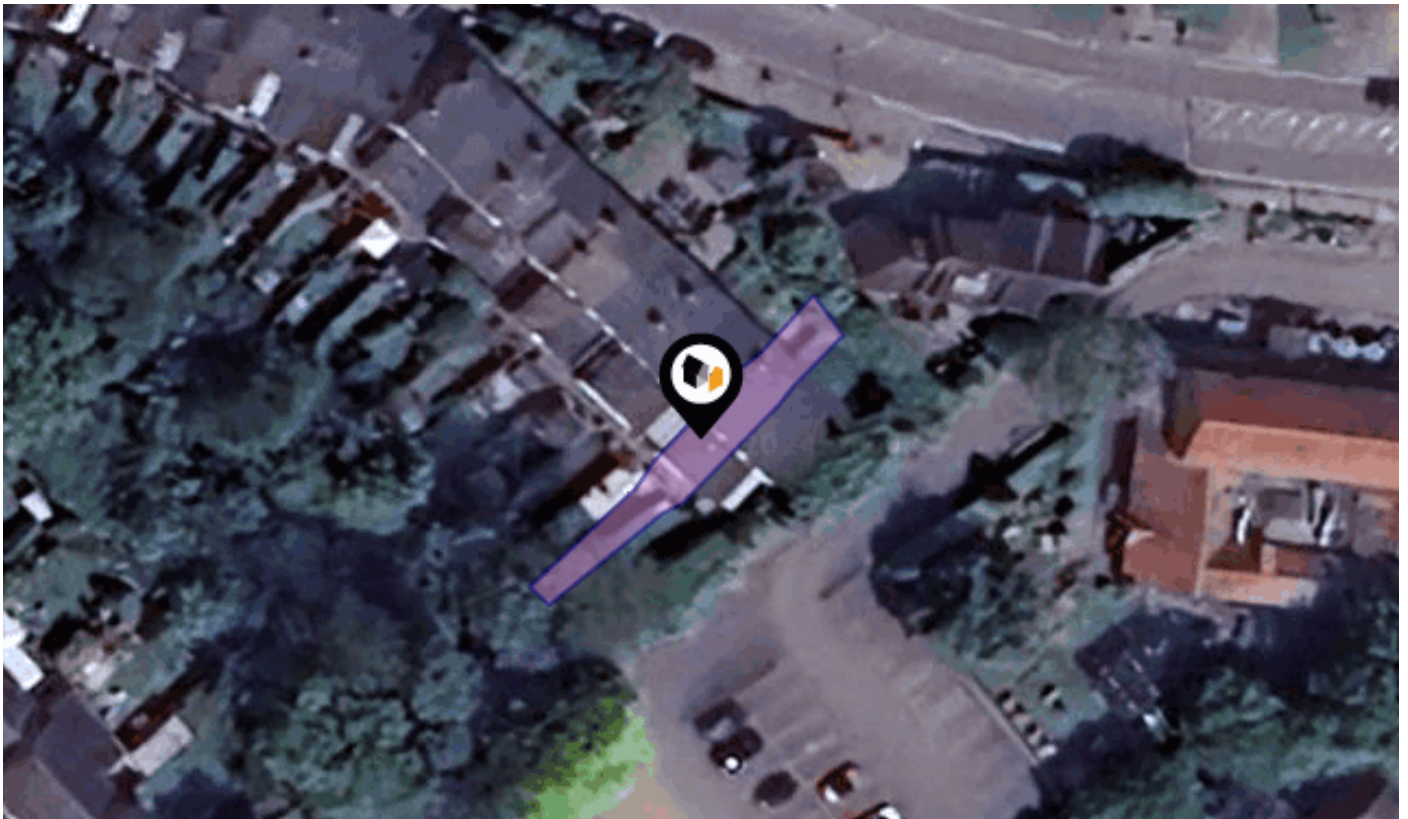


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 07th October 2024



STEVENAGE ROAD, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	742 ft ² / 69 m ²		
Plot Area:	0.03 acres		
Year Built :	1900-1929		
Council Tax :	Band C		
Annual Estimate:	£1,979		
Title Number:	HD404425		

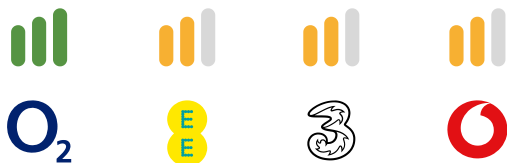
Local Area

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: **50A Stevenage Road Hitchin SG4 9DR**

Reference - 17/01669/1HH	
Decision:	Decided
Date:	29th June 2017
Description:	First floor rear extension

Reference - 17/01170/1PUD	
Decision:	Decided
Date:	08th May 2017
Description:	First floor rear extension.

Planning records for: **50 Stevenage Road Hitchin SG4 9DR**

Reference - 82/01424/1	
Decision:	Decided
Date:	25th September 1982
Description:	Internally illuminated double sided projecting box sign.

Reference - 09/00996/1AD	
Decision:	Decided
Date:	21st July 2009
Description:	Internally illuminated, double-sided free-standing sign

Planning records for: **50 Stevenage Road Hitchin SG4 9DR**

Reference - 90/01276/1
Decision: Decided
Date: 11th September 1990
Description: Single storey rear extension to shop
Reference - 16/01144/1
Decision: Decided
Date: 11th May 2016
Description: Single storey rear extension to existing shop
Reference - 84/00542/1
Decision: Decided
Date: 25th February 1984
Description: Erection of single storey side extension to existing shop to provide garage and store room.
Reference - 85/01706/1
Decision: Decided
Date: 06th January 1986
Description: Continued display of advertisement signboards.

Planning records for: **50 Stevenage Road Hitchin SG4 9DR**

Reference - 84/01635/1	
Decision:	Decided
Date:	07th December 1984
Description:	Erection of two storey side extension to provide additional retail and storage space on ground floor with self contained flat above.

Reference - 87/00367/1A	
Decision:	Decided
Date:	10th March 1987
Description:	Internally illuminated projecting box sign

Planning records for: **48 Stevenage Road Hitchin SG4 9DR**

Reference - 15/03064/1HH	
Decision:	Decided
Date:	09th December 2015
Description:	Roof alteration from hipped to gable end and rear dormer window to facilitate loft conversion

Planning records for: **30 Stevenage Road Hitchin Hertfordshire SG4 9DR**

Reference - 23/02048/DOC	
Decision:	Decided
Date:	26th September 2023
Description:	Details reserved by condition 5 (Landscaping) of planning permission reference no 21/02994/FP granted 11.02.2022

Planning records for: **32 Stevenage Road Hitchin SG4 9DR**

Reference - 16/02806/1PUD	
Decision:	Decided
Date:	25th January 2017
Description:	Single storey rear extension

Planning records for: **38 Stevenage Road Hitchin SG4 9DR**

Reference - 91/00705/1	
Decision:	Decided
Date:	02nd July 1991
Description:	Deatched garage (as amended by plans recieved 2nd September 1991)

Planning records for: **98 Stevenage Road Hitchin Herts SG4 9DR**

Reference - 97/00124/1HH	
Decision:	Decided
Date:	03rd February 1997
Description:	Replacement of existing side flat roof by pitched roof

Reference - 92/01192/1	
Decision:	Decided
Date:	03rd November 1992
Description:	New first floor with pitched roof and dormer windows. Single storey side and two storey front extension. New chimney (as variation of 90/1026/1 granted 7.2.91) (as amended by plans recieved 25th November 1992)

Planning records for: **98 Stevenage Road Hitchin SG4 9DR**

Reference - 90/01026/1	
Decision:	Decided
Date:	31st July 1990
Description:	New first floor with pitched roof and dormer windows. Single storey side and front extension. Ne chimney (As amended by plans recieved 30th November 1990 and 16th January 1991)

Planning records for: **52 Stevenage Road Hitchin SG4 9DR**

Reference - 90/00777/1	
Decision:	Decided
Date:	25th May 1990
Description:	Single storey rear extension and conversion of ground floor residential to retail

Planning records for: **The Orange Tree Stevenage Road Hitchin SG4 9DR**

Reference - 76/00291/1	
Decision:	Decided
Date:	01st March 1976
Description:	Siting of two temporary buildings to provide bar facilities and mangers accommodation

Reference - 00/01270/1	
Decision:	Decided
Date:	21st August 2000
Description:	Gound floor bay window to front elevation with new open porch, two new chimney stacks, internal and external alterations. 8 ground mounted floodlights and 8 columns. Rear pergoda.

Planning records for: *The Orange Tree Stevenage Road Hitchin SG4 9DR*

Reference - 77/01174/1A
Decision: Decided
Date: 23rd August 1977
Description: Internally illuminated individual lettering on North and East elevations. (In accordance with revised drawing received by Local Planning Authority on 28.9.1977).
Reference - 00/01453/1AD
Decision: Decided
Date: 21st September 2000
Description: Externally illuminated signs to north and east elevations. Externally illuminated twin post sign to north east corner of site
Reference - 77/01261/1A
Decision: Decided
Date: 16th September 1977
Description: Erection of a pole mounted hand painted sign board illuminated on both sides from above by a light fitting affixed to the board
Reference - 83/01706/1
Decision: Decided
Date: 24th October 1983
Description: Erection of side entrance porch

Stevenage Road, SG4

Energy rating

D

Valid until 20.05.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
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:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Flat, 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 all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	69 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

Freehold

Listed Building Information

Not listed

Other

None Specified

Other

None Specified

Other

None Specified

Electricity Supply

YES - SSE

Gas Supply

YES - SSE

Central Heating

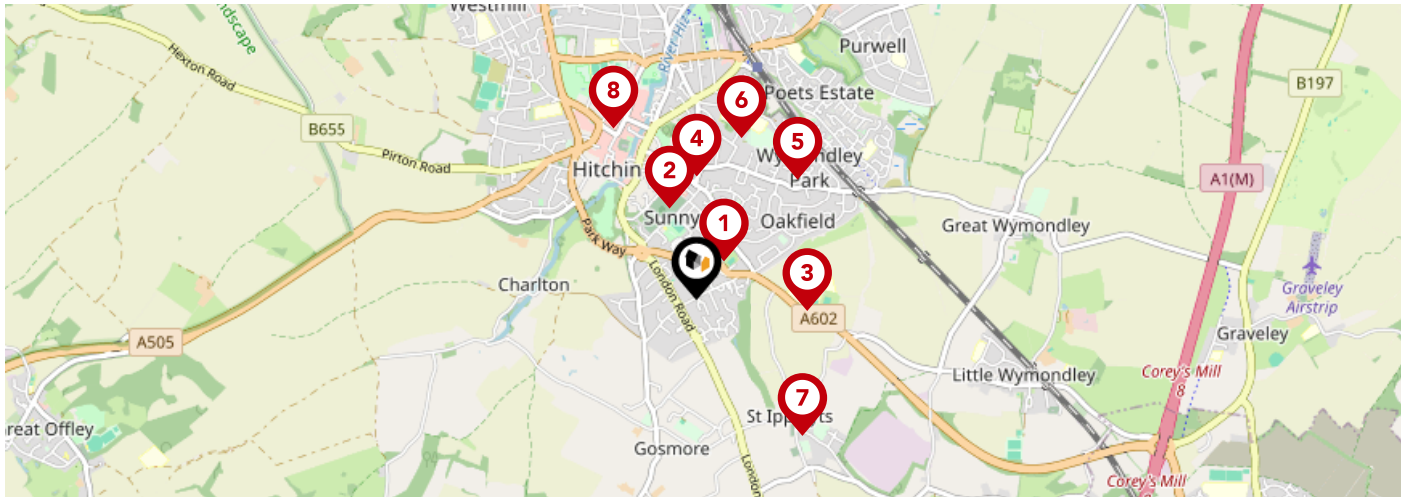
GCH

Water Supply

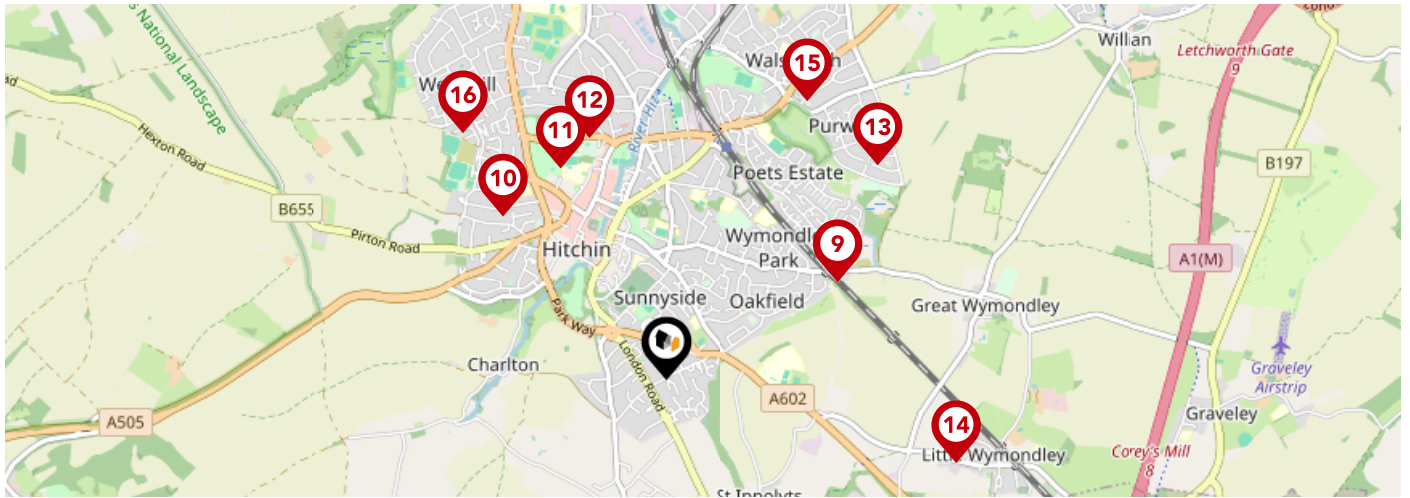
YES - Affinity Water

Drainage

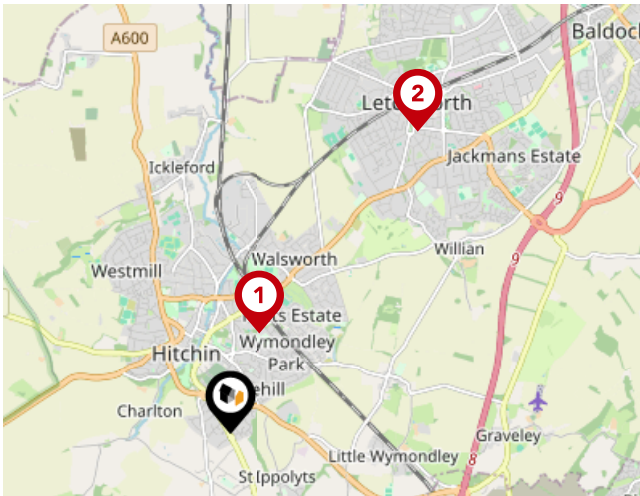
Mains



	Nursery	Primary	Secondary	College	Private
<p>1 Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.51</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.56</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.71</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.77</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.79</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:0.87</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

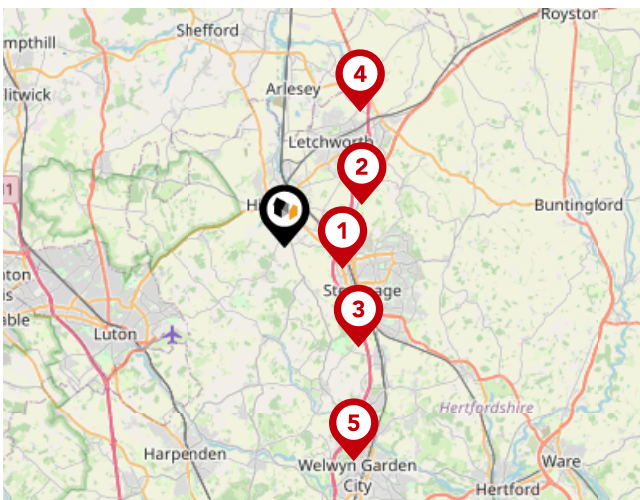


	Nursery	Primary	Secondary	College	Private
Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.08	<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:1.16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1.38	<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:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:1.46	<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	0.95 miles
2	Letchworth Rail Station	3.25 miles
3	Stevenage Rail Station	3.75 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.27 miles
2	A1(M) J9	3.23 miles
3	A1(M) J7	4.51 miles
4	A1(M) J10	5.71 miles
5	A1(M) J6	8.17 miles

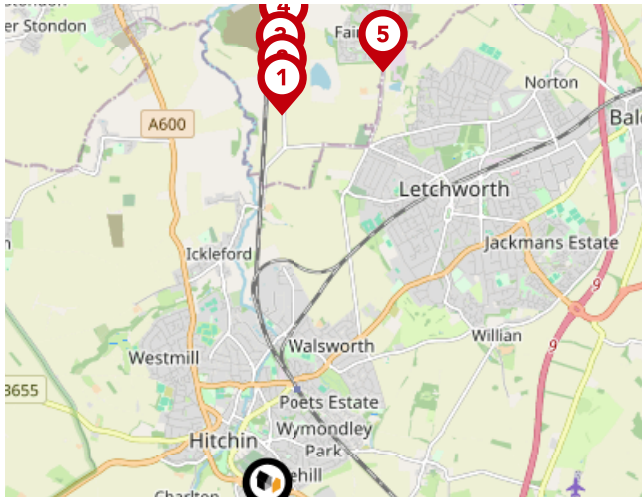


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.15 miles
2	Heathrow Airport	33.14 miles
3	Stansted Airport	22.97 miles
4	Silvertown	33.15 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Fountain Cottage	3.7 miles
2	The Cemetery	3.87 miles
3	Jubilee Crescent	4.08 miles
4	London Row	4.36 miles
5	Dickens Boulevard	4.23 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



Valuation Office
Agency



Royal Mail